

NOTICE OF PUBLIC HEARING – FEBRUARY 27, 2023

DEVELOPMENT VARIANCE PERMIT NO. 449

CIVIC ADDRESS: 13836 MARINE DRIVE

PURPOSE: The proposed Development Variance Permit (DVP) seeks relief from the maximum permitted height requirement for a principal building at the subject property. The proposal consists of exterior architectural features (decorative chimneys and ironwork) on a new single-family home.

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Documents:

Author	Document	Item #
Director of Planning and Development Services	Land Use and Planning corporate report dated January 30, 2023	R-1
Corporate Administration Department	Minutes – Various Extracts	R-2

Written Submissions:

Author	Date Received	Resident?	Status	Item #
None to date.				

THE CORPORATION OF THE
CITY OF WHITE ROCK

15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6

NOTICE OF PUBLIC MEETING
MONDAY, FEBRUARY 27, 2023
13836 MARINE DRIVE

NOTICE is hereby given that the Council of the City of White Rock will hold an opportunity for public participation for a Public Meeting on **MONDAY, FEBRUARY 27, 2023**, at **7:00 P.M.** in accordance with the *Local Government Act* and the *Planning Procedures Bylaw*; and further

NOTICE is hereby given that Council will consider this same application at the Regular Council Meeting scheduled for **MONDAY, MARCH 13, 2023**, at 7:00 p.m. in the Council Chambers at White Rock City Hall.

At the February 27, 2023 Public Meeting, all persons who deem their interest in property is affected by the proposed application shall be afforded an opportunity to be heard **in person or by forwarding written submissions** reflecting matters contained in the proposed application that is the subject of the Public Meeting. At the Public Meeting, Council will hear and receive submissions from the interested persons in regard to the application listed below:

DEVELOPMENT VARIANCE PERMIT NO. 449

CIVIC ADDRESS: 13836 MARINE DRIVE (See Site Map)

PURPOSE: The proposed Development Variance Permit (DVP) seeks relief from the maximum permitted height requirement for a principal building at the subject property. The proposal consists of exterior architectural features (decorative chimneys and ironwork) on a new single-family home.

The proposed application and associated reports can be viewed online on the agenda and minutes page of the City website, www.whiterockcity.ca, under Council Agendas from February 14, 2023 until February 27, 2023. If you are unable to access the information online, please contact the Corporate Administration department at 604-541-2278, between the hours of 8:30 a.m. and 4:30 p.m., or leave a voicemail and staff will ensure you have the information made available to you.

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www.whiterockcity.ca

ADDITIONAL INFORMATION

Further details regarding the subjects of the Public Meeting may be found online:
whiterockcity.ca/agendas

Contact the Planning and Development Services Department for any questions regarding this application: 604-541-2136 | planning@whiterockcity.ca

VIEW THE PLANNING REPORT, BYLAWS AND RELATED DOCUMENTS

Online at whiterockcity.ca/agendas

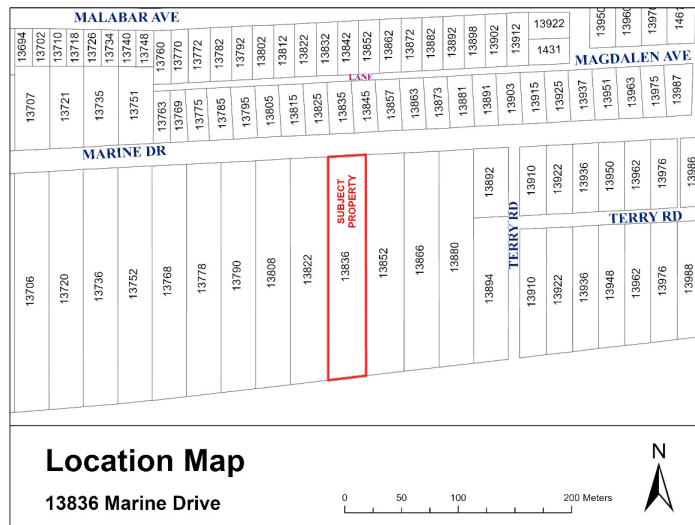
SUBMIT YOUR COMMENTS

- **Email:** clerksoffice@whiterockcity.ca with “PM3: DVP 449” noted in the subject line
 - **Mail:** City Hall at 15322 Buena Vista Avenue, White Rock, V4B 1Y6
- All submitted comments will be distributed to Council and must be received by 12:00 p.m. noon on the day of the Public Meeting.
- **In Person:** Attend in person at City Hall Council Chambers (15322 Buena Vista Ave.)

WATCH THE PUBLIC MEETING

Live online or view the video the following day at whiterockcity.ca/agendas

SITE MAP: 13836 Marine Drive



February 14, 2023

Tracey Arthur, Director of Corporate Administration

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: January 30, 2023

TO: Land Use and Planning Committee

FROM: Anne Berry, Director, Planning and Development Services

SUBJECT: Development Variance Permit No. 449 – 13836 Marine Drive (DVP 22-026)

RECOMMENDATIONS

THAT the Land Use and Planning Committee recommends that Council:

1. Direct Planning staff to obtain public input through a public meeting, with notice given in accordance with the City's Planning Procedures Bylaw and the *Local Government Act*; and
 2. Following the public meeting, recommend that Council consider approval of Development Variance Permit No. 449.
-

EXECUTIVE SUMMARY

An application for a Development Variance Permit (DVP) has been received to seek relief from the maximum permitted height requirement for a principal building at 13836 Marine Drive. The proposal consists of exterior architectural features (decorative chimneys and ironwork) on a new single-family home.

INTRODUCTION/BACKGROUND

Prossimo Development Consulting Ltd. ('Applicant') has applied on behalf of the property owner. The subject property is designated 'Mature Neighbourhood' in the Official Community Plan (OCP). It is zoned 'RE-1 Estate Residential 1 Zone' in the City of White Rock Zoning Bylaw, 2021, No. 2000.

The subject property is an estate residential lot and has one street frontage, Marine Drive. The surrounding area comprises single-family homes to the north, east, and west and a steep forested slope to the south. The aerial image that follows depicts the area surrounding the subject property (Figure 1).



Figure 1 - Aerial Site Map

PROPOSED VARIANCE

The variance is intended to seek relief from the 7.7m maximum permitted height requirement for a principal building in the Zoning Bylaw to allow a maximum permitted height of 9.83m. The proposal consists of exterior architectural features (decorative chimneys and ironwork) on a new single-family home. A north elevation drawing of the proposed exterior architectural features is provided on the following page (see Figure 2).

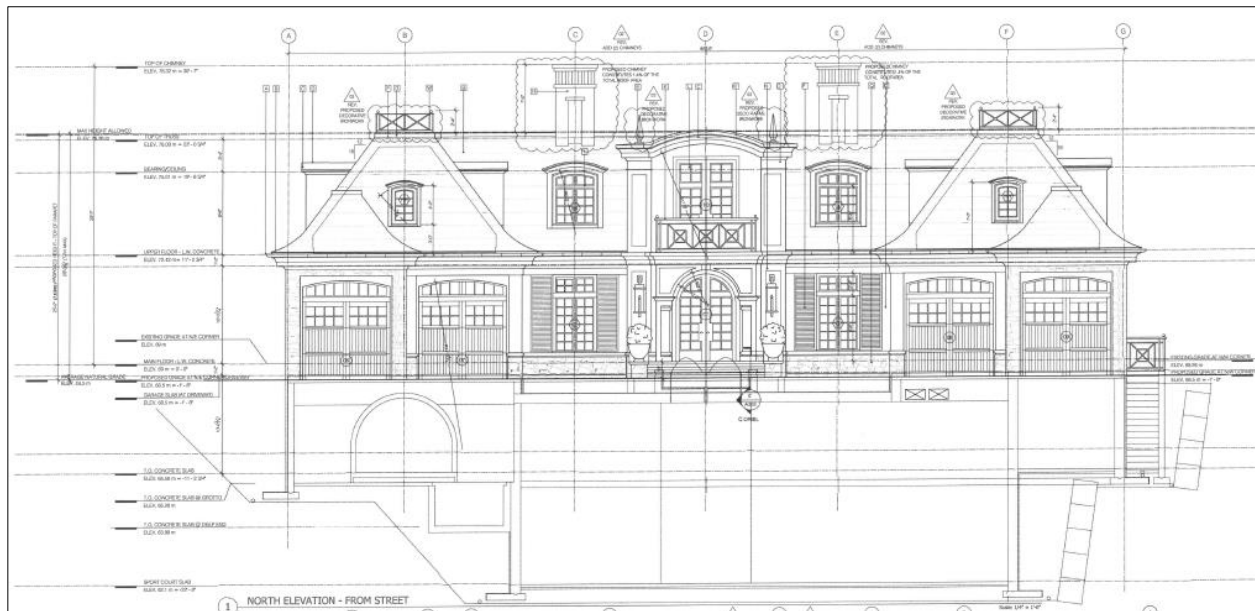


Figure 2 - North Elevation Drawing

Section 6.5.5 (1) of the Zoning Bylaw prohibits a principal building from exceeding a height of 7.7m. In this proposal, the exterior architectural features exceed the maximum permitted height, resulting in a requested relief of 2.13m from the maximum permitted height for a principal building.

Staff noted that Section 4.13.3 (c) allows for projections such as chimneys to exceed the maximum permitted height of a building. However, following a review of the Building Permit application by our Building Division, it was determined that the chimneys are not connected with physical venting and, therefore, must be considered as exterior architectural features to be varied.

If the variance is approved, the Applicant would be required to apply for a Building Permit for the proposed exterior architectural features. If the variance is denied, the Applicant must revise the proposal to comply with Section 6.5.5 (1) of the Zoning Bylaw or make a case of hardship to the Board of Variance.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

The Applicant held a Public Information Meeting on November 17, 2022, in the Gallery Room at the White Rock Community Centre (15154 Russell Avenue). Before the meeting, 43 notification letters were delivered to property owners and occupants within 100 metres of the subject property. In addition, four (4) meeting attendees signed the attendance sheet, and four (4) feedback forms were received. Of the written feedback received, two (2) were opposed, and two (2) were undecided. A copy of the sign-in sheets and all written feedback received from the public are included in Appendix E.

The Applicant also submitted a summary report to staff that summarizes the subjects discussed at the Public Information Meeting and outlines how they plan to address the concerns expressed by meeting attendees. This summary report is included in Appendix E.

The two comments in opposition were not related to the physical design or location but rather a general disagreement with any height variance on principle. To assist those attendees who were undecided, the builder offered to put up a temporary mock-up of the proposed chimneys to allow

them the opportunity to see the actual variance impact. This was done on November 23, 2022, as shown in Figure 3 below.



Figure 3 - Mock-up of Proposed Chimneys

The Applicant noted that the existing trees behind the house are blocking any views that would be obstructed by the proposed chimneys (see Figure 3). The Applicant also noted that there

would be city boulevard improvements (new trees and plantings), which would further obstruct any view of the chimneys from the road.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The application was referred for review and comments to other city departments. As a result, no outstanding issues are to be resolved as they relate to the proposed variance.

ALIGNMENT WITH STRATEGIC PRIORITIES

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

OPTIONS/RISKS/ALTERNATIVES

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

1. Deny Development Variance Permit No. 449; or
2. Defer consideration of Development Variance Permit No. 449 pending further information to be identified.

CONCLUSION

The Applicant proposes exterior architectural features that do not meet the maximum permitted height requirements in the Zoning Bylaw. Due to existing trees and future City boulevard improvements, there is minimal impact on views for the surrounding residents. Staff recommend Council seek public input through a public meeting in accordance with the Planning Procedures Bylaw and the *Local Government Act*, and recommend that Council consider approval of Development Variance Permit No. 449 following the public meeting.

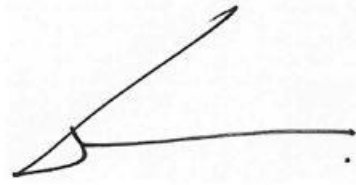
Respectfully submitted,



Anne Berry
Director, Planning and Development Services

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.

A handwritten signature in black ink, consisting of a stylized 'G' followed by a horizontal line and a small dot at the end.

Guillermo Ferraro
Chief Administrative Officer

- Appendix A: Draft Development Variance Permit No. 449
- Appendix B: Location and Orthographic Maps
- Appendix C: RE-1 Zone Provisions
- Appendix D: Elevation Drawings
- Appendix E: Public Information Meeting Package



THE CORPORATION OF THE CITY OF WHITE ROCK

DEVELOPMENT VARIANCE PERMIT NO. 449

1. Development Variance Permit No. 449 is issued to the **SHAWN ALLAN DAHL** 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 9 SECTION 9 TOWNSHIP 1 NEW WESTMINSTER
DISTRICT PLAN 7601

PID: 005-346-932

As indicated on Schedule A.

2. Development Variance Permit No. 449 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 6.5.5 (1) is varied to increase the maximum permitted height requirement for a principal building from 7.7m to 9.83m.
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 exterior architectural features (decorative chimneys and ironwork) which is to be installed on top the existing home that was part of the approved Building Permit plans.
 - (b) The structure shall generally conform to the drawings attached hereto as Schedule B.
 - (c) This permit expires if 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 _____, 2022.

This Development Variance Permit has been executed at the City of White Rock, British Columbia, the _____ day of _____, 2022.

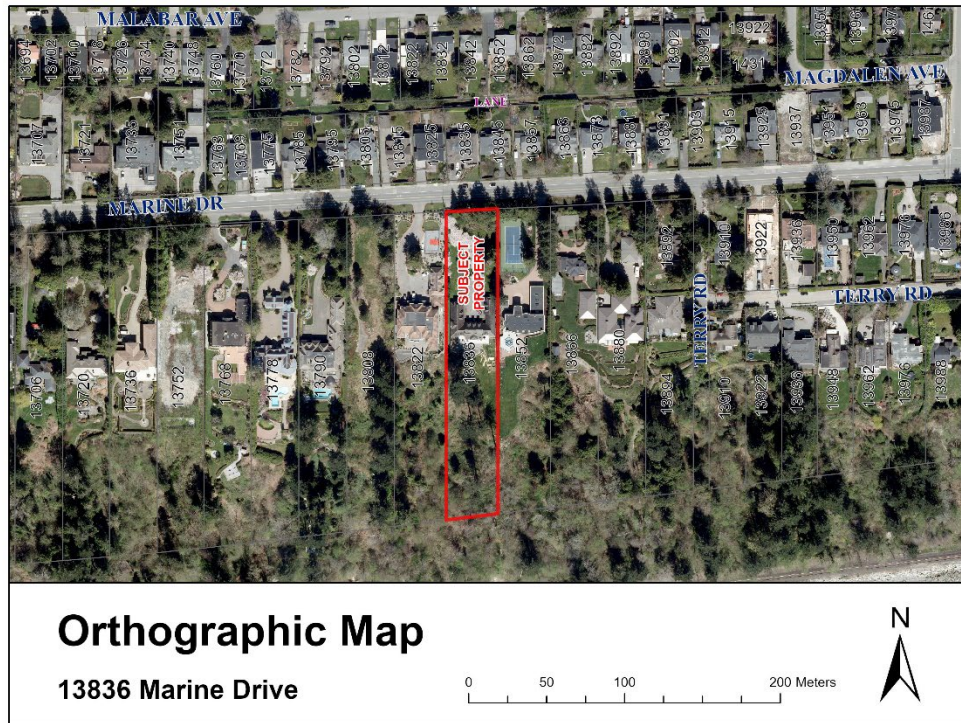
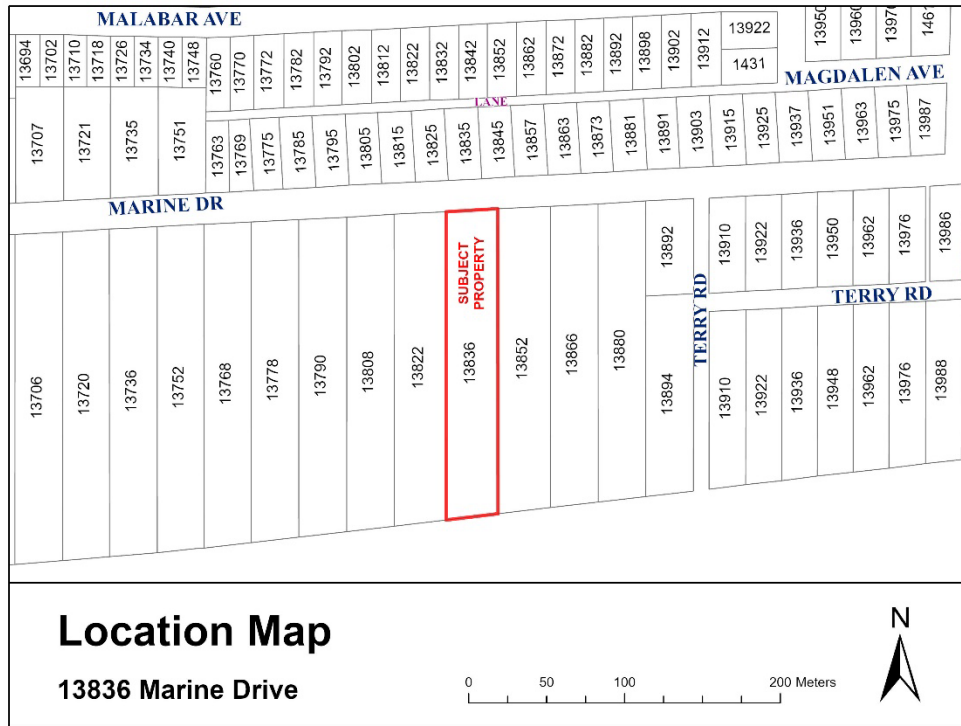
The Corporate Seal of THE CORPORATION
OF THE CITY OF WHITE ROCK was hereunto
affixed in the presence of:

Mayor – Megan Knight

Director of Corporate Administration – Tracey Arthur

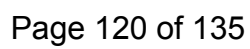
Schedule A

Location and Orthographic Maps



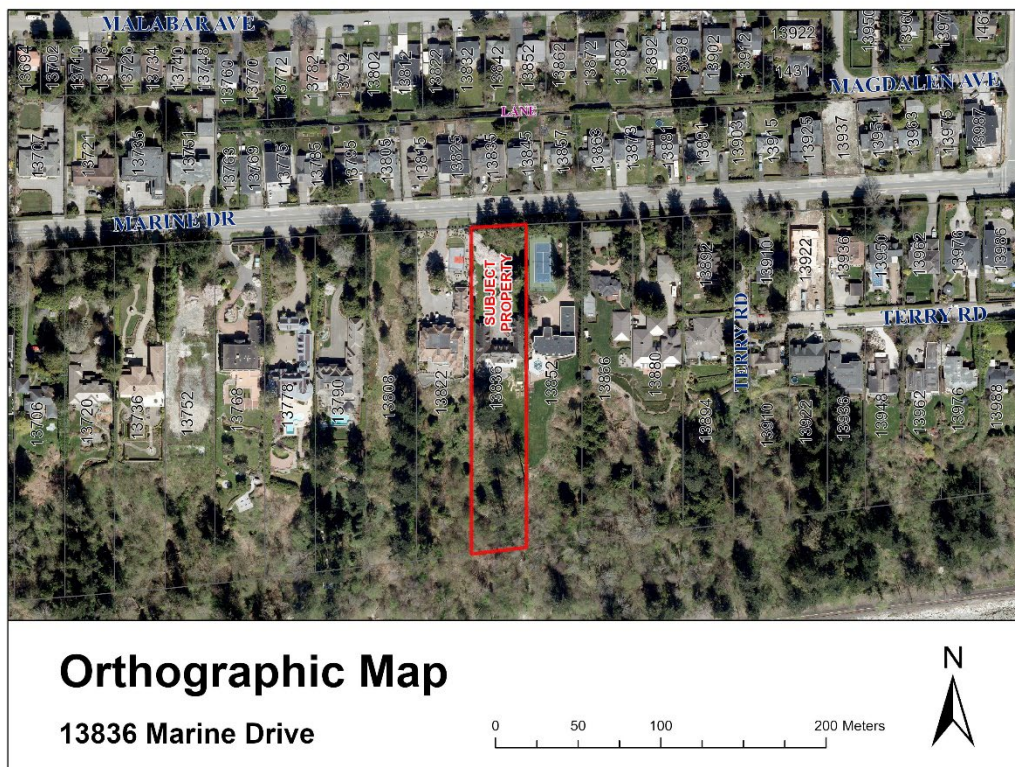
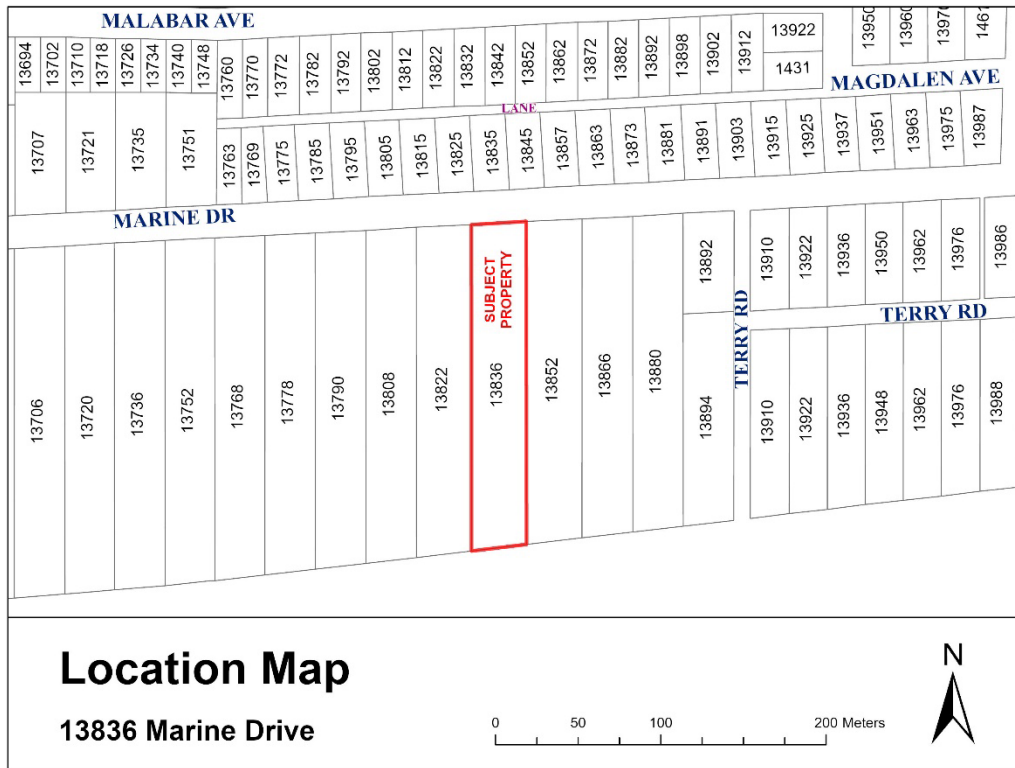
Page 119 of 135





Appendix B

Location and Orthographic Maps

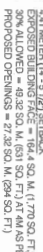


Appendix C
RE-1 Zone Provisions

6.5.5 Building Heights:

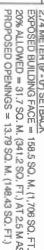
- 1) *principal buildings* shall not exceed a *height* of 7.7m (25.26ft).
- 2) *ancillary buildings* and structures shall not exceed a *height* of 5.0m.

DOOR SCHEDULE



WINDOW SCHEDULE

1



KEYNOTE LEGEND

[illegible]

NAME	TYPE	NOTES
A	4P+4P	HEAD HT. @ 31.3 VZ ABN. LK CONC.
B	4P+4P	HEAD HT. @ 31.3 VZ ABN. LK CONC.
C	4P+4P	HEAD HT. @ 31.3 VZ ABN. LK CONC.
D	4P+4P	HEAD HT. @ 31.3 VZ ABN. LK CONC.
E	4P+4P	HEAD HT. @ 31.3 VZ ABN. LK CONC.
F	4P+4P	HEAD HT. @ 31.3 VZ ABN. LK CONC.
G	NOT USED	
H	NOT USED	
I	NOT USED	
J	4P+4P	HEAD HT. @ 31.3 VZ ABN. LK CONC.
K	24 HOUR	HEAD HT. @ 31.3 VZ LK CONC.
L	NOT USED	
M	NOT USED	
N	NOT USED	
O	12P+4P	
P	NOT USED	
Q	NOT USED	
R	2P+4P	
S	NOT USED	
T	12P+4P	HEAD HT. @ 31.1 VZ ABN. LK CONC.
U	NOT USED	
V	12P+4P	
W	4P+4P	HEAD HT. @ 31.1 VZ ABN. LK CONC.
X	NOT USED	
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2	12P+4P	
3	NOT USED	
4	NOT USED	
5	NOT USED	
6	NOT USED	
7	4P+7P	HEAD HT. @ 31.1 VZ ABN. LK CONC.
8	4P+7P	HEAD HT. @ 31.1 VZ ABN. LK CONC.
9	24 HOUR	HEAD HT. @ 31.1 VZ ABN. LK CONC.
10	4P+5P	HEAD HT. @ 31.3 VZ ABN. LK CONC.
11	4P+5P	HEAD HT. @ 31.3 VZ ABN. LK CONC.
12	4P+5P	HEAD HT. @ 31.3 VZ ABN. LK CONC.
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Scale: 1/16" = 1'-0"

GARY@STUDIO-V.CA
GARY VAN DIJK PRINCIPAL
BSC & ARCH MRAIC

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ALL DIMENSIONS TO BE CONFIRMED ON SITE.

Project _____

DAHL RESIDENCE
3836 MARINE DRIVE
WHITE ROCK, BC V4B 1A4

OT 9 SECTION 9 TOWNSHIP
LAN NMP7601 NMD

SAFETY VAN DIJK
consultant
SA / CIVIL

By _____

SPATIAL SEPARATION WINDOW/DOOR SCHEDULES AND EYENOTES

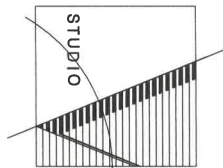
2022.06.19 PULPAUT REV 02 & 03
01.11.15 DE INAGT REV 01

21.10.06 PERMIT REVIEWED
21.10.14 PERMIT REVIEWED
21.03.18 PERMIT REVIEWED
21.01.21 PERMIT
MISSIONS

ISSUED FOR PERMIT - RE
DESIGN CONFORMS
2018 BC BUILDING CO
2022.06.19

NOTED

A2.01



GARY@STUDIO-V.CA
GARY VAN DLIK PRINCIPAL
BBC B ARCH MRAIC

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ANY DEDICATIONS TO BE BROUGHT TO THE ATTENTION OF STUDIO V BEFORE COMMENCEMENT OF ANY FORTHCOMING WORK.

TO MEET YOUR NEEDS THESE DEDICATIONS

project

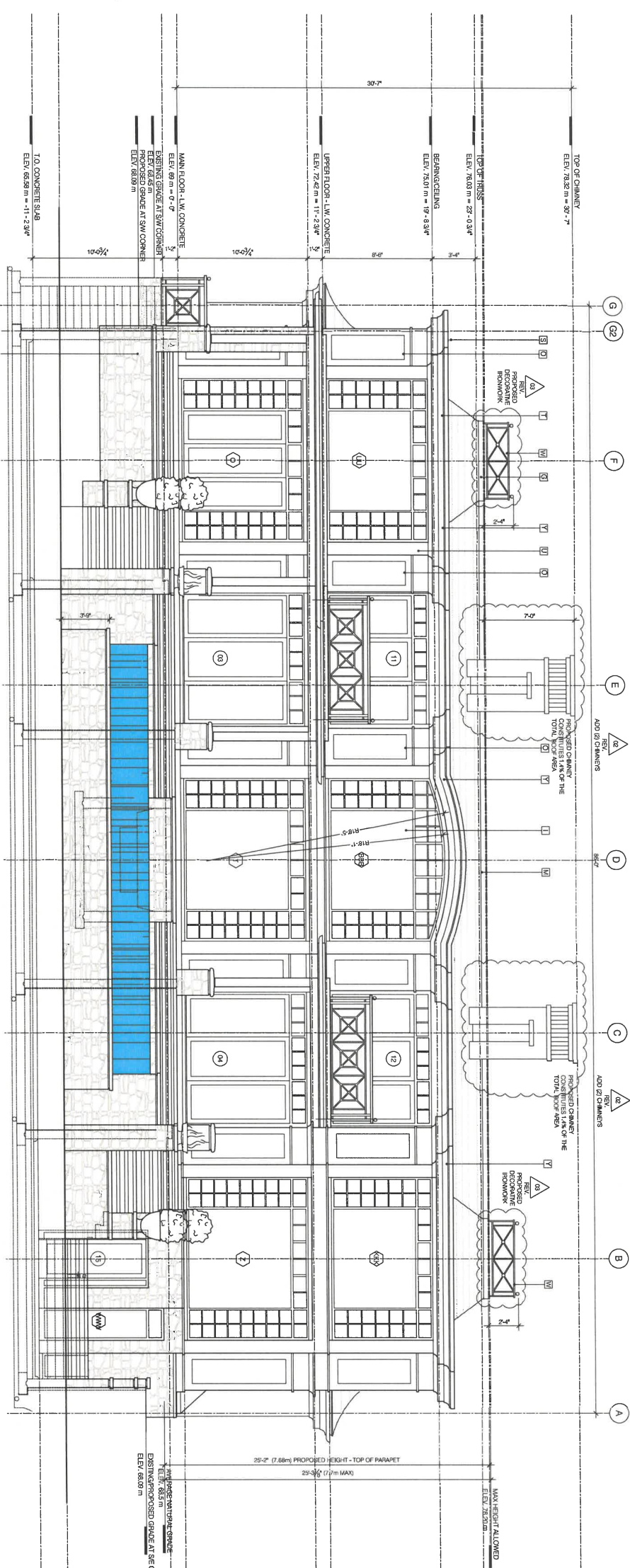
DAHL RESIDENCE
13636 MARINE DRIVE
WHITE ROCK, BC V4B 1A4
P.I.D. 006-346-932
LOT 9 SECTION 9 TOWNSHIP 1
PLAN NWP7601 NWD

GAFF VAN DIJK	_____
consultant	_____
G.V. SKM	_____
drawn by	_____
_____	_____
drawing	_____

ELEVATIONS

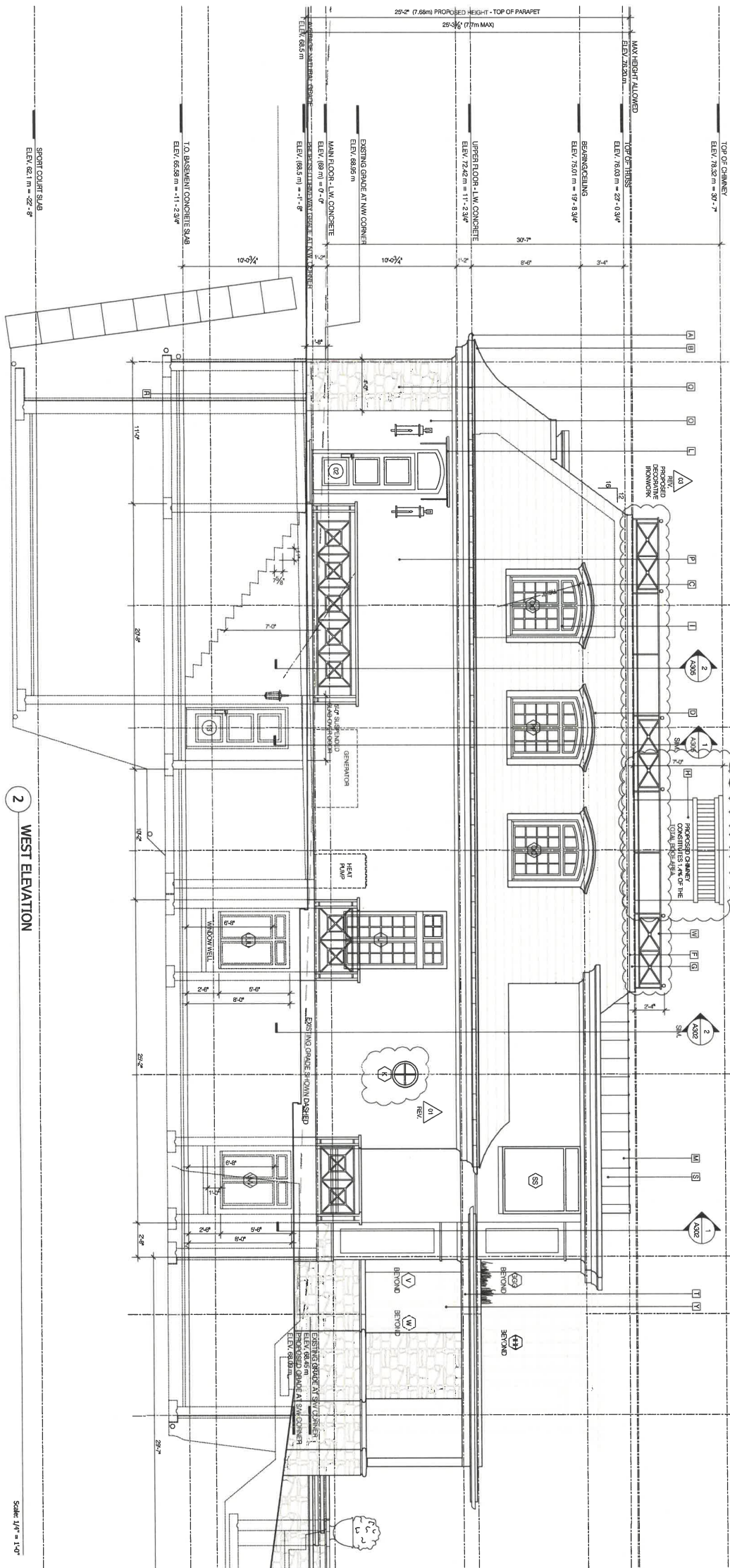
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2021.11.15 PERMIT REV 01
2021.10.06 PERMIT REVISED
2021.09.14 PERMIT REVISED
2021.03.16 PERMIT REVISED
2021.01.21 PERMIT

ISSUED FOR PERMIT - REV 02.8.03
DESIGN CONFORMS TO
2018 BC BUILDING CODES



1 SOUTH ELEVATION - FROM OCEAN

Scale: 1/4" = 1'-0"



WEST ELEVATION

Scale: 1/4" = 1'-0"

November 25, 2022

Jordan Pelzman, Planning & Development Assistant II
City of White Rock
15322 Buena Vista Avenue
White Rock, BC V4B 1Y6

Dear Mr. Pelzman

Reference: Development Variance Permit Application (22-026) - 13836 Marine Drive

Summary of Public Information Meeting

Date: November 17, 2022
Time: 5:30 – 6:30 PM
Location: Gallery of the White Rock Community Centre (15154 Russell Avenue)

Various information boards were set up for public viewing. Representatives for the property owner as well as a city representative were present to explain the application and answer any questions.



Total Notification letters sent:	43
Total attendees:	4
Written comments received to date:	4
No Response:	39

Summary of Comments:	Opposed	2
	Undecided	2

Copies of the notification letter, sign in sheet, and written comments are attached to this meeting summary.

To assist those attendees who were undecided, the builder offered to put up temporary mock ups of the proposed chimneys to allow them the opportunity to see the actual variance impact. This was done November 23, 2022.

Attendees were advised that if these chimneys were used for physical venting they would be allowed without a variance being required. As these 2 chimneys are not proposed to be attached to a physical fireplace they are deemed architectural features and thus a variance has been applied for.



The two comments in opposition were not related to this physical design or location, rather general disagreement with any height variance on principle.

Please let me know if you need any further information or clarification. Thank you.

Sincerely,

Handwritten signature of Randy Dick in green ink.

Randy Dick, B.Comm, RI
Prossimo Development Consulting Ltd.

NOTICE OF PUBLIC INFORMATION MEETING

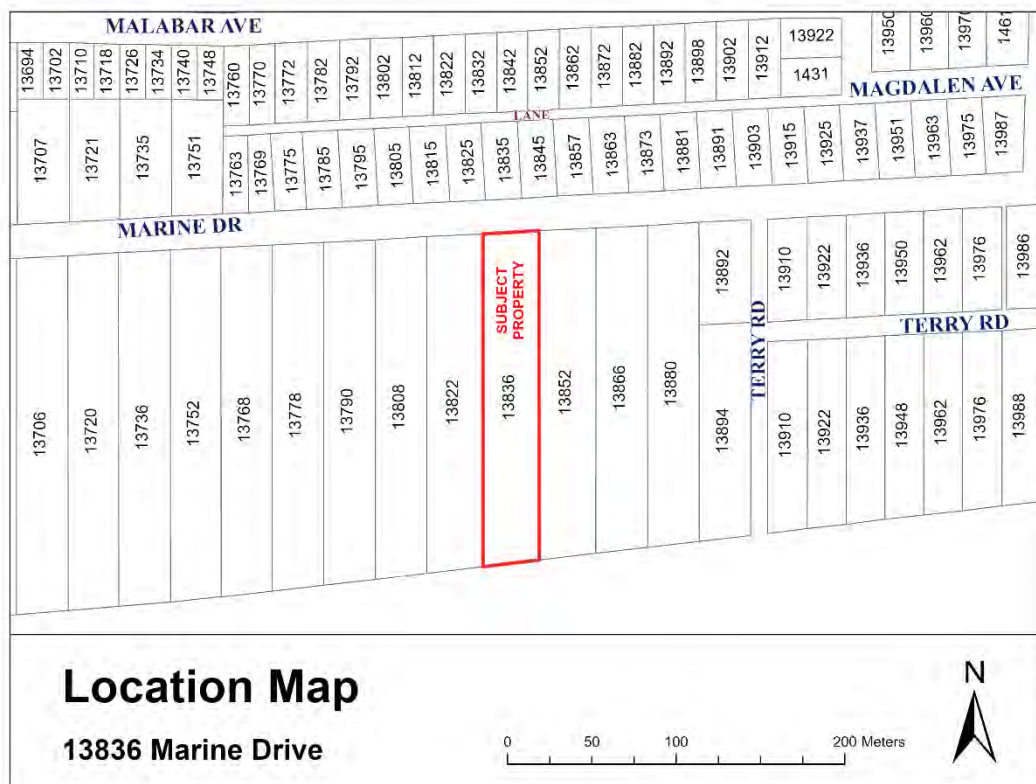
Development Variance Permit – File No. 22-026

Subject Property – 13836 Marine Drive

PLEASE TAKE NOTICE THAT a Public Information Meeting will be hosted by the **APPLICANT** in the Gallery of the White Rock Community Centre (15154 Russell Avenue) on **November 17, 2022, from 5:30pm to 6:30pm** to discuss an application for the property at 13836 Marine Drive (see location map below).

The City of White Rock has received a Development Variance Permit (DVP) application to request relief from the 7.7m maximum permitted height requirement for a principal building as per the Zoning Bylaw, 2012, No. 2000.

The applicant has proposed additional exterior architectural features (decorative chimneys and ironwork) on their new single-family home which would project 2.13m beyond the maximum permitted height for a principal building. The proposal seeks a variance to allow a maximum permitted height of 9.83m for a principal building.



Planning and Development Services

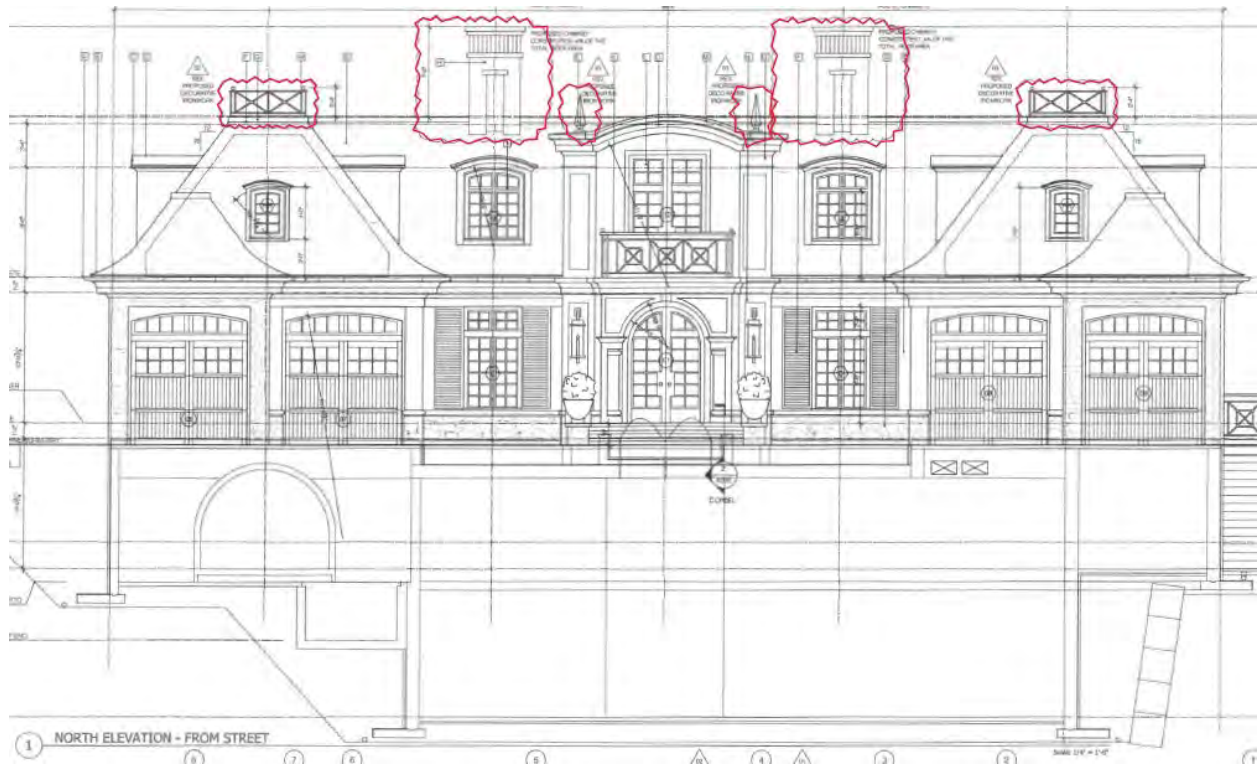
P: 604.541.2136 | F: 604.541.2153

City of White Rock

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

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www.whiterockcity.ca



For more information, please contact Planning and Development Services at 604-541-2136 or planning@whiterockcity.ca.

Planning and Development Services

P: 604.541.2136 | F: 604.541.2153

City of White Rock

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

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PUBLIC INFORMATION MEETING SIGN-IN SHEET

Development Variance Permit – File No. 22-026

Subject Property – 13836 Marine Drive

5:30pm to 6:30pm, November 17, 2022

	Name* (Please Print)	Address*	Postal Code*
1	Hong Yang Tan	13802 Malabar Ave.	V4B2X9
2	RAJANI BHARDWAJ	13812 MALABAR AVE	V4B2X9
3	John Lumsick	15821 Pacific Ave	V4B 1S8
4	Baljitheer Chhabra.	13873 Marine Dr	V4B1A3
5			
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10			
11			
12			

**Please note that this sign-in sheet 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 will become public record.*

PUBLIC INFORMATION MEETING FEEDBACK FORM

Development Variance Permit – File No. 22-026

Subject Property – 13836 Marine Drive

5:30pm to 6:30pm, November 17, 2022

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.

1. Please provide your name and address below:

Name: Henry Yang Tan

Address: 13802 Malabar Ave.

2. 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

3. Please provide your comments below:

I will go to the construction site
and then make the decision.

Thank you for your participation.

If you have any questions, please contact the following:

Applicant (Prossimo Development Consulting Ltd.): 778-918-2010

Planning and Development Services: 604-541-2136 or planning@whiterockcity.ca

PUBLIC INFORMATION MEETING FEEDBACK FORM

Development Variance Permit – File No. 22-026

Subject Property – 13836 Marine Drive

5:30pm to 6:30pm, November 17, 2022

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.

1. Please provide your name and address below:

Name: John Lawrence

Address: 15821 Pacific Ave, White Rock

2. 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

3. Please provide your comments below:

Heights are one of the most important and
controversial issues in White Rock, they need
to apply equally everywhere

Thank you for your participation.

If you have any questions, please contact the following:

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1. Please provide your name and address below:

Name: Baljinder Chhabra

Address: 13873 - Marine Dr White Rock

2. 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

3. Please provide your comments below:

The Building Code should not be
changed according to Personal Case.
If - this will be supported by us then
someone will come again and will try
to amend the rules.

So I strongly oppose this
proposal.

Thank you for your participation.

If you have any questions, please contact the following:

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1. Please provide your name and address below:

Name: RAJANI BHARDWAJ

Address: 13812 MALABAR AVE. WHITE ROCK, B.C. V4B 2X9

2. 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

3. Please provide your comments below:

Thank you for your participation.

If you have any questions, please contact the following:

Applicant (Prossimo Development Consulting Ltd.): 778-918-2010
Planning and Development Services: 604-541-2136 or planning@whiterockcity.ca

**MINUTE EXTRACTS REGARDING DEVELOPMENT VARIANCE PERMIT NO. 449 –
13836 MARINE DRIVE (DVP 22-026)****Land Use and Planning Committee – January 30, 2023****6. DEVELOPMENT VARIANCE PERMIT NO. 449 - 13836 MARINE DRIVE
(DVP 22-026)**

Corporate report dated January, 30, 2023 from the Director of Planning and Development Services titled "Development Variance Permit No. 449 -13836 Marine Drive (DVP 22-026)".

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

Motion Number: 2023-LU/P005 It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommends that Council:

- **Direct Planning staff to obtain public input through a public meeting, with notice given in accordance with the City's Planning Procedures Bylaw and the *Local Government Act*; and**
- **Following the public meeting, recommend that Council consider approval of Development Variance Permit No. 449.**

Motion CARRIED (7 to 0)

Regular Council Meeting – January 30, 2023 (UNAPPROVED)**7.2.a.b DEVELOPMENT VARIANCE PERMIT NO. 449 - 13836 MARINE DRIVE (DVP
22-026)**

Motion Number: 2023-032

It was MOVED and SECONDED

THAT Council:

1. **Direct Planning staff to obtain public input through a public meeting, with notice given in accordance with the City's Planning Procedures Bylaw and the *Local Government Act*; and**

2. **Following the public meeting, Council will consider Development Variance Permit No. 449.**

Motion CARRIED (7 to 0)