

The Corporation of the  
CITY OF WHITE ROCK



Land Use and Planning Committee  
AGENDA

Monday, November 9, 2020, 6:45 p.m.

**ON TABLES STARTING ON  
PG. 153**

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)

The City of White Rock is committed to the health and safety of our community. In keeping with Ministerial Order No. M192 from the Province of British Columbia, City Council meetings will take place without the public in attendance at this time until further notice.

T. Arthur, Director of Corporate Administration

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Pages

1. CALL TO ORDER

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

**RECOMMENDATION**

THAT the Land Use and Planning Committee:

WHEREAS COVID-19 has been declared a global pandemic;

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

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

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

THEREFORE BE IT RESOLVED THAT the Land Use and Planning Committee (including all members of Council) authorizes the City of White Rock to hold the November 9, 2020 meeting to be video streamed and available on the City's website, and without the public present in the Council Chambers.

**2. ADOPTION OF AGENDA**

**RECOMMENDATION**

THAT the Land Use and Planning Committee adopt the agenda for November 9, 2020 as circulated.

**3. ADOPTION OF MINUTES**

**3.1. October 26, 2020 Meeting Minutes**

4

**RECOMMENDATION**

THAT the Land Use and Planning Committee adopt the minutes of the October 26, 2020 meeting as circulated.

**4. CORPORATE REPORTS**

**4.1. REZONING AND MINOR DEVELOPMENT PERMIT APPLICATION - 15570 OXENHAM AVENUE (ZON/MIP 19-008)**

16

Corporate report dated November 9, 2020 from the Director of Planning and Development Services titled "Rezoning and Minor Development Permit Application – 15570 Oxenham Avenue (ZON/MIP 19-008)".

**RECOMMENDATION**

THAT the Land Use and Planning Committee recommend that Council:

- Give first and second readings to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RT-1 – 15570 Oxenham Avenue) Bylaw, 2020, No. 2365 as presented, and direct staff to schedule the required Public Hearing; and
- Recommend that Council direct staff to resolve the following issues prior to final adoption, if Bylaw No. 2365 is given Third Reading after the Public Hearing;
  1. Ensure that all engineering requirements and issues, including completion of a servicing agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;
  2. Registration of a Section No. 219 Covenant to restrict basement suites; and
  3. Demolition of the existing home.

**4.2. REZONING AND MINOR DEVELOPMENT PERMIT APPLICATION - 15496 THRIFT AVENUE (ZON/MIP 19-018)**

122

Corporate report dated November 9, 2020 from the Director of Planning and Development Services titled "Rezoning and Minor Development Permit Application – 15496 THRIFT Avenue (ZON/MIP 19-018)".

**RECOMMENDATION**

THAT the Land Use and Planning Committee recommend that Council:

- Give first and second readings to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RT-1 – 15496 Thrift Avenue) Bylaw, 2020, No. 2366 as presented, and direct staff to schedule the required Public Hearing; and
- Direct staff to resolve the following issues prior to final adoption, if Bylaw No. 2366 is given Third Reading after the Public Hearing;
  1. Ensure that all engineering requirements and issues, including completion of a servicing agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;
  2. Registration of a Section No. 219 Covenant to restrict basement suites; and
  3. Demolition of the existing home.

**5. CONCLUSION OF THE NOVEMBER 9, 2020 LAND USE AND PLANNING COMMITTEE MEETING**



## Land Use and Planning Committee

### Minutes

October 26, 2020, 5:30 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

ABSENT: Councillor Fathers

STAFF: Guillermo Ferrero, Chief Administrative Officer  
Tracey Arthur, Director of Corporate Administration  
Carl Isaak, Director of Planning and Development Services  
Stephanie Lam, Deputy Corporate Officer  
Greg Newman, Manager of Planning

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#### 1. **CALL TO ORDER (Councillor Trevelyan, Chairperson)**

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

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

**Motion Number: Motion Number: 2020-LU/P-31 / It was MOVED and SECONDED**

THAT the Land Use and Planning Committee:

WHEREAS COVID-19 has been declared a global pandemic;

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

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

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

THEREFORE BE IT RESOLVED THAT the Land Use and Planning Committee (including all members of Council) authorizes the City of White Rock to hold the October 26, 2020 meeting to be video streamed and available on the City's website, and without the public present in the Council Chambers.

**Motion CARRIED**

**2. ADOPTION OF AGENDA**

**Motion Number: Motion Number: 2020-LU/P-32 / It was MOVED and SECONDED**

THAT the Land Use and Planning Committee adopt the agenda for October 26, 2020 with the following addition:

- Ten (10) pieces of "On-Table" correspondence in regard to Item 5 Consideration of Active Rezoning Applications; and

THAT the agenda to be adopted as amended.

**Motion CARRIED**

**3. ADOPTION OF MINUTES**

### 3.1 October 19, 2020 Meeting Minutes

**Motion Number: Motion Number: 2020-LU/P-33 /It was MOVED and SECONDED**

THAT the Land Use and Planning Committee adopt the minutes of the October 19, 2020 meeting as circulated.

**Motion CARRIED**

## 4. CONSIDERATION OF NEW CITY HALL AND THEATRE/PERFORMANCE FACILITY IN PROPOSED TOWN CENTRE DEVELOPMENT PROJECT

The following discussion points were note:

- Community Amenity Contributions (CAC's) could be approximately \$5.5M (still further funds would be required)
- There is flexibility as to the design that can be considered and extra area can be sub-let
- Council Chambers / Theatre / Auditorium Space could have dual purpose/flexible space but proper programming would be required. It was suggested that a theatre with anything less than 500 seats would not be workable
- Affordable Housing is a priority of the Council
- An agreement between the City and the Developer should be signed confirming that the City will receive what is promised prior to any building/construction from the Developer/applicant
- CR-1 Zoning currently for the site, it was clarified that it is set as a density bonus area
- A 23-storey building only 11% of the respondents indicated support for the proposal

The applicant spoke in regard to the proposal noting the following:

- Advised that this is a prime location and would work with the City and the Community to learn what is wanted for this location
- Would like the project to be a part of the character of the City
- Having City Hall within this project would also ad a unique element to the development

Discussion continued and the following comments were noted:

- The proposal is important, and the vision of the City should be considered along with it
- The minimum capacity of a community theatre should be 500, referencing other municipalities such as North Vancouver
- While the existing City Hall is short on space, it was noted that such a facility should hold more amenities for community use. Additional amenities could garner increased support
- Of the feedback received, 77% indicated they would not approve of a development more than 11 storeys

The applicant advised they will bring the proposal forward to the public for input, adding that they were in attendance to discover if there was interest from Council prior to doing so.

Discussion ensued and members of Council expressed concerns that it is not a good time to invest funds and sell property.

**Motion Number: 2020-LU/P-033/It was MOVED and SECONDED**

THAT the Land Use and Planning Committee provide an opportunity at this meeting for the owner of 1513 Johnston Road to discuss with the Committee their intentions to redevelop their property, including the feasibility of incorporating a new City Hall facility with public amenities into the redevelopment.

**Motion CARRIED**

## **5. CONSIDERATION OF ACTIVE REZONING APPLICATIONS**

The Director of Planning and Development Services and the Manager of Planning provided a PowerPoint presentation that summarized each application. Staff reiterated that should the Committee/Council wish to deny an application, feedback and comments to the decision made is important for the applicant as they can then decide how to proceed (eg: amend the application to address the feedback, start-over, withdraw, etc.).

The Committee moved through each application and the following comments/information was noted:

**Application #1: 1464 Vidal Street**

- Parking and traffic is a concern for residents, the parking supply should meet what is required
- The City can inquire if the development at 1441 Vidal would work with these applicants with respect to managing traffic volume, noting that dedicating 2 metres will assist this along Vidal Street

#### **Application #2: 15963 Marine Drive**

- Concerns were expressed with respect the number of parking spaces available
- It was noted that there has been opposition to four (4) storeys
- Concerns that there could be an impact on neighbouring views, and would like to know the level of impact to view and to the property value

#### **Application #3: 1441 Vidal Street**

- It was noted that this property has been vacant for quite some time, and the proposal could bring vitality to the neighbourhood if the height was reduced from six (6) to four (4) storeys
- It was suggested the parkade entrance be relocated to Thrift further up on Vidal
- Would like to see a combination of units addressing below market rental housing, suggesting 10% be allocated for this
- Concerns with two projects being constructed at the same time on a narrow street (referring to 1464 Vidal)
- Concerns regarding building mass, density, street size (construction), traffic, and parking
- It was noted that two (2) parkade entrances exist on thrift, and there would be concerns in adding a third

The Committee noted that they hope to see changes as discussed when the proposed Bylaws come forward for consideration.

#### **Application #4: 15704 North Bluff Road**

- The application proposes a lower parking supply than what is required by bylaw (approximately 30%)



- Suggested that the City should officially define "affordable housing" prior to this application moving forward in the process, and a threshold/dollar amount for affordable housing be noted
- This area is designated for low-rise buildings
- Suggested that Community Amenity Funds be allocated towards enlarging Mccaud park
- North Bluff may be the right location for a six-storey development

The applicant provided the following comments/information:

- City's Advisory Design Panel is supportive of the project, congratulating the Team for incorporating an affordable housing design project beautifully in the application
- The parking space allocations are based on low to moderate income limits in accordance with the CMHC standards

**Application #5: 14401 Sunset Drive**

The Committee did not have any further comment and agreed to move this application forward in the process.

**Application #6: 14068 North Bluff Road**

- The design/rendering proposes an attractive project
- There are two (2) parking spaces per unit

**Application #7: 1091 Stayte Road**

- Support was expressed for the idea of duplexes
- Recognition that the lot is not wide enough for two (2) small detached homes

Note: it was clarified that

**Application #8: 15109 Buena Vista Avenue**

- It was clarified that the corporate report should note the address as 15109 Buena Vista (noted incorrectly as Elm Street in the corporate report)
- The proposal would allow for a caretaker suite for the building/business owner of the mental health care facility
- Concerns that the proposal could impact views
- Concerns regarding the requested setbacks

- There should be parking included to account for the residency
- The applicant advised that the caretaker is onsite during the day, and currently is on-call remotely. There would be no change to the parking requirements
- Applicant noted that the height of the garage is proposed to be raised. The Committee's concerns will be noted.

**Application #9: 1361 Finlay Street**

- It was noted that likely due to the configuration of the lot, a subdivision could be achieved without a rezoning.

**Application #10: 15053 Marine Drive**

- The existing zoning only permits for three (3) cannabis retail stores in the town centre
- Concerns regarding potential traffic congestion, noting that this is an existing issue with another retailer along Marine Drive
- Suggested that the "Temporary Use Permit" process be amended/eliminated from the City's procedures
- Business owners in the area suggested that permitting an additional cannabis store could help bring further patrons to surrounding businesses
- With respect to security, spoke to the importance of a "high-end" design (frosted glass, ozone filter, etc)

**Motion Number: 2020-LU/P-034/It was MOVED and SECONDED**

THAT the Land Use and Planning Committee recommends that Council resolve that the zoning amendment application at 1464 Vidal Street proceed to the next stage in the application review process.

**Motion CARRIED**

**Motion Number: 2020-LU/P-035/It was MOVED and SECONDED**

THAT the Land Use and Planning Committee recommends that Council resolve that the zoning amendment application at 15963 Marine Drive proceed to the next stage in the application review process.

**Motion CARRIED**

Councillors Johanson and Kristjanson voted in the negative.

**Motion Number: 2020-LU/P-036/It was MOVED and SECONDED**

THAT the Land Use and Planning Committee recommends that Council resolve that the zoning amendment application at 1441 Vidal Street proceed to the next stage in the application review process.

**Motion CARRIED**

Councillors Johanson and Kristjanson voted in the negative.

**Motion Number: 2020-LU/P-037/It was MOVED and SECONDED**

THAT the Land use and Planning Committee recommends that Council directs staff to proceed to work with the applicant of 15704 North Bluff Road back to staff to address the noted feedback.

**Motion CARRIED**

Councillors Johanson and Trevelyan voted in the negative.

**Motion Number: 2020-LU/P-038/It was MOVED and SECONDED**

THAT the Land Use and Planning Committee recommends that Council resolve that the zoning amendment application at 14401 Sunset Drive proceed to the next stage in the application review process.

**Motion CARRIED**

**Motion Number: 2020-LU/P-039/It was MOVED and SECONDED**

THAT the Land Use and Planning Committee recommends that Council resolve that the zoning amendment application at 14068 North Bluff Road proceed to the next stage in the application review process.

**Motion CARRIED**

**Motion Number: 2020-LU/P-040/It was MOVED and SECONDED**

THAT the Land Use and Planning Committee recommends that Council resolve that the zoning amendment application at 1091 Stayte Road proceed to the next stage in the application review process.

**Motion CARRIED**

**Motion Number: 2020-LU/P-041/It was MOVED and SECONDED**

THAT the Land Use and Planning Committee recommends that Council resolve that the zoning amendment application at 15109 Buena Vista Avenue proceed to the next stage in the application review process.

**Motion Number: 2020-LU/P-042/It was MOVED and SECONDED**

THAT the Land Use and Planning Committee recommends that Council resolve that the zoning amendment application at 1361 Finlay Street proceed to the next stage in the application review process.

**Motion CARRIED**

**Motion Number: 2020-LU/P-043/It was MOVED and SECONDED**

THAT the Land Use and Planning Committee recommends that Council resolve that the zoning amendment application at 15053 Marine Drive Street proceed to the next stage in the application review process.

**Motion CARRIED**

**6. EARLY REVIEW OF REZONING APPLICATIONS (1363 JOHNSTON ROAD & 1453 STAYTE ROAD)**

The Director of Planning and Development Services and the Manager of Planning provided a PowerPoint presentation regarding this topic.

**Application #1: 1363 Johnston Road**

- Suggested that the proposal at 1363 Johnston Road is needed in the Town Centre
- Concerns expressed for lack of parking, noting that Johnston Road is already a busy street
- Four (4) stories seems high for this location
- Allowing such a proposal is a way to guarantee that something higher might not come forward in the future
- There would be ten (10) proposed units estimated at 871-1353 square feet

**Application #2: 1453 Stayte Road**

- Concerns regarding the height of the proposed four (4) storeys
- Concerns for emergency access and that a fire truck might not be able to access the project
- Recognized that the project has improved from the original proposal in terms of the proposed use of space
- Suggested that the project be designed for three (3) storeys
- Suggested there could be challenges with visitor parking

**Motion Number: Motion Number: 2020-LU/P-44 /It was MOVED and SECONDED**

THAT the Land Use and Planning Committee recommends that Council endorse the zoning amendment application at 1363 Johnston Road proceed to the next stage in the application review process.

**Motion CARRIED**

**Motion Number: Motion Number: 2020-LU/P-45 /It was MOVED and SECONDED**

THAT the Land Use and Planning Committee recommends that Council endorse the zoning amendment application at 1453 Stayte Road proceed to the next stage in the application review process.

**Motion CARRIED**

**Councillors Johanson and Manning voted in the negative**

**7. DRAFT ZONING AMENDMENT BYLAW, HOUSING AGREEMENT BYLAW, AND MAJOR DEVELOPMENT PERMIT FOR 'BEACHWAY' APPLICATION – 15654/64/74 NORTH BLUFF ROAD / 1570/80 MAPLE STREET AND 1593 LEE STREET (ZON/MJP 19-002)**

Staff noted that this matter has been referred back to the Land Use and Planning Committee from their Regular meeting.

It was suggested that this matter be brought back for consideration when there is a full compliment of Council.

Discussion ensued and the following feedback was noted:

- Concerns regarding parking, noting that both Beachway 1 and 2 are large projects. Combine that with school traffic and there could be congestion

- Concerns regarding density and size
- Affordable Housing component needs to be clearer through BC Housing
- Target market is likely towards the senior population
- Feedback indicates that 64% of the responses would like to see four (4) storeys or less

The applicant provided the following information in response to the Committee's comments:

- The affordable housing component is in partnership with BC Housing
- There are three (3) sites in the City where the Official Community Plan allows for affordable housing with locations close to the Peace Arch Hospital
- The project demonstrates an affordable rental and owner model
- The courtyard allows for a community feeling
- Pulled away from the road, no shadowing as it is the north side gateway to the Town Centre

Discussion continued and the following comments noted:

- Proposed rent of approximately \$1400 seems high
- Density should support affordability
- Further density could create additional pressures on school capacity, noting that student enrollment is impacted by new developments
- Would like to see changes in height and density, parking and traffic, and an overall smaller scale project defining affordability

The Committee suggested the report be brought back with the revisions when there is a full compliment of Council.

**Motion Number: Motion Number: 2020-LU/P-46 /It was MOVED and SECONDED**

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

**Motion CARRIED**

**8. APPLICATION FOR ZONING AMENDMENT – 14234 MALABAR AVENUE (ZON/MIP/SUB 19-005)**

The Committee reflected on the project and suggested that the proposal could be a good fit for a single-family neighbourhood.

**Motion Number: Motion Number: 2020-LU/P-47 /It was MOVED and SECONDED**

THAT the Land Use and Planning Committee:

1. Recommend that Council give first and second readings to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 14234 Malabar Avenue) Bylaw, 2020, No. 2361;” and

2. Recommend that Council direct staff to schedule the public hearing for “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 14234 Malabar Avenue) Bylaw, 2020, No. 2361;”

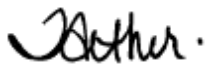
**Motion CARRIED**

**Councillor Johanson voted in the negative**

**9. CONCLUSION OF THE OCTOBER 26, 2020 LAND USE AND PLANNING MEETING**

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Mayor Walker

  
Tracey Arthur, Director of Corporate Administration

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



**DATE:** November 9, 2020

**TO:** Land Use and Planning Committee

**FROM:** Carl Isaak, Director, Planning and Development Services

**SUBJECT:** Rezoning and Minor Development Permit Application – 15570 Oxenham Avenue (ZON/MIP 19-008)

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**RECOMMENDATIONS**

THAT the Land Use and Planning Committee recommend that Council:

1. Give first and second readings to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RT-1 – 15570 Oxenham Avenue) Bylaw, 2020, No. 2365 as presented, and direct staff to schedule the required Public Hearing; and
  2. Direct staff to resolve the following issues prior to final adoption, if Bylaw No. 2365 is given Third Reading after the Public Hearing;
    - a) Ensure that all engineering requirements and issues, including completion of a servicing agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;
    - b) Registration of a Section No. 219 Covenant to restrict basement suites; and
    - c) Demolition of the existing home.
- 

**EXECUTIVE SUMMARY**

The City of White Rock has received an application to rezone 15570 Oxenham Avenue from ‘RS-1 One Unit Residential Zone’ to ‘RT-1 Two Unit (Duplex) Residential Zone’ to allow for the construction of a duplex on the property. A minor development permit for form and character is also required. The subject property meets the lot area and dimension requirements of the RT-1 zone and the siting and massing of the proposed two-storey duplex is similar to a detached residential building that could be constructed under the existing zoning. The duplex would provide two ‘affordable’ ownership options in the City, relative to a large single-family home.

A previous City-initiated effort in 2010 to establish policies to guide infill redevelopment for large lots on the east side of White Rock included the block where the subject property is located. Residents on the block requested exclusion from the designated area, and the area was removed from the “East Side Large Lot Infill Area.” The design of the proposed duplex has been reviewed under the Mature Neighbourhood Development Permit Area and the City of White Rock Duplex Design Guidelines. Staff believe that the design and character of the project fits within the overall character of the surrounding area, and recommend advancing the application to public hearing.



## **PREVIOUS COUNCIL DIRECTION**

None.

## **INTRODUCTION/BACKGROUND**

*White Rock Official Community Plan 2017, No. 2220* (OCP) designates the subject property as ‘Mature Neighbourhood.’ The designation applies to areas characterized by low-scale residential uses where gentle infill opportunities, such as the introduction of duplexes and triplexes, is supported. The goal of this designation is to protect the character of existing mature single-family neighbourhoods, while supporting increased housing choices and affordability. The requested rezoning is from RS-1 to RT-1, which would enable the construction of a duplex.

If the rezoning is approved, Section 3 of the City of White Rock Planning Procedures Bylaw, 2017, No. 2234, provides that proposals for a duplex or triplex require a minor Development Permit (DP), and the authority to issue such DPs is delegated to the City Manager on the advice of the Directors of Planning and Development Services and Engineering and Municipal Operations. Duplex proposals are to be reviewed against the ‘Mature Neighbourhood Infill’ DP Area (DPA) guidelines, found in Section 22.9 of the OCP, which are used to ensure the form and character of the development fits within the character of the neighbourhood. The project has been reviewed by City staff and the City’s Advisory Design Panel (ADP). Staff believe the rezoning is consistent with the applicable policies of the OCP, and the City’s Mature Neighbourhood DPA Guidelines.

## **ANALYSIS**

The application has been reviewed by City staff and the ADP. The original proposal has undergone a series of revisions to ensure alignment with the City’s DP Area and Duplex Design Guidelines. The project aligns with the OCP’s Mature Neighbourhood DPA policies. The following sections describe details of the proposal and key land use planning considerations made in preparing the staff recommendation outlined in this report.

### **Site Neighbourhood Context**

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. There is one existing duplex lot on the opposite side of the street at 15541 Oxenham Avenue that was rezoned in 2017 (see photos in Appendix G).

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) in accordance with 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 300 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. The 13-storey ALTUS mixed-use development, currently under construction, is also located in this area.

### **Zoning Analysis**

The subject property is approximately 19.5 m (64.0 ft) wide, 40.14 m (131.7 ft) deep, and has a lot area of 783.1 sq.m (8,429.2 ft<sup>2</sup>), exceeding the minimum requirements of both the existing RS-1 zone and the proposed RT-1 zone. The zoning requirements that relate to the siting and massing of buildings are largely identical for the RS-1 and RT-1 zones. The only variation is to

lot coverage with a maximum of 40% required in the RS-1 zone as compared to 45% in the RT-1 zone. The proposal at 15570 Oxenham Avenue has a lot coverage of 41.56 % and conforms to RT-1 standards. Secondary suites are not permitted in the RT-1 zone.

**Table 1: Comparison of existing RS-1 Zone, Standard RT-1 Zoning Provisions, and Proposed Site Statistics**

<b>Zone Standard</b>	<b>Existing RS-1 Zone</b>	<b>Standard RT-1 Zone</b>	<b>Proposal (RT-1 Zone)</b>
Lot Width (min)	15.0 m (49.2ft)	18.0 m (59.1ft)	19.5 m (64.0ft)
Lot Depth (min)	27.4 m (89.9ft)	30.5 m (100.1ft)	40.14 m (131.7ft)
Lot Area (min)	464.0 m <sup>2</sup> (4,994.5ft <sup>2</sup> )	742.0 m <sup>2</sup> (7,986.8ft <sup>2</sup> )	783.1 m <sup>2</sup> (8,429.2 ft <sup>2</sup> )
Lot Coverage (max)	40%	45%	41.5%
Floor Area	0.5 times the lot area	0.5 times the lot area	0.497 times the lot area
Height (max)	7.7 metres (25.3 ft)	7.7 metres (25.3 ft)	7.68 metres (25.21 ft)
Front Setback (min)	7.5 metres (24.6 ft)	7.5 metres (24.6 ft)	7.89 metres (25.9 ft)
Rear Setback (min)	7.5 metres (24.6 ft)	7.5 metres (24.6 ft)	9.08 metres (29.8 ft)
Side Setback (min)	1.5 metres (4.9 ft)	1.5 metres (4.9 ft)	1.51 metres (4.95 ft)

**Development Proposal**

The proposed side-by-side duplex has been designed in accordance with the City of White Rock Duplex Design Guidelines and the Mature Neighbourhood DPA Guidelines. The site plan, floor plans, and elevations of the proposed duplex are attached as Appendix C. A rendering of the proposed duplex is included below as Figure 1.

Each unit provides five bedrooms and four bathrooms, with large verandas to accentuate the front of the houses and south-facing covered decks at the rear. In order to break up the massing of the two storey homes, the upper floor has been significantly set back from the main floor, box windows added, and different types of façade cladding material have been used. Distinction between units has been achieved through variations in the floor plans, window sizes, verandas, dimensions and setbacks, incorporation of different roof styles, stepping of the upper floor roof, placement of accent materials, and by using variable colours. Both units have been designed to allow space for an elevator and include a bedroom and washroom on the main floor. The two risers to the verandas can be changed to a small ramp in order to provide an accessible front entrance, allowing for conversion into two barrier-free units for future residents.

Substantial landscaping has been added to the front and rear yards, as per the landscape plan provided in Appendix C, in order to soften the appearance of the proposed duplex and to emphasize the individuality of each unit. Paved areas have been kept to a minimum by placing the garages side by side with a central combined driveway.

**Figure 1: Rendering of Proposed Duplex Looking Southeast along Oxenham Avenue**



### **Public Information Meeting and Public Feedback**

The applicant held a public information meeting (PIM) on July 10, 2019, at the White Rock Library (15342 Buena Vista Avenue) from 5:30 p.m. - 7:00 p.m.. Approximately eighty (80) letters were circulated notifying owners within 100 metres of the proposal. The meeting was also advertised in consecutive publications of the Peace Arch News in advance of the PIM. Appendix D to this report includes the PIM sign-in sheet, completed comment forms, and PIM summary submitted by the applicant. There was a total of six (6) paper feedback forms submitted and one email written to staff addressing the proposal. A total of five (5) of the respondents were in favor of the application and two were in opposition of the proposal.

Support for the proposal was outlined through comments relating to:

- Enhancement of the neighbourhood; and
- Support for overall development in the area.

Concerns brought up during the meeting included the following:

- overflow of parking into the surrounding neighbourhood;
- the potential for suites on the basement levels;
- creation of ‘spot’ zoning;
- large duplex form does not allow for sightlines between houses compared to two smaller homes;
- increased density on an existing low-density street; and
- increased traffic and decreased safety for children.

As residents noted concerns regarding the potential for secondary suites in the basements of the duplex and potential parking issues from the increased number of units, staff have recommended that a restrictive covenant be registered on the land title of the property. The proposed RT-1 zone does not allow for secondary suites. To supplement this restriction, a section 219 restrictive covenant prohibiting an accessory secondary suite can be required as a condition of final bylaw adoption if Council wishes to provide additional assurance that secondary suites will not be permitted in the future without Council approval.

The proposal also meets the minimum requirements of the Zoning Bylaw by providing two parking spaces per unit (four total). OCP Policy 7.4.2 supports duplexes in mature neighbourhoods provided they do not make up more than 20% of the block frontage. The

proposal at 15570 Oxenham Avenue would be the first duplex on the south side of the street and complies with Policy 7.4.2.

### **Public Realm and Streetscape Improvements**

Improvements to the City boulevard would be taken as cash-in-lieu by the City's Engineering and Operations Department (e.g., sidewalks, street tree planting, etc.). Improvements to the overall street would occur when enough money is collected to warrant an overall capital improvement project.

### **Multi-Family DPA Guidelines**

The applicant has submitted a response to the Mature Neighbourhood DPA Guidelines, which are applicable to the proposal pursuant to OCP Policy 22.1. The response to the guidelines is attached as Appendix E. Staff consider the submitted response conforms to the DPA Guidelines.

The applicant has adequately identified how the proposed development meets the DP guidelines by providing the following key aspects:

- a) The use of high-end finishes and cladding materials and landscaping of the front and rear yards ensures the proposed duplex will have a positive effect on the existing streetscape;
- b) Large Verandas accentuate the front entry. The second storey has been significantly setback to break up the front facade to not "overpower" the neighbouring roof styles / facades;
- c) Individuality of each unit has been achieved through variations in the floor plans, window sizes and veranda sizes, stepping of the upper floor roof, and by placing accent materials in different locations; and
- d) Uniform Hardie panel cladding, stone accents, and cedar siding provide west coast design elements with natural tones and materials.

### **Advisory Design Panel Review**

During the Advisory Design Panel (ADP) meeting on July 7, 2020, the panel recommended that the application for the development proposal at 15570 Oxenham Avenue be referred back to the ADP once the applicant had the opportunity to consider comments pertaining to the following items (see Appendix F for related ADP meeting minutes):

- a) Efforts to maximize natural infiltration  
Design Response: A rain garden has been added to the landscape design to address onsite stormwater management.
- b) Provision of a preliminary lot grading plan that illustrates how natural infiltration can be improved (maximized)  
Design Response: Lot grading information was provided to confirm how natural infiltration would be addressed.
- c) Efforts to lessen the variety of design elements within the front façade of the duplex with influence being taken from contextual design elements  
Design Response: The appearance of the building has been revised including simplification of the veranda roof styles, garage doors, and entry doors to convey a more consistent, "less busy" appearance. The use of colours / materials has been reduced to one Hardie panel colour with cedar accents and stone cladding.

d) Flat versus pitched roof

Design Response: Veranda roof styles were revised to match on both sides to simplify the design.

The application was brought back to the ADP and after consideration, the panel directed the application to Council. Staff believe the applicant has provided a satisfactory response to the comments noted above.

**Tree Management**

The Arborist Report prepared by Huckleberry Landscape Design identifies that a total of four “protected trees,” being those subject to City of White Rock Tree Management Bylaw, 2008, No. 1831, may be impacted by the proposal (see Appendix H). The trees are all located off-site. The Report recommends that all trees be retained as they are in good condition. The off-site trees on the neighbours’ property would be protected through the installation of tree barriers within which no excavation, grade alterations, or material storage would be permitted.

City staff have reviewed the recommendations of the Project Arborist and are comfortable with the proposed tree protection measures subject to the posting of securities for the four offsite trees as required by the Tree Management Bylaw. Three new trees are proposed as part of the development, which would not have been required under the Tree Management Bylaw. Appendix C includes the proposed landscape plan which will be further reviewed upon receipt of an application for a Tree Management Permit (TMP), likely to accompany a future request for demolition of the existing building.

**FINANCIAL IMPLICATIONS**

The Rezoning and Minor DP, if approved, will not result in any additional costs to the City. Development cost charges will apply to the redevelopment.

**LEGAL IMPLICATIONS**

Not applicable.

**COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS**

Not applicable.

**INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS**

The Rezoning and Minor DP applications were circulated to internal City departments and comments requiring a response / resolution by the proponent have been addressed.

**CLIMATE CHANGE IMPLICATIONS**

The application will enable modest infill within the ‘Mature Neighbourhood’ designation, thereby lessening the demand for outward sprawl otherwise necessary to accommodate growth.

**ALIGNMENT WITH STRATEGIC PRIORITIES**

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

### **OPTIONS / RISKS / ALTERNATIVES**

The Land Use and Planning Committee can recommend that Council:

1. Reject the proposed Zoning Amendment Bylaw; or
2. Defer the Zoning Amendment Bylaw pending further information to be identified.

### **CONCLUSION**

The proposal for a duplex at 15570 Oxenham Avenue is consistent with the objectives and policies of the 'Mature Neighbourhood' OCP land use designation and Development Permit Area Guidelines. Staff support the proposal to rezone 15570 Oxenham Avenue from 'RS-1 One Unit Residential Zone' to 'RT-1 Two Unit (Duplex) Residential Zone', to allow the construction of a duplex. Staff have brought forward a draft Zoning Amendment Bylaw to move the application forward to a Public Hearing. Staff recommend that the Zoning Amendment Bylaw be given first and second reading, and that a Public Hearing be scheduled. If Council adopts the zoning amendment bylaw, the subsequent issuance of the Minor Development Permit for the form and character of the duplex would be considered by staff, as authority is delegated to the City Manager by the Planning Procedures Bylaw.

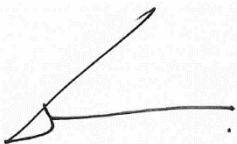
Respectfully submitted,



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

### **Comments from the Chief Administrative Officer**

I concur with the recommendations of this corporate report.



Guillermo Ferrero  
Chief Administrative Officer

- Appendix A: Draft Zoning Amendment Bylaw No. 2365
- Appendix B: Location and Ortho Photo Maps
- Appendix C: Architectural Drawings and Landscape Plan
- Appendix D: Public Information Meeting Sign-in Sheet, Comment Forms, and Summary
- Appendix E: DPA Guidelines Response Table
- Appendix F: ADP Minutes dated July 7, 2020
- Appendix G: Photos of Site and Surrounding Area
- Appendix H: Arborist Report

**APPENDIX A**

**Draft Zoning Amendment Bylaw No. 2365**

(Attached Separately)

**The Corporation of the  
CITY OF WHITE ROCK  
BYLAW 2365**



A Bylaw to amend the  
"White Rock Zoning Bylaw, 2012, No. 2000" as amended

The CITY COUNCIL of the Corporation of the City of White Rock, in open meeting assembled, ENACTS as follows:

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

Parcel "A" (Explanatory Plan 29301) Lots 37 and 38 Section 11 Township 1 New Westminster District Plan 27297  
(15570 Oxenham Avenue)  
PID: 008-977-968

as shown on Schedule "1" attached hereto, from 'RS-1 One Unit Residential Zone' to 'RT-1 Two Unit (Duplex) Residential Zone'.

2. This Bylaw may be cited for all purposes as the "White Rock Zoning Bylaw 2012, No. 2000, Amendment (RT-1 – 15570 Oxenham Avenue) Bylaw, 2020, No. 2365".

PUBLIC INFORMATION MEETING on the	10 <sup>th</sup> day of July, 2019
RECEIVED FIRST READING on the	day of
RECEIVED SECOND READING on the	day of
PUBLIC HEARING held on the	day of
RECEIVED THIRD READING on the	day of
RECONSIDERED AND FINALLY ADOPTED on the	day of

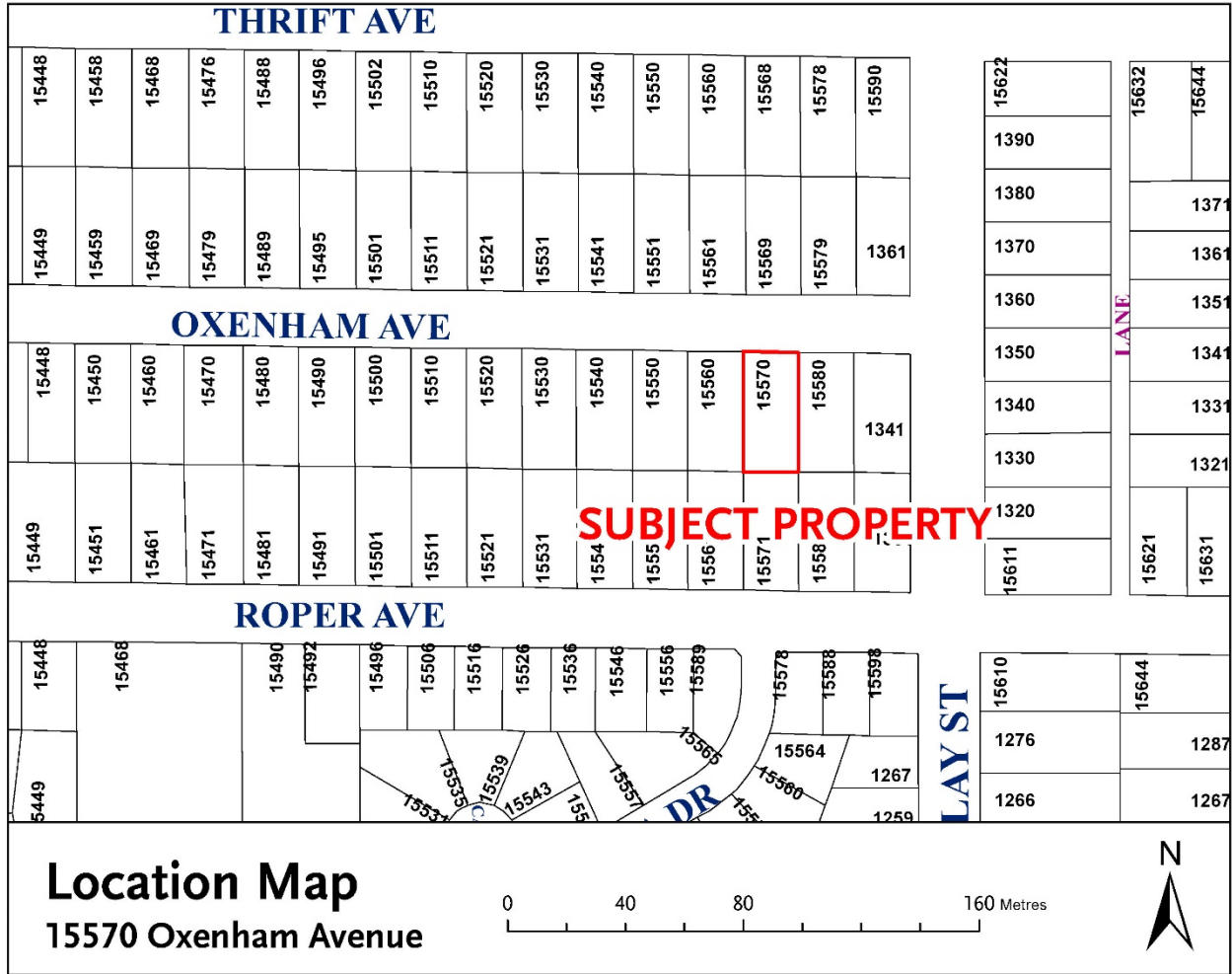
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Mayor

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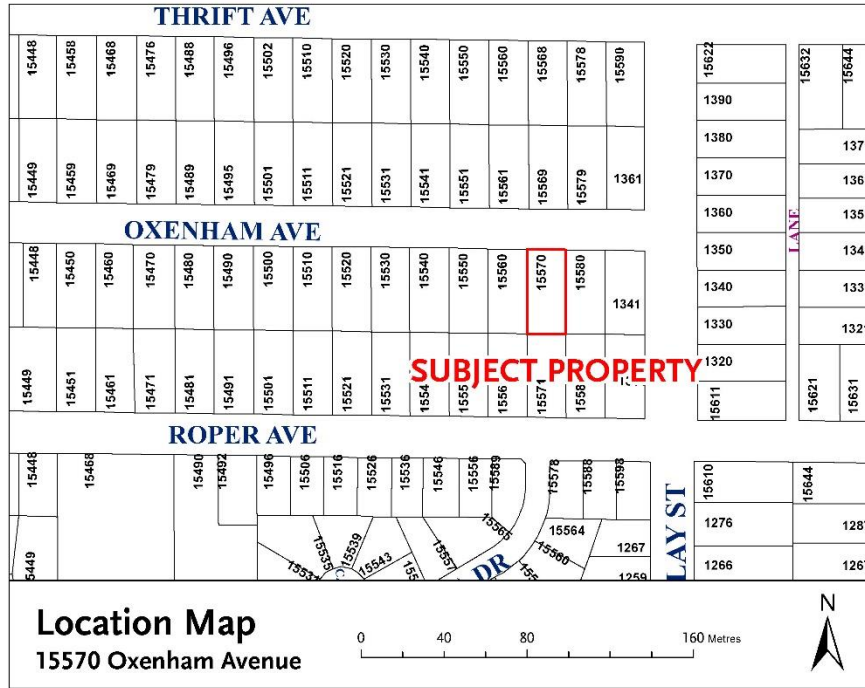
Director of Corporate Administration





## APPENDIX B

### Location and Ortho Photo Maps



**APPENDIX C**  
**Architectural Drawings and Landscape Plan**

(Attached Separately)



## Digital 3D Massing Model/Coloured Renderings with Adjacent Buildings

Client: 1187387 B.C. Ltd., 15570 Oxenham Avenue, White Rock, BC  
Project: Side by Side Duplex 15570 Oxenham Avenue, White Rock, BC

Scale: N.T.S.  
Date: July 31, 2020



## Street Profile with Adjacent Buildings

Client: 1187387 B.C. Ltd., 15570 Oxenham Avenue, White Rock, BC  
Project: Side by Side Duplex 15570 Oxenham Avenue, White Rock, BC

Scale: N.T.S.  
Date: July 31, 2020

# CREATIVE SPACES

## FINISHES LEGEND

- 1 = CRUSHED ICE SW7647
- 2 = TWILIGHT ZONE 2127-10
- 3 = BLACK
- 4 = CEDAR SIDING
- 5 = STONE - PEWTER HONED
- 6 = CONCRETE
- 7 = SHINGLES

15570

OXENHAM AVE.

WHITE ROCK

EXTERIOR

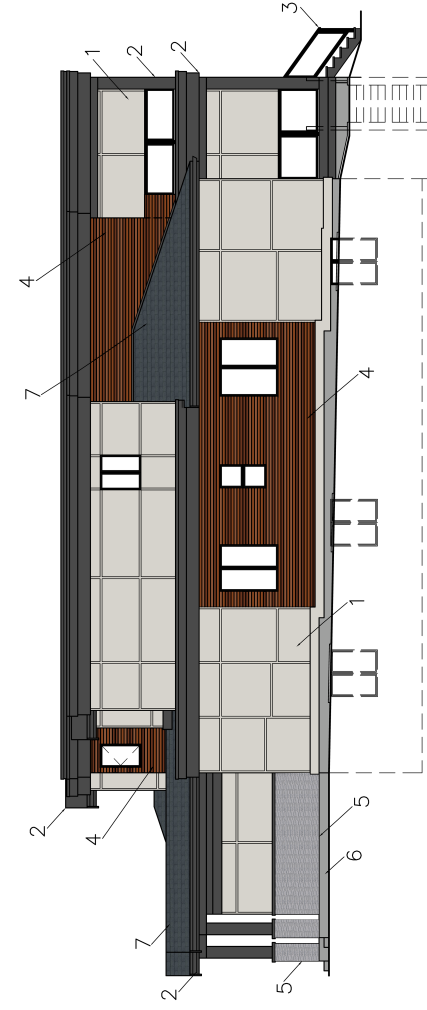
FINISHES

DRAWN BY: S.A. & J.H.

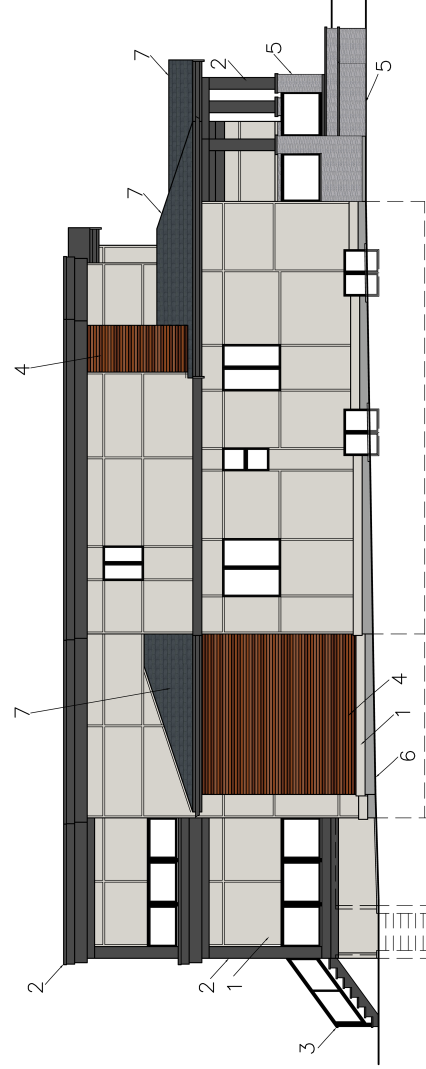
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SCALE: NTS

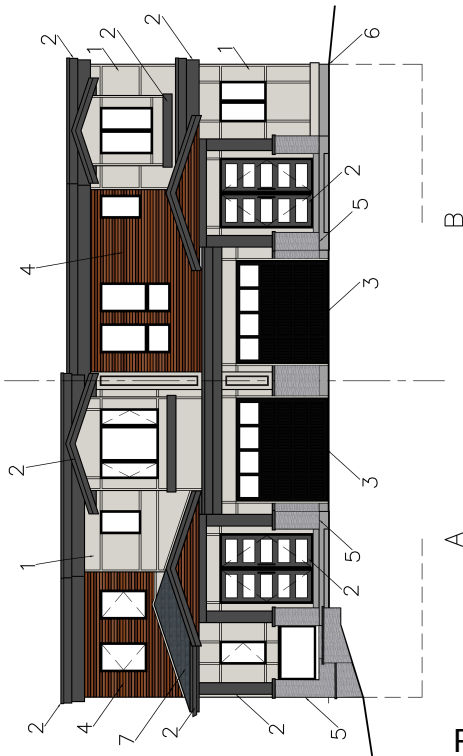
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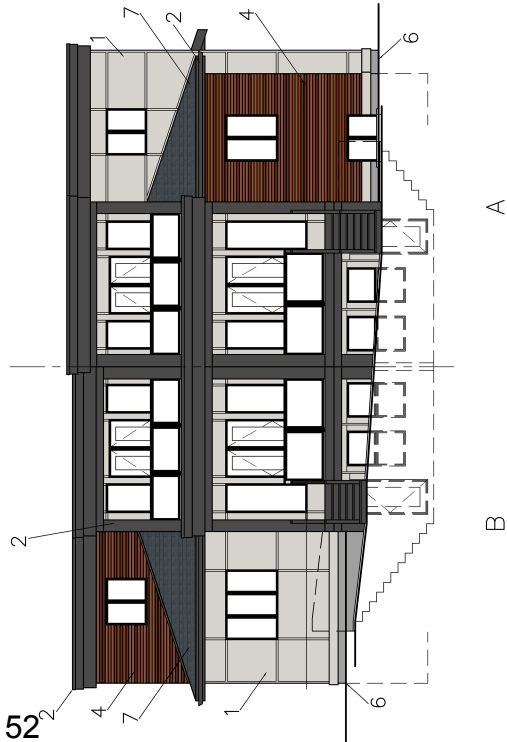
SIDE ELEVATION B



SIDE ELEVATION A



FRONT ELEVATION



REAR ELEVATION

NOTES  
 CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY UPON COMMENCEMENT OF WORK.  
 THE ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF ALL DIMENSIONS AND INFORMATION PROVIDED IN THESE PLANS.  
 THESE PLANS CONFORM TO THE BRITISH COLUMBIA BUILDING CODE 2018 EDITION.  
 OCCUPANCY GROUP: C-2

BUILDING CODE  
 THESE PLANS CONFORM TO THE BRITISH COLUMBIA BUILDING CODE 2018 EDITION.  
 OCCUPANCY GROUP: C-2

**LICENCE AND COPYRIGHT**  
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**ENGINEERING REQUIREMENT**  
 THESE PLANS ARE INTENDED TO BE USED ONLY IN CONNECTION WITH THE SPECIFICATIONS AND CONDITIONS PROVIDED BY A PROFESSIONAL STRUCTURAL ENGINEER ACCREDITED BY THE CANADIAN INSTITUTE OF PROFESSIONAL ENGINEERS (C.I.P.E.) THAT THE STRUCTURAL ENGINEER OF RECORD TAKES FULL RESPONSIBILITY FOR SPECIFICATIONS, DESIGN AND CONSTRUCTION OF THE STRUCTURE. DESIGN/ N. ZESMANN ACCEPTS NO RESPONSIBILITY FOR THE STRUCTURAL DESIGN.

**RESPONSIBILITY OF LICENSEE**  
 ALTHOUGH EVERY EFFORT HAS BEEN MADE BY DESIGN/ N. ZESMANN TO ENSURE THESE PLANS ARE COMPLETELY ERROR FREE, THE LICENSEE TO COMPLETELY ELIMINATE HUMAN ERROR, THE LICENSEE TO USE THESE PLANS IS BASED ON ANYONE GRANTED AUTHORITY BY THE LICENSEE PURCHASER TO USE THESE PLANS FOR HOME CONSTRUCTION, AND BY THE REQUIREMENT THAT BUILDING COMPONENTS BEFORE COMMENCING CONSTRUCTION, AND BY THE REQUIREMENT THAT DESIGN/ N. ZESMANN OF ANY ERRORS OR OMISSIONS AT THE EARLIEST POSSIBLE OPPORTUNITY SO AS TO MITIGATE ANY DAMAGES.

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**LOT GRADING**  
 GRADING INFORMATION PROVIDED ON THIS PLAN IS COMPRISED OF SURVEY INFORMATION PROVIDED BY SURVEYORS AND LINEAR INTERPOLATIONS BETWEEN POINTS. REPRESENTATION IS MADE THAT THE LINEAR INTERPOLATIONS REPRESENT EXISTING GROUND SURFACE CONDITIONS. DESIGN/ N. ZESMANN WISHES TO ESTABLISH PRECISE EXISTING GRADES FOR HIS OWN INFORMATION. THEY SHOULD BE USED BY PROFESSIONALS CONSULTING THEREFOR.

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 DESIGN/ N. ZESMANN ACCEPTS NO RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF RETAINING WALLS. STRUCTURES, RETAINING WALLS SHALL BE CONSTRUCTED ACCORDING TO GENERALLY ACCEPTED PRACTICES AND STANDARDS. RETAINING WALLS SHALL BE DESIGNED TO RESIST ALL LATERAL AND VERTICAL MOVEMENT RESULTING FROM STRUCTURAL DEFLECTIONS, SETTLEMENT, AND PRESSURE BEHIND THE WALL. THE LICENSEE PURCHASER SHALL BE RESPONSIBLE FOR OBTAINING THE DESIGN AND INSTALLATION OF RETAINING WALLS.

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 ANYONE USING THESE PLANS FOR ANY PURPOSE OTHER THAN THAT FOR WHICH THEY WERE DESIGNED SHALL ACCEPT FULL RESPONSIBILITY FOR ALL DAMAGES, CONSEQUENTIAL OR OTHERWISE, ARISING FROM SUCH USE. DESIGN/ N. ZESMANN ACCEPTS NO LIABILITY FOR DAMAGES CLAIMED AGAINST DESIGN/ N. ZESMANN SHALL NOT EXCEED THE FEE PAID FOR THE USE OF THESE PLANS.

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 EXISTING TREES ARE LOCATED USING A SCALING METHOD BECAUSE DIMENSIONAL DATA IS NOT AVAILABLE. THE SCALING METHOD IS AN APPROXIMATION AND THESE PLANS IS INHERENTLY IMPRECISE. TREE LOCATIONS MUST BE CONFIRMED ON SITE BY THE LICENSEE PURCHASER. DESIGN/ N. ZESMANN ACCEPTS NO LIABILITY FOR DAMAGES CLAIMED AGAINST DESIGN/ N. ZESMANN SHALL NOT EXCEED THE FEE PAID FOR THE USE OF THESE PLANS.

**DETAIL REFERENCE SYMBOL**  
 X  
 Y

REV. AS PER APP. COMMENTS  
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 ISSUED FOR ZBA & DEV. P. 16 2019/09/21 NZ  
 ISSUED FOR ZBA & DEV. P. 16 2019/09/25 NZ  
 ISSUED FOR CLIENT REVIEW 02 2020/02/23 NZ  
 ISSUED FOR CLIENT REVIEW 01 2020/02/23 NZ  
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 DATE: [Signature]

DATE: 11/01/2018  
 PROJECT: 15570 OXENHAM AVENUE  
 WHITE ROCK, B.C.

DATE: 11/01/2018  
 PROJECT: 15570 OXENHAM AVENUE  
 WHITE ROCK, B.C.

DATE: 11/01/2018  
 PROJECT: 15570 OXENHAM AVENUE  
 WHITE ROCK, B.C.

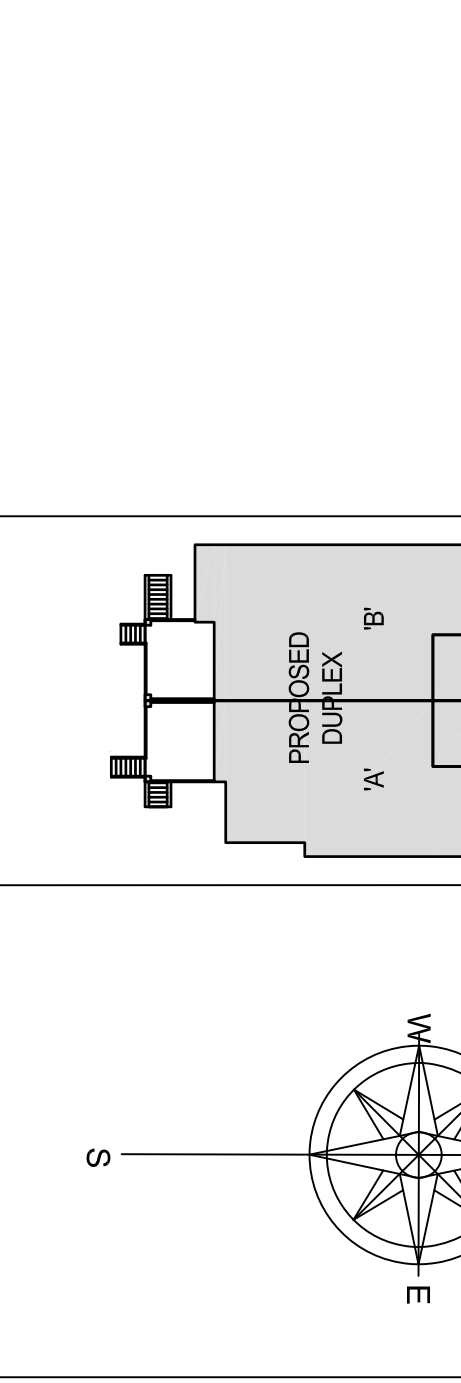
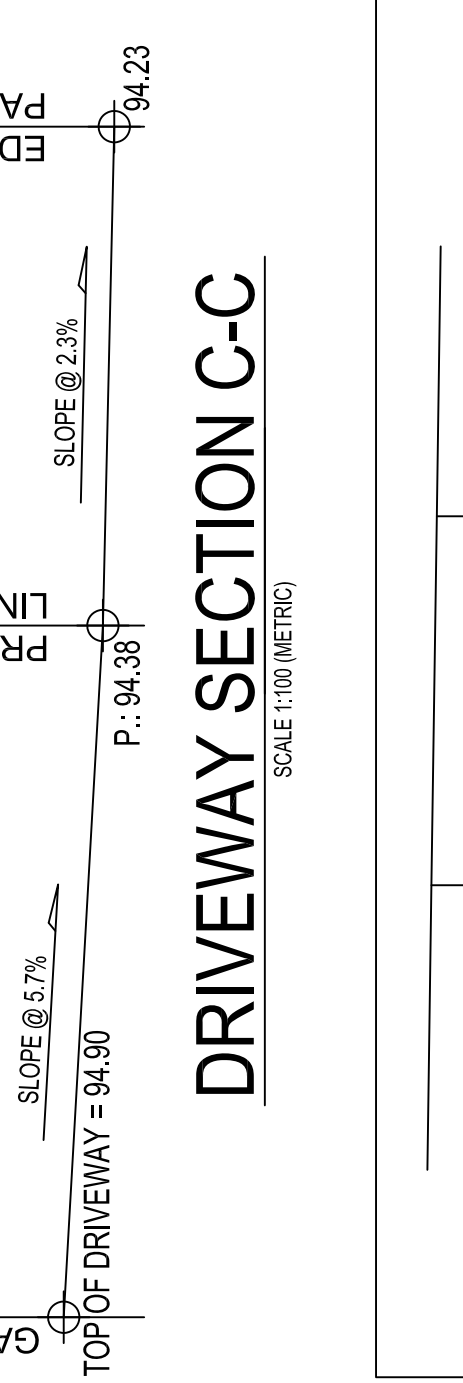
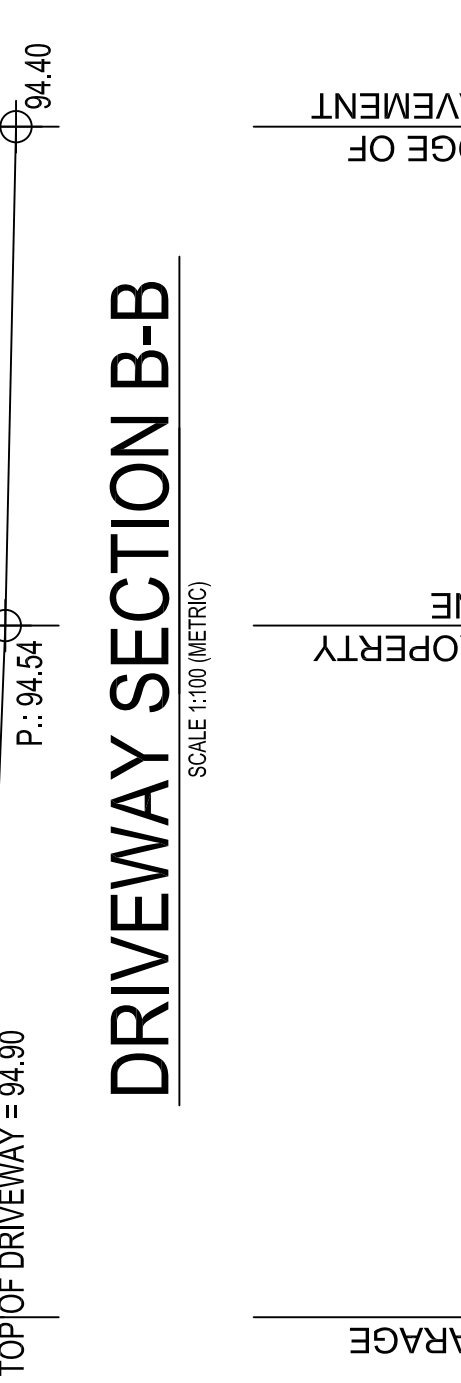
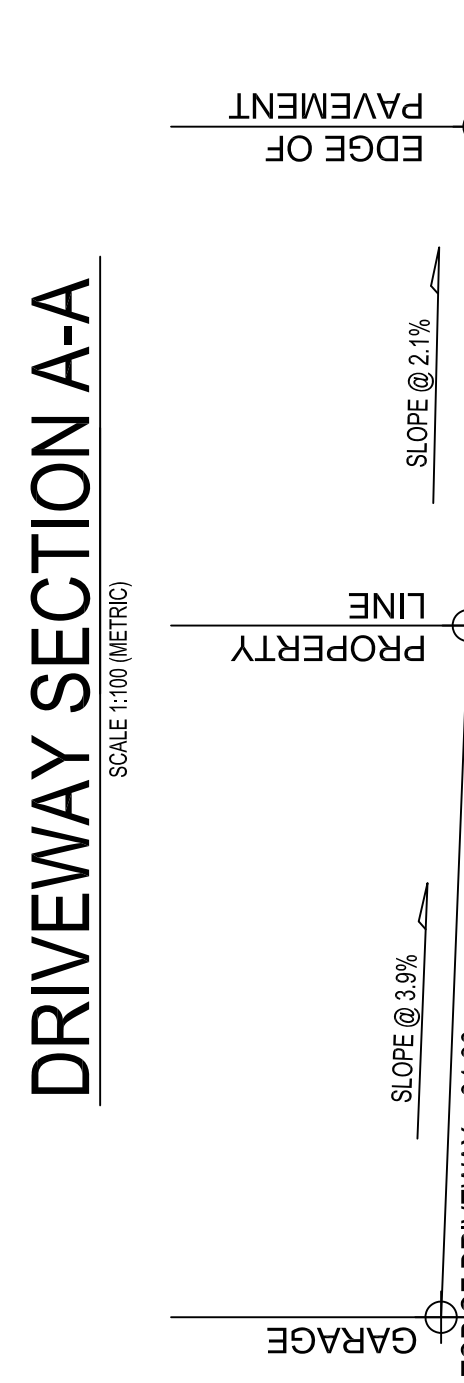
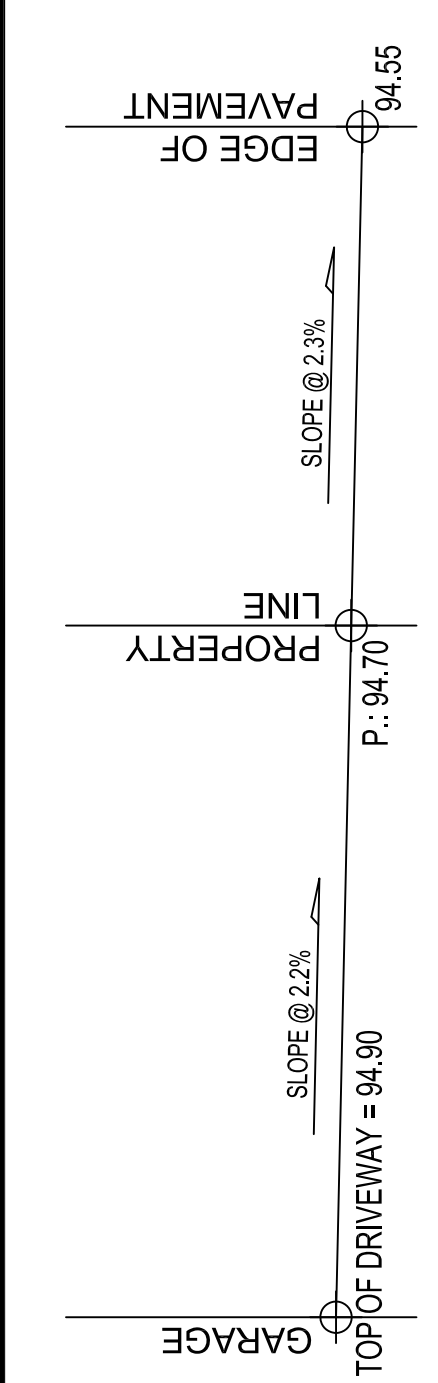
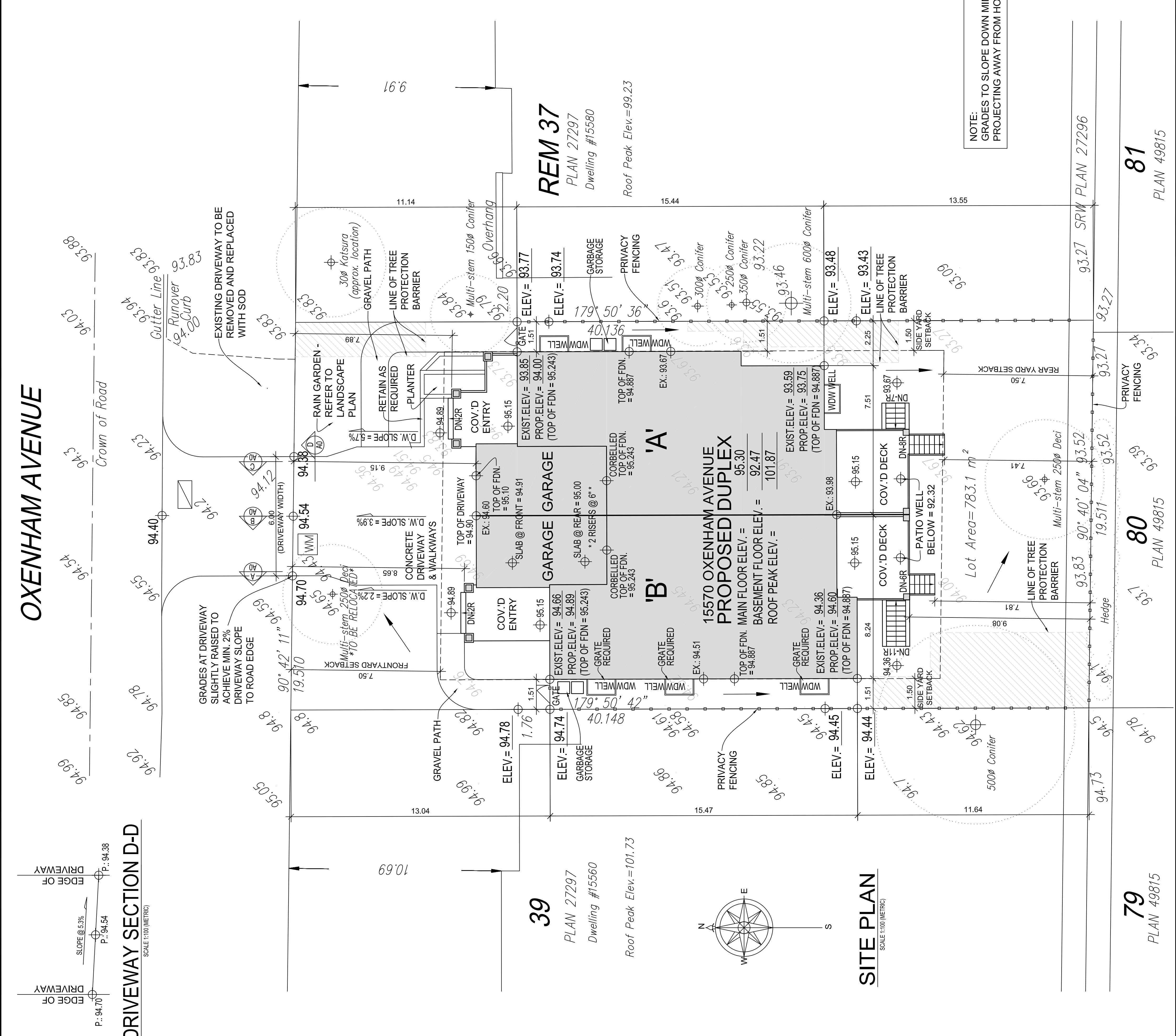
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 WHITE ROCK, B.C.

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 WHITE ROCK, B.C.

DATE: 11/01/2018  
 PROJECT: 15570 OXENHAM AVENUE  
 WHITE ROCK, B.C.



**LOT CALCULATIONS: RT-1 ZONING (TWO UNIT RESIDENTIAL ZONE)**

LOT AREA = 8429.22 SQ.FT. (783.10 SQ.M.)

LOT COVERAGE:  
 MAX. ALLOWABLE @ 45% = 4243.15 SQ.FT.  
 PROPOSED: 3503.01 SQ.FT. - 41.56% (INCL. GARAGES & VERANDAS/DECKS)

FLOOR AREA RATIO (RESIDENTIAL FLOOR AREA):  
 MAX. ALLOWABLE FLOOR AREA @ 0.5 = 4214.61 SQ.FT.  
 PROPOSED: 4189.10 SQ.FT. - 49.70% (NOT INCLUDING GARAGES)

GROSS FLOOR AREA PROPOSED:  
 BASEMENT: 1169.82 SQ.FT. + 1191.13 SQ.FT. = 2360.95 SQ.FT.  
 MAIN FLOOR: 1164.44 SQ.FT. + 1186.18 SQ.FT. = 2350.62 SQ.FT.  
 UPPER FLOOR: 919.24 SQ.FT. + 919.24 SQ.FT. = 1838.48 SQ.FT.  
 GARAGES: 248.22 SQ.FT. + 250.58 SQ.FT. = 498.80 SQ.FT.  
 TOTAL GROSS FLOOR AREA PROPOSED: 7048.85 SQ.FT. - 83.62%

BUILDING HEIGHT:  
 PRINCIPAL BUILDING MAX. PERMITTED: 25.26 FT. (7.70m)  
 PRINCIPAL BUILDING PROPOSED: 25.21 FT. (7.68m)

BUILDING SETBACKS:  
 MIN. FRONT YARD SETBACK: 7.50m - 7.89m PROPOSED  
 MIN. REAR YARD SETBACK: 7.50m - 9.08m PROPOSED  
 MIN. SIDE YARD SETBACK: 1.50m - 1.51m PROPOSED

AVG. BLDG. GRADE EXISTING = (94.60 + 94.51 + 93.96 + 93.67) / 4 = 94.190  
 AVG. BLDG. GRADE PROPOSED = (94.89 + 94.60 + 93.75 + 94.00) / 4 = 94.310

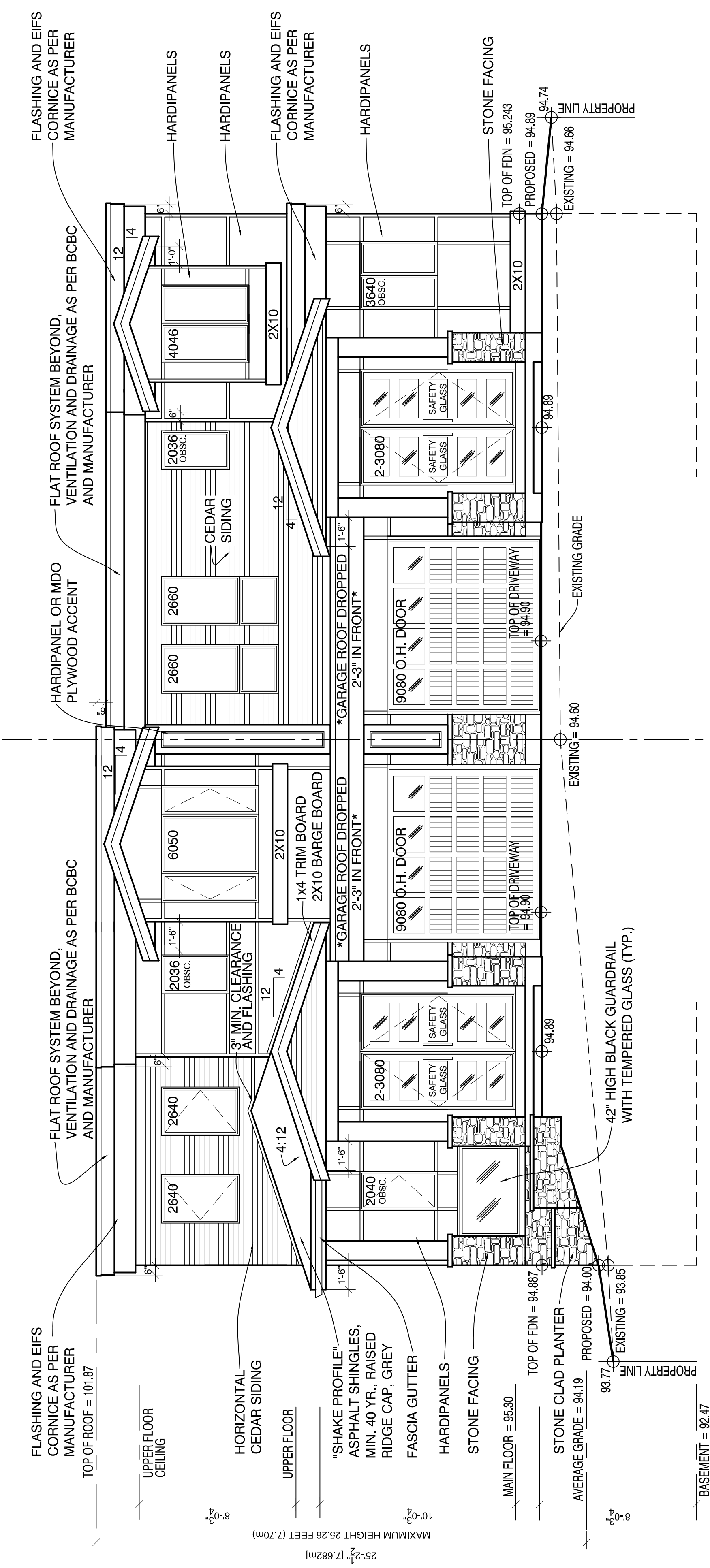
NOTES

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY.

THESE PLANS CONFORM TO THE BRITISH COLUMBIA BUILDING CODE 2018 EDITION, OCCUPANCY GROUP C-1

BUILDING CODE

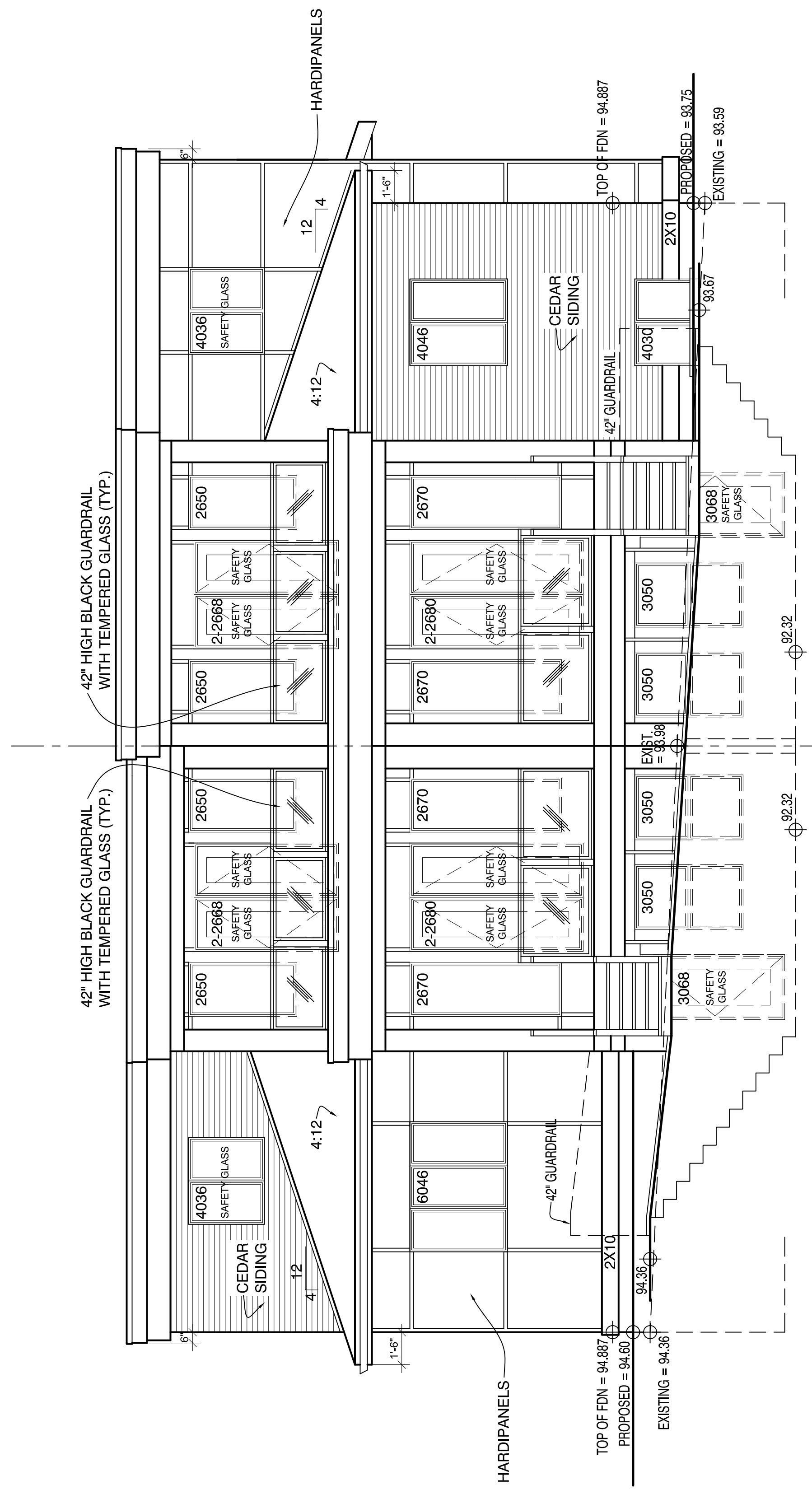
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MATERIALS AND COLOURS AS PER ATTACHED LIST BY "CREATIVE SPACES"



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FRONT ELEVATION 'B'  
SCALE 1/4"=1'-0"

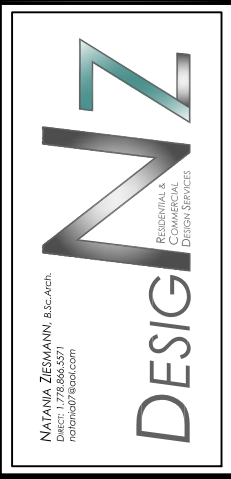
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MATERIALS AND COLOURS AS PER ATTACHED LIST BY "CREATIVE SPACES"



REAR ELEVATION 'A'  
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REAR ELEVATION 'B'  
SCALE 1/4"=1'-0"

REV.	AS PER	DATE	BY
01	ISSUED FOR PERMITS	2018/07/20	NZ
02	ISSUED FOR PERMITS	2018/08/06	NZ
03	ISSUED FOR PERMITS	2018/09/21	NZ
04	ISSUED FOR PERMITS	2018/10/25	NZ
05	ISSUED FOR PERMITS	2018/11/23	NZ
06	ISSUED FOR PERMITS	2018/12/23	NZ
07	ISSUED FOR PERMITS	2019/01/23	NZ
08	ISSUED FOR PERMITS	2019/02/23	NZ
09	ISSUED FOR PERMITS	2019/03/23	NZ
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15	ISSUED FOR PERMITS	2019/09/23	NZ
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22	ISSUED FOR PERMITS	2020/04/23	NZ
23	ISSUED FOR PERMITS	2020/05/23	NZ
24	ISSUED FOR PERMITS	2020/06/23	NZ
25	ISSUED FOR PERMITS	2020/07/23	NZ
26	ISSUED FOR PERMITS	2020/08/23	NZ
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28	ISSUED FOR PERMITS	2020/10/23	NZ
29	ISSUED FOR PERMITS	2020/11/23	NZ
30	ISSUED FOR PERMITS	2020/12/23	NZ



CLIENT  
**1187387 B.C. LTD.**  
15570 OXENHAM AVENUE  
WHITE ROCK, B.C.

PROJECT  
**SIDE BY SIDE DUPLEX**  
15570 OXENHAM AVENUE  
WHITE ROCK, B.C.

DRAWING TITLE  
**FRONT & REAR  
ELEVATION**

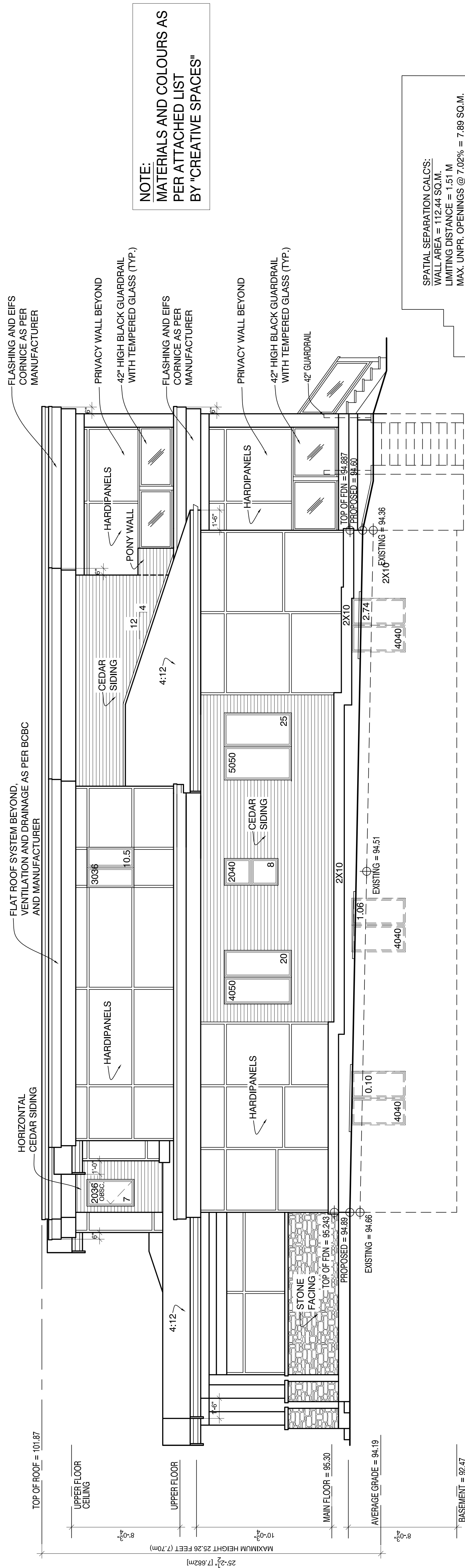
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DATE: DECEMBER 2018  
JOB NUMBER: 2018-12-01  
DRAWING NO. **A4**  
DRAWN BY: N.Z.



CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY.

**BUILDING CODE:**  
 THESE PLANS CONFORM TO THE BRITISH COLUMBIA BUILDING CODE 2018 EDITION, OCCUPANCY GROUP C7

TOP OF ROOF = 101.87  
 UPPER FLOOR CEILING  
 UPPER FLOOR  
 MAIN FLOOR = 95.30  
 AVERAGE GRADE = 94.19  
 BASEMENT = 92.47  
 25'-2 1/2" (7.682m)  
 MAXIMUM HEIGHT 25.26 FEET (7.70m)



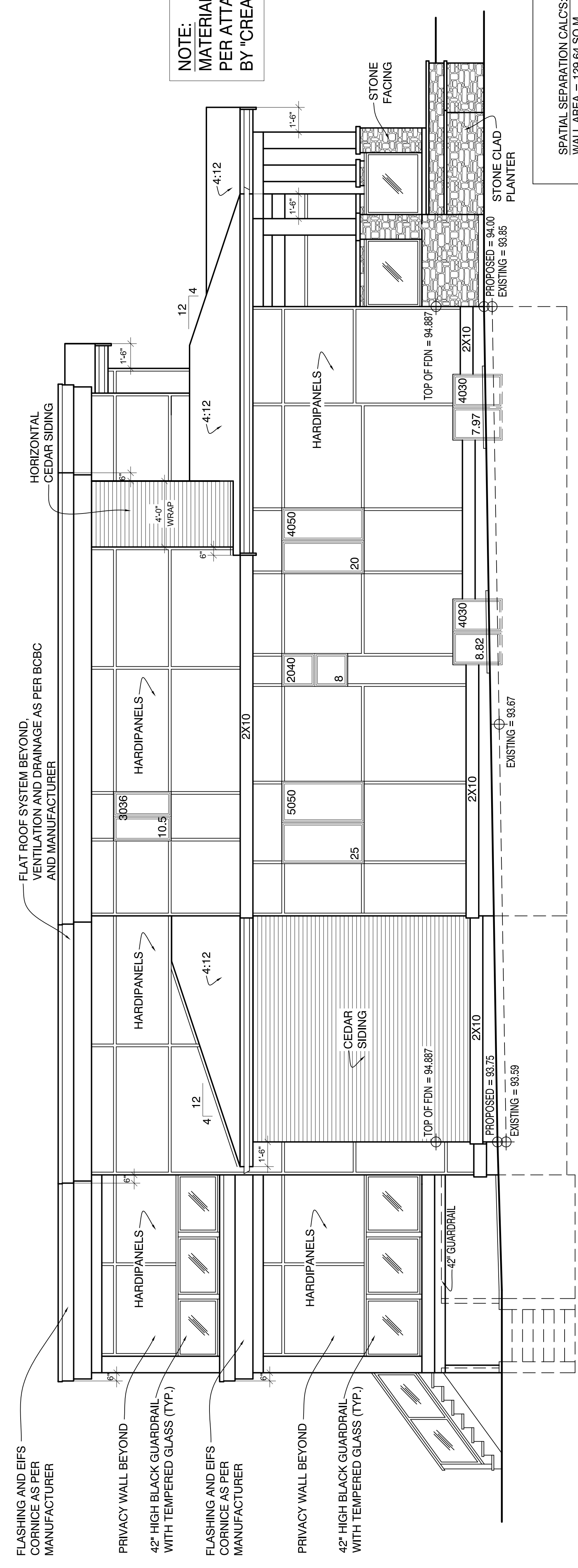
**NOTE:**  
 MATERIALS AND COLOURS AS PER ATTACHED LIST BY "CREATIVE SPACES"

**SPATIAL SEPARATION CALCS:**  
 WALL AREA = 112.44 SQ.M.  
 LIMITING DISTANCE = 1.51 M  
 MAX. UNPR. OPENINGS @ 7.02% = 7.89 SQ.M.  
 ACTUAL OPENINGS @ 6.15% = 6.91 SQ.M.

**RIGHT ELEVATION ('B')**

SCALE 1/4"=1'-0"

**NOTE:**  
 MATERIALS AND COLOURS AS PER ATTACHED LIST BY "CREATIVE SPACES"

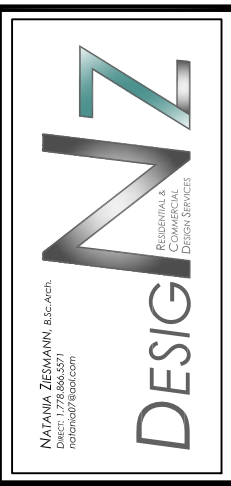


**SPATIAL SEPARATION CALCS:**  
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 LIMITING DISTANCE = 1.51 M  
 MAX. UNPR. OPENINGS @ 7.02% = 9.10 SQ.M.  
 ACTUAL OPENINGS @ 5.75% = 7.46 SQ.M.

**LEFT ELEVATION ('A')**

SCALE 1/4"=1'-0"

REV.	AS PER	DATE	BY	CHK
01	REVISED FOR ZBA & DEV. P. 06	2019/06/06	NZ	
02	REVISED FOR ZBA & DEV. P. 06	2019/06/06	NZ	
03	ISSUED FOR CLIENT REVIEW	2019/07/23	NZ	
04	ISSUED FOR CLIENT REVIEW	2019/07/23	NZ	
05	ISSUED FOR CLIENT REVIEW	2019/07/23	NZ	
06	ISSUED FOR CLIENT REVIEW	2019/07/23	NZ	



**1187387 B.C. LTD.**  
 15570 OXENHAM AVENUE  
 WHITE ROCK, B.C.

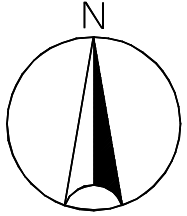
**PROJECT:**  
 SIDE BY SIDE DUPLEX  
 15570 OXENHAM AVENUE  
 WHITE ROCK, B.C.

**DATE:** DECEMBER 2018  
**SCALE:** 1/4" = 1'-0"  
**PROJECT NO.:** 2018-12-01  
**DESIGNED BY:** N.Z.

**RIGHT & LEFT ELEVATION**

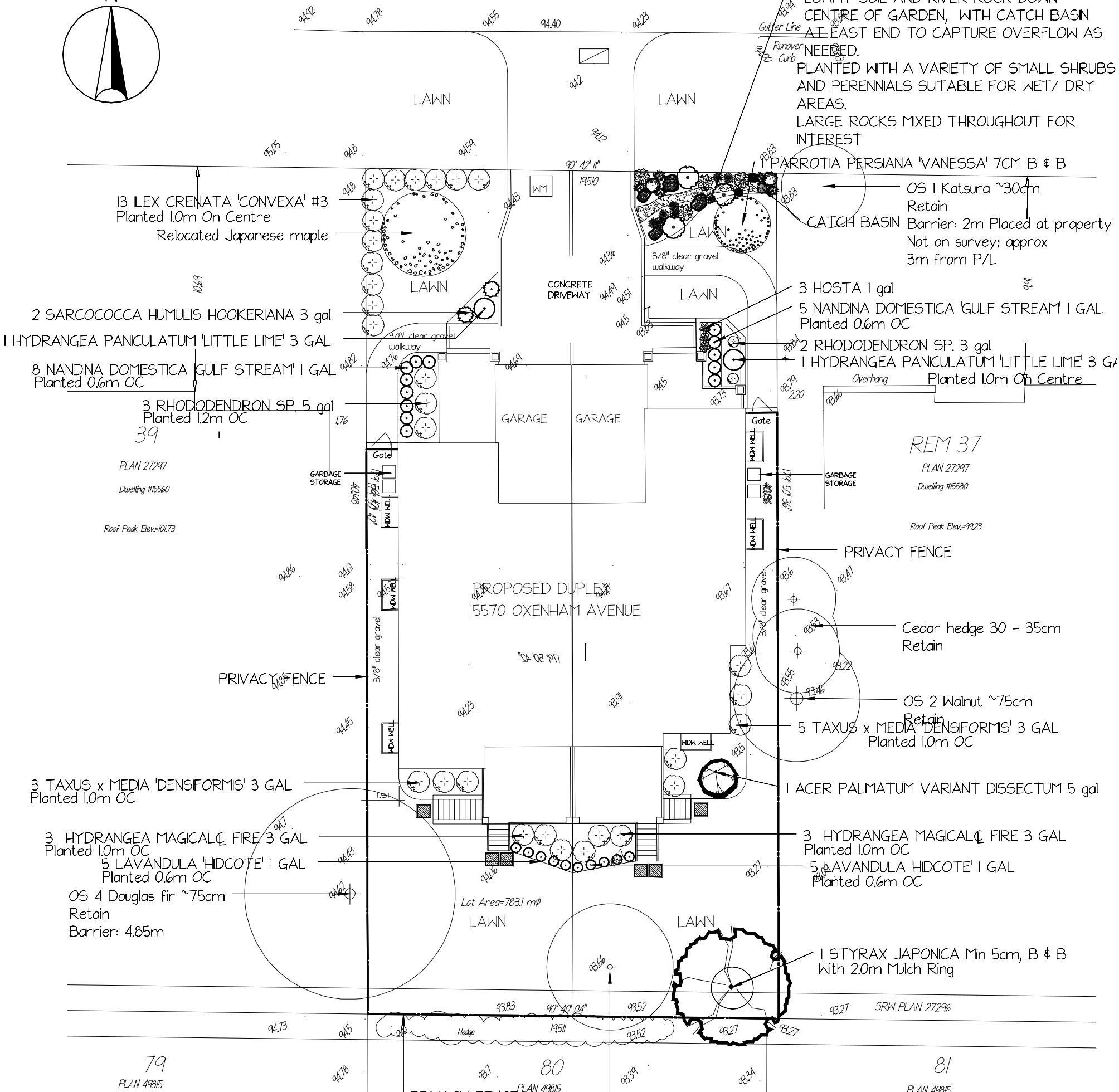
**A5**

LANDSCAPE DESIGNER TO BE CONSULTED PRIOR TO CONSTRUCTION OF RAIN GARDEN. PLANTS TO BE DETERMINED AT TIME OF CONSTRUCTION



OXENHAM AVENUE

RAIN GARDEN FOR DRIVEWAY RUNOFF DUG TO A DEPTH OF 60CM, FILLED WITH LOAMY SOIL AND RIVER ROCK DOWN CENTRE OF GARDEN, WITH CATCH BASIN AT EAST END TO CAPTURE OVERFLOW AS NEEDED. PLANTED WITH A VARIETY OF SMALL SHRUBS AND PERENNIALS SUITABLE FOR WET/ DRY AREAS. LARGE ROCKS MIXED THROUGHOUT FOR INTEREST



- 13 ILEX CRENATA 'CONVEXA' #3 Planted 1.0m On Centre Relocated Japanese maple
- 2 SARCOCOCCA HUMULIS HOOKERIANA 3 gal
- 1 HYDRANGEA PANICULATUM 'LITTLE LIME' 3 GAL
- 8 NANDINA DOMESTICA 'GULF STREAM' 1 GAL Planted 0.6m OC
- 3 RHODODENDRON SP. 5 gal Planted 1.2m OC

- 3 TAXUS x MEDIA 'DENSIFORMIS' 3 GAL Planted 1.0m OC
- 3 HYDRANGEA MAGICALC FIRE 3 GAL Planted 1.0m OC
- 5 LAVANDULA 'HIDCOTE' 1 GAL Planted 0.6m OC
- OS 4 Douglas fir ~75cm Retain Barrier: 4.85m

- 1 PARROTIA PERSIANA 'VANESSA' 7CM B & B
- OS 1 Katsura ~30cm Retain Barrier: 2m Placed at property Not on survey; approx 3m from P/L
- 3 HOSTA 1 gal
- 5 NANDINA DOMESTICA 'GULF STREAM' 1 GAL Planted 0.6m OC
- 2 RHODODENDRON SP. 3 gal
- 1 HYDRANGEA PANICULATUM 'LITTLE LIME' 3 GAL Planted 1.0m On Centre

- 5 TAXUS x MEDIA 'DENSIFORMIS' 3 GAL Planted 1.0m OC
- 1 ACER PALMATUM VARIANT DISSECTUM 5 gal
- 3 HYDRANGEA MAGICALC FIRE 3 GAL Planted 1.0m OC
- 5 LAVANDULA 'HIDCOTE' 1 GAL Planted 0.6m OC
- 1 STYRAX JAPONICA Min 5cm, B & B With 2.0m Mulch Ring

Notes  
1. LANDSCAPE CONTRACTOR SHALL HAVE THE MINIMUM QUALIFICATIONS OF THREE YEARS LANDSCAPE CONSTRUCTION EXPERIENCE AND CERTIFIED AS A LANDSCAPE TECHNICIAN OR BE A JOURNEYMAN HORTICULTURIST, OR HAVE COMPLETED A TWO YEAR DIPLOMA IN HORTICULTURE WITH ONE YEAR EXPERIENCE AS A LANDSCAPE CONTRACTOR.

2. ANY ADDED SOIL OR SOIL AMENDMENTS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARD.

3. PLANT MATERIALS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION, FOR NURSERY STOCK SIZE AND QUALITY. PLANT MATERIALS LISTED IN THE ACCOMPANYING PLANT LIST HAVE BEEN SPECIFIED ACCORDING TO THE CANADIAN NURSERY AND LANDSCAPE STANDARD, CANADIAN STANDARDS FOR NURSERY STOCK, THE BCNA STANDARD FOR NURSERY STOCK AND THE BCNA STANDARD FOR CONTAINER GROWN PLANTS. NURSERY SHALL BE CERTIFIED FREE OF P. RAMORUM (SODS).

4. PLANT MATERIAL SHALL BE INSPECTED AT THE SOURCE NURSERY FOR APPROVAL BY THE LANDSCAPE CONSULTANT AS WELL AS AT THE TIME OF DELIVERY TO SITE.

5. PLANT SUBSTITUTIONS ARE PERMITTED WITH APPROVAL BY THE LANDSCAPE CONSULTANT.

6. LANDSCAPE CONTRACTOR SHALL TAKE MEASURES TO PREVENT UNNECESSARY SOIL COMPACTION DURING LANDSCAPE WORK.

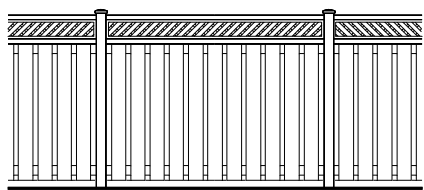
7. PLANTING DEPTHS IN APPROVED SOIL MEDIA SHALL MEET OR EXCEED STANDARDS AS DESCRIBED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD SOIL DEPTHS AS FOLLOWS:  
PERENNIALS AND ANNUALS - 30CM  
SMALL SHRUBS - 45CM  
LARGE SHRUBS - 60CM  
TREES - MINIMUM 60CM FOR A 10M SQ AREA  
LAWN - 15CM

8. ALL GRADING AND DRAINAGE SHALL BE DONE IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES AND THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD

9. PLANT MATERIALS SHALL BE GUARANTEED TO THE CLIENT FOR A PERIOD OF SIX MONTHS AFTER SUBSTANTIAL COMPLETION AGAINST DEATH DUE TO UNHEALTHY SUPPLY OR INSTALLATION CONDITIONS AND WRONG SPECIES OR VARIETY.

10. ALL GARDEN BEDS TO HAVE A 5CM LAYER OF MULCH APPLIED ONCE PLANTING COMPLETE. CARE REQUIRED TO ENSURE MULCH DOES NOT TOUCH TRUNKS OR STEMS OF PLANTS

Undersized Lilac tree  
Can be removed if owner does not want to retain



WOOD FENCE DETAIL

Qty	Botanical Name	Common Name	Size/Condition
<b>Trees</b>			
1	ACER PALMATUM VARIANT DISSECTUM	WEEPING JAPANESE MAPLE	5 gal
1	PARROTIA PERSIANA 'VANESSA'	VANESSA IRONWOOD	7CM B & B
1	STYRAX JAPONICA	JAPANESE SNOWBELL	Min 5cm, B & B
<b>Shrubs</b>			
6	HYDRANGEA MAGICALC FIRE	MAGICAL FIRE HYDRANGEA	3 GAL
2	HYDRANGEA PANICULATUM 'LITTLE LIME'	LITTLE LIME HYDRANGEA	3 GAL
13	ILEX CRENATA 'CONVEXA'	JAPANESE HOLLY	#3
10	LAVANDULA 'HIDCOTE'	HIDCOTE LAVENDER	1 GAL
13	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM HEAVENLY BAMBOO	1 GAL
3	RHODODENDRON SP.	RHODODENDRON	5 gal
2	RHODODENDRON SP.	RHODODENDRON	3 gal
2	SARCOCOCCA HUMULIS HOOKERIANA	HIMALAYAN SWEETBOX	3 gal
8	TAXUS x MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	3 GAL
<b>Perennials and Annuals</b>			
3	HOSTA	HOSTA	1 gal

604-724-3025  
www.huckleberrylandscape.ca

Address: 15570 Oxenham Avenue

Client Name: Jolly Saluja	Project: Duplex
Drawing: Landscape Plan	Drawing no: 1 of 1 Revision no: 1
Scale: 1:200 on 11x17	Date: JULY 2020 Drawn by: AKK

**APPENDIX D**

**Public Information Meeting Sign-in Sheet, Comment Forms, and Summary**

(Attached Separately)

PUBLIC INFORMATION MEETING

15496 THRIFT AVENUE

REZONING AND MINOR DEVELOPMENT PERMIT, FILE NO. 19-018

FEBRUARY 18, 2020

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

	NAME (PLEASE PRINT)	ADDRESS	POSTAL CODE
1.	Karin Boenders	15511 Thrift Ave	VRB 228
2.	D. Walker	1228 MAPLEST DR	VRB 414
3.	Jaeth Merkel	15501 oxenham Ave	VRB212
4.	Chanel Merkel	15501 Oxenham Ave.	VRB212
5.	Marked SUNSTRUM	15477 THRIFT AVE	VRB 228
6.	Marie Sabine	15502 Thrift Ave	VRB 219
7.			
8.			
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15.			

# PUBLIC INFORMATION MEETING FEEDBACK FORM

Rezoning & Minor Development Permit Proposal

Application No. 19-018 – 15496 Thrift Avenue

5:30 PM to 7:00 PM, February 18, 2020

Please note that your completed feedback form will be disclosed to the public and presented to Mayor and Council as part of the information package attached to this development proposal application. Any personal information or commentary you provide on this document will form part of the public record.

Please provide your name and address below: (optional)

Name: KARINA BOENDERS

Address: 15511 THRIFT AVE WHITE ROCK V4B 2C8

What is your position on the development proposal application?

(Please circle your preferred response)

I SUPPORT the proposal.

I am UNDECIDED on the proposal.

I OPPOSE the proposal.

Please provide your comments in the box below:

Following are my concerns:

1) - the depth of the driveway - not at street level

2) - the depth of the backyard to the neighbouring properties

3) Protecting the existing established trees on the property

4) Drainage of the property (related to 1+2 above)

5) The overall height of the house/duplex compared to the neighbouring homes - this will be much higher

Thank you for your participation. If you have any questions, please contact the following:

over →

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Baljit Singh Owner Tel: (778) 918-4848 Email: baljit78@yahoo.com

- 6) Concern that a suite may be added to the basement.  
I realize this is not in the proposal but would suggest  
no exterior entry to the basement level to  
prevent this from happening in the future.
- 7) Parking density - especially on the street parking

# PUBLIC INFORMATION MEETING FEEDBACK FORM

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Please provide your name and address below: (optional)

Name:

Marie Sabine

Address:

15502 Thrift Ave.

What is your position on the development proposal application?

(Please circle your preferred response)

I SUPPORT the proposal.

I am UNDECIDED on the proposal.

I OPPOSE the proposal.

Please provide your comments in the box below:

I am concerned about the size of the residence creating shade in my back, not allowing a garden. I currently have a landscaped garden and want to keep it. I am concerned about how much space (foot print) the houses will take ~~the~~ leaving little green space.

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Baljit Singh Owner Tel: (778) 918-4848 Email: baljit_78@yahoo.com

# PUBLIC INFORMATION MEETING FEEDBACK FORM

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Please provide your name and address below: (optional)

Name:

Address:

What is your position on the development proposal application?

(Please circle your preferred response)

I SUPPORT the proposal.

I am UNDECIDED on the proposal.

I OPPOSE the proposal.

Please provide your comments in the box below:

We want to keep the neighborhood nice and simple there is already so much construction that already is causing so much trouble, pot holes, speeders, and noise.

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: avonhausen@whiterockcity.ca	Baljit Singh Owner Tel: (778) 918-4848 Email: baljit.78@yahoo.com



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Please provide your name and address below: (optional)

Name:

Jarett Merkul

Address:

What is your position on the development proposal application?

(Please circle your preferred response)

I SUPPORT the proposal.

I am UNDECIDED on the proposal.

I OPPOSE the proposal.

Please provide your comments in the box below:

Tree retention would be my main concern.  
we live almost right behind the proposal.  
Privacy provided by the trees is  
very nice.

Thank you for your participation. If you have any questions, please contact the following:

I want to contact the CITY ...	I want to contact the APPLICANT ...
Athena von Hausen Planner, City of White Rock Tel: (604)-541-2159 Email: <a href="mailto:avonhausen@whiterockcity.ca">avonhausen@whiterockcity.ca</a>	Baljit Singh Owner Tel: (778) 918-4848 Email: <a href="mailto:baljit.78@yahoo.com">baljit.78@yahoo.com</a>

**From:** [DARRYL WILKS](#)  
**To:** [Athena von Hausen](#)  
**Subject:** Re: Proposal at 15496 Thrift Avenue  
**Date:** Thursday, October 15, 2020 5:50:56 PM  
**Attachments:** [image001.jpg](#)

---

*CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.*

Thanks for returning my call concerning development proposal 15496 Thrift Avenue.

Our Family are currently living a home that required rezoning to allow higher density and create more single Family residences using the "in fill" model. We appreciate the need to increase density, for a multitude of reasons, however over the past decade, there have been significant changes that are resulting in issues related to living in a primary residential neighbourhood that Planning seems to have missed. These changes are having a definite negative effect on what could and should be considered a single family home residential neighbourhood.

#### Residential Parking

As a home owner we are allotted 4 "Restricted Parking" passes for the "in fill" home we live in, which are used for on street restricted parking (all homes on Thrift purchase up to 4 on street parking passes). The Proposal for the new development, which is a duplex home(s), if parking allotment remains consistent, will add 8 more on street parking requirements.

The former owner of the property, who we knew for 15 years, had one vehicle and never parked on Thrift Avenue. A number of the "in fill" homes constructed on Thrift Avenue from 2000 to 2008 have driveways that are totally useless because, when the homes were constructed, had to meet City elevation requirements. That meant that the foundations were dug so deep that the driveways were rendered effectively useless with parking for maybe one vehicle at the very top of their driveway. The result is residents of those properties, having more than one vehicle, have to park on the street as it is the only alternative.

We watched and were shocked to see what happened on the 15400 block of Goggs Street. It is a parking nightmare for residents. There are also many homes on 15400 block of Thrift that have suites and in today's economy, many Families have adult children sharing their homes, all driving vehicles, all adding pressure to on street parking.

#### Traffic & Safety Concerns

Increased pressures with on street parking is creating traffic and safety issues. It is not a matter of policing, it is a matter of citizens using Thrift as a commuter route or alternative to any travel on North Bluff (16 Avenue). It starts with the bottom of 14 Avenue East (Thrift after crossing State Avenue) and King George Blvd interchange. When 14 Avenue traffic circle opened it became a favorite commuter route up to State Avenue through to Thrift Avenue. Today every vehicle type known uses Thrift. Huge tandem dump trucks, monster cement trucks, tradesman driving huge Dodge Ram trucks dragging construction trailers as if driving Daytona. Speeders of every type, vehicles passing Seniors to get to who knows where, trades people passing drivers training vehicles, of course, Harley Nation. There has NEVER been a game of street hockey or kick the can or stick ball because participants would be run over in a second.

One of the major challenges with this flood of traffic and tangle of on street parking, is access and egress to and from your home. This is a residential neighbourhood and should be respected as one. Most residents back into their steep driveways because it is almost impossible to see anything while backing out of them. Back up cameras provide good images of planes and birds but are tilted so high as to be ineffective. To make your driveway remotely useful requires backing down the driveway. As we all know that requires time, space and patients by all drivers. Good luck! Drivers approaching from behind do not stop, they instead cruise over to the parking lane to get around and I have even had drivers go into the on coming lane while I am backing up, driving head on into coming traffic and give me the horn and worse.

Leaving the driveways is just as challenging. Again visibility is challenged because of the numbers and size of vehicles parked on Thrift. There are also the standard hedges and trees that add to the challenges of just getting on to Thrift. It's a residential neighbourhood, it is to be expected.

With the completion of three more huge towers, adding potentially 200 to 300 more vehicles daily, all using Thrift as the access to Highway 99 or other areas in South Surrey, White Rock, adding 8 more on street vehicle parking spaces is going to add to the safety and traffic issues. I have met with City Planners asking about remedies, such as traffic calming devices, but it is up to Citizens to initiate the requests (petition). I certainly don't agree with that policy! I will endorse the City NEVER to repave Thrift, I prefer it be left to deteriorate to a condition that forces drivers to seek alternative routes or slow down.

Planning needs to consider that the density changes taking place now should not destroy residential neighbourhoods, but unfortunately they are. They do not have to need to address safety and traffic concerns for Families living on a great street in a Great Community!

Regards

Darryl Wilks

---

**From:** "Athena von Hausen" <AvonHausen@whiterockcity.ca>  
**To:** "dlwilks" <dlwilks@shaw.ca>  
**Sent:** Thursday, October 15, 2020 1:47:43 PM  
**Subject:** Proposal at 15496 Thrift Avenue

Hi there,

Please just reply to this email noting your concerns as we discussed on the phone.

Kind regards,

**ATHENA VON HAUSEN, MCIP, RPP**

**Planner, City of White Rock**

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

Tel: 604.541.2159 | Fax: 604.541.2153 | [www.whiterockcity.ca](http://www.whiterockcity.ca)

*Email signature logo*



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**PUBLIC INFORMATION MEETING**  
**15570 OXENHAM DRIVE**  
**REZONING, MINOR DEVELOPMENT PERMIT, FILE NO. 19-008**  
**JULY 10, 2019**

**WHITE ROCK LIBRARY (MEETING ROOM) - 15342 BUENA VISTA AVENUE**

NAME (PLEASE PRINT)	ADDRESS	POSTAL CODE
1. GLEN JOHNSON	14995 BARKER RD	V4B 3K3
2. Yuanzhi Shang	1361 Finlay Street	
3. Sharidyn Lindsay	15490 Russell Ave	V4B 2R3
4. Pradeep Malik	15570 Oxenham Ave	V4B 2J2
5. Sonia Garcia Her	15550 Oxenham	
6. SUCNA THIND	14760- OXENHAM AVE	V4B 2H7
7. BALBIRA FRIED	14560- COUNSET AVE	V4B 2V8
8. REEU SWEERA	14820- OXENHAM AVE	V4B 2H9
9. SHIVRAJ SONDAL	14783- UPPER DORSET	V4B 2E1
10. VASU NADDO	14819- BROADSPECT AVE	V4B 2A9
11. MARDON CHIDLOW	15540- OXENHAM AVE	V4B 2J3
12.		
13.		
14.		
15.		
16.		

**Feedback from Public Information Meeting  
Zoning Bylaw Amendment and Minor Permit Application  
15570 Oxenham Avenue, File 19-008**

July 10, 2019

1. Please provide your name and address. (please print clearly)

Name: GLEN JOHNSON

Address: 15531 OXENHAM AVE, White Rock.

2. Do you agree with the proposed development application? \_\_\_\_\_

Yes  No  Undecided

Please comment.

A VERY GOOD PLAN.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_

Thank you for your participation. If you have any questions, please contact:

Carl Isaak  
Planner  
City of White Rock  
604-541-2293  
[cisaak@whiterockcity.ca](mailto:cisaak@whiterockcity.ca)

Jolly Saluja  
Applicant / Agent  
604-537-6717

*\*Please note that your completed feedback form will be disclosed to the public and presented to Mayor and Council as part of the information package attached to this application. Any personal information or commentary you provide on this form will become public record.*

**Feedback from Public Information Meeting**  
**Zoning Bylaw Amendment and Minor Permit Application**  
**15570 Oxenham Avenue, File 19-008**

July 10, 2019

1. Please provide your name and address. (please print clearly)

Name: Sonia Garcia Torres

Address: 15550 Oxenham St

2. Do you agree with the proposed development application?

Yes  No  Undecided

Please comment.

it looks good.  
will enhance neighborhood  
Parking is a concern. that was  
explained by city official, seems  
satisfactory

Thank you for your participation. If you have any questions, please contact:

Carl Isaak  
Planner  
City of White Rock  
604-541-2293  
[cisaak@whiterockcity.ca](mailto:cisaak@whiterockcity.ca)

Jolly Saluja  
Applicant / Agent  
604-537-6717

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**Feedback from Public Information Meeting**  
**Zoning Bylaw Amendment and Minor Permit Application**  
**15570 Oxenham Avenue, File 19-008**

July 10, 2019

1. Please provide your name and address. (please print clearly)

Name: JASBIR NAHAR

Address: 1390 FINLAY ST. WHITE ROCK, BC

2. Do you agree with the proposed development application?

Yes  No  Undecided

Please comment.

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Thank you for your participation. If you have any questions, please contact:

Carl Isaak  
 Planner  
 City of White Rock  
 604-541-2293  
[cisaak@whiterockcity.ca](mailto:cisaak@whiterockcity.ca)

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**Feedback from Public Information Meeting**  
**Zoning Bylaw Amendment and Minor Permit Application**  
**15570 Oxenham Avenue, File 19-008**

July 10, 2019

1. Please provide your name and address. (please print clearly)

Name: Manzhu Shang

Address: 1361 Finlay St.

2. Do you agree with the proposed development application?

Yes  No  Undecided

Please comment.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

Thank you for your participation. If you have any questions, please contact:

Carl Isaak  
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City of White Rock  
604-541-2293  
[cisaak@whiterockcity.ca](mailto:cisaak@whiterockcity.ca)

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**Feedback from Public Information Meeting  
Zoning Bylaw Amendment and Minor Permit Application  
15570 Oxenham Avenue, File 19-008**

July 10, 2019

1. Please provide your name and address. (please print clearly)

Name: SHARILYN LINDSAY *South Hosp. bands (Have been here 19 yrs & not get wanting to*  
Address: 15420 RUSSELL AVE WHITE ROCK BC *he-develop but am penalized with principal fees for wanting to stay in my house*

2. Do you agree with the proposed development application?

Yes  No  Undecided

Please comment.

*\* Our family house (still in the family) is 15570 Oxenham (Built for Mom + Dad 1965) (Sister's house now)*

① Don't approve of "Spot" ZONING (Ms VanHansen explained how its not officially SPOT zoning, but it sure seems like it. Next OCP is coming up again, then what?)

② Will probably become a 4 play as soon as the occupancy permit is given - parking? No sidewalks. Many children play on street now.

③ Duplex doesn't allow for the large "Bulking" on the lot to have any sight-lines like a lot with 2 narrow houses on same size lots.

④ My property was "Rezoned" at sometime in the past recent years without my knowledge + now I have to pay Double on my drainage fees!?!? Hard to understand + trust City Hall.

Thank you for your participation. If you have any questions, please contact:

Carl Isaak  
Planner  
City of White Rock  
604-541-2293  
cisaak@whiterockcity.ca

*15420 RUSSELL Ave  
White Rock.*

Jolly Saluja  
Applicant / Agent  
604-537-6717

\*Please note that your completed feedback form will be disclosed to the public and presented to Mayor and Council as part of the information package attached to this application. Any personal information or commentary you provide on this form will become public record.

*\* Ms vonHansen tried to be very helpful tonight. Good person to have at this meeting - thank you*

**Feedback from Public Information Meeting  
Zoning Bylaw Amendment and Minor Permit Application  
15570 Oxenham Avenue, File 19-008**

July 10, 2019

1. Please provide your name and address. (please print clearly)

Name: PRADEEP MALIK

Address: 15579 Oxenham Ave White Rock

2. Do you agree with the proposed development application?

Yes  No  Undecided

Please comment.

Its good for White Rock to have  
development in the area.  
If it within guidelines.

Thank you for your participation. If you have any questions, please contact:

Carl Isaak  
Planner  
City of White Rock  
604-541-2293  
[cisaak@whiterockcity.ca](mailto:cisaak@whiterockcity.ca)

Jolly Saluja  
Applicant / Agent  
604-537-6717

*\*Please note that your completed feedback form will be disclosed to the public and presented to Mayor and Council as part of the information package attached to this application. Any personal information or commentary you provide on this form will become public record.*

**From:** [Matt Saunders](#)  
**To:** [Athena von Hausen](#)  
**Subject:** Oxenham Ave. / Duplex Proposal"s / Matthew & Lisa Saunders 15448 Oxenham Ave / Disapprove  
**Date:** Tuesday, October 15, 2019 5:52:38 PM  
**Attachments:** [image19be72.PNG](#)

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*CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.*

To Whom it may Concern,

My wife and I (and three children) bought this house (15448 Oxenham) 1.5 years ago, and have been citizens of White Rock for the past 5 years. We moved out here to get away from congestion and high density. We have spent over 2 Million dollars on our current house.

We could have chose to live in almost any neighborhood in White Rock. Yet we chose Oxenham to raise our kids.

If we wanted to live in a neighbourhood with duplexes and infill housing, we would've never bought this house, in this neighbourhood.

It's not a high-traffic area, witch we like. Also not a dense area in terms of accommodation, so people take care of their properties.

We don't want to be pounded by duplexes and semi-detacheds and more neighbours.

We like the way the street is currently with houses and yards.

The street is already lined with cars on it any given day. Adding more units will just add to the cars, and will clog up the streets even more.

I know we are not the only residence's on this street that are against these proposal's.

The only reason these people are proposing these duplex is for peer profit.

They will NOT live here.

I have invested in this street to raise my family on nice quite WHITE ROCK

street.

## Matthew and Lisa Saunders

**Matt Saunders** | Sales Representative

**Prosol Inc.** | Surrey

Tel: 604 635-1313, 855 635-0264

Fax: 604 635-0266

Cell: 778 928-3774

Email: [MSaunders@prosol.ca](mailto:MSaunders@prosol.ca)

7550 132nd street

Surrey, BC

V3W 4M7



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# Public Information Meeting Summary

## 15570 Oxenham Avenue, White Rock, B.C.



### Introduction

The purpose of this report is to summarize the Public Information Meeting held by the City of White Rock and 1187387 B.C. Ltd. On July 10<sup>th</sup>, 2019. The intent of the meeting was to present the development proposal for 15570 Oxenham Avenue to the public and to address the attendees comments and concerns.

### Location and Time

The meeting was held at the City of White Rock Public Library at 15342 Buena Vista Avenue from 5:30pm to 7:00pm.

### Meeting Format

The meeting was held as an open house. Poster boards displaying the proposed development including all related information were set up around the room for the attendees to review.

The City of White Rock provided sign-in sheets and feedback forms for the attendees to complete if they wished to do so.

### Representatives of the City and the Developer

Athena von Hausen – Planner, City of White Rock

Jolly Salluja – Developer / 1187387 B.C. Ltd.

Natania Ziesmann - Architectural Designer of the proposed buildings

## **Sign-in and Feedback**

Eleven people signed in representing individuals and some of them couples of which six completed a feedback sheet.

Five out of these responded that they agree with the proposed development, one party was undecided.

## **Reasoning provided for supporting the application**

- The proposed building "looks good" and will enhance the neighbourhood
- The proposed plan is "very good"
- It is good for White Rock to have development in the area if it is within the guidelines

## **Reasoning provided for being undecided**

- Dislike of "Spot" zoning
- Concerns that the proposed duplex will be turned into a 4-Plex
- Number of parking spaces provided might not be sufficient
- Increase in traffic/no sidewalks present and children are playing on the street
- The width and mass of the proposed building "does not allow for any sightlines"
- The attendees own property was rezoned at some time in the past without her knowledge, the drainage fees have therefore doubled which led to trust concerns regarding City Hall decisions

## **Additional comments from parties supporting the application**

- Sufficient parking is a concern

## **Response to the above comments**

### **Parking**

Each unit has been provided with the required two spaces per dwelling. The applicant feels that the setback to the garages in combination with the section of the driveway in between lot line and road edge will be sufficient to accommodate one additional temporary visitor parking space per unit so that visiting vehicles will not have to park along the edge of the road.

## **Secondary Suites**

The proposed basement layout of the units is intended to provide additional indoor recreational space for the occupants as well as a guest bedroom with a conveniently located washroom on the same level.

The proposed zoning furthermore does not permit secondary suites.

City Planner Carl Isaak previously mentioned to the applicant the possibility of placing a restrictive covenant on the property to further restrict the conversion into a 4-plex. The applicant would be more than happy with such a solution in order to eliminate this concern.

## **Changes to the overall Neighbourhood character and sightlines**

The rezoning from 'RS-1 One Unit Residential Zone' to 'RT-1 Two Unit (Duplex) Residential Zone' of the property would be in accordance with the Official Community Plan designation and the proposed side-by-side duplex has been designed in accordance with the City of Whiterock's Duplex/Triplex Design Guidelines in order to fit well within the surrounding context.

The existing house situated on the subject property is dated and will require extensive repairs. Finishes and materials currently present are basic and weathered.

A new and modern building with high-end finishes and materials will improve the overall appearance of the streetscape significantly.

Younger families and couples looking to downsize would be attracted to the neighbourhood by these more affordable housing options and a rezoning on a lot-by-lot basis will preserve the existing neighbourhood character.

The side yard setbacks of the proposed design and zoning do not differ from the setbacks of the current zoning. In addition to meeting these requirements extensive landscaping has been proposed and the applicant feels that this will as well be a significant improvement to the current appearance of the property.

## **Conclusion**

We have made our best effort to review and address each comment received. If any clarification is required related to our proposal or our responses please let us know and we will ensure to respond accordingly.

**APPENDIX E**  
**DPA Guidelines Response Table**

(Attached Separately)



# Mature Neighbourhood Infill Development Permit Area Guidelines

The objectives of the **Mature Neighbourhood Infill Development Permit Area** are to:

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

**Please provide a summary of how your proposal achieves the objectives and policies of the Mature Neighbourhood Infill DPA below:**

The proposed side-by-side duplex has been designed in accordance with the City of White rock's Duplex/Triplex Design Guidelines in order to fit well within the surrounding context.

The proposed building is two storeys with the upper storey having a smaller footprint than the main and basement levels. The duplex units both face the north property line and each of their interlocked plans differs from the other. The plan of the building follows the property lines .The south generally hugs the setback line, a usable rear yard for both units. The south unit has usable outdoor space provided to its south.

The front entrances of each unit are separated and made distinct from each other, while they share a similar vocabulary.

Each unit provides generous living space, in addition to recreation space in the basement.

The south facade is modulated by the use of layered setbacks and heights of parts of the building mass creating a hierarchy of entrances, decks, roofs and balcony recesses.

NOTE 1: All 'Applicant Response' sections must be filled out by the applicant.

NOTE 2: If your proposal cannot adequately address one of the below-listed DPA guidelines, provide a rationale (and alternative resolution) above, and in the applicable response section.

**Mature Neighbourhood Infill  
Development Permit Area Guidelines**

**Section 22.9.1 - Buildings**

**Mature Neighbourhood Infill DPA Guideline 22.9.1 (a)**

Ensure buildings are compatible with or complementary to adjacent developments in terms of height, density, and design.

**Applicant Response**

The site meets the lot area and dimension requirements of the RT-1 zone and the siting and massing of the proposed side-by-side duplex meets all of the requirements under the current 'RS-1 Zoning

Please see chart below.

	RT-1 Zone	Proposal
Lot Width	18.0m min.	18.m
Lot Depth	30.5m	40.4m
Lot Area	742.0 sq.m.	762.5 sq.m.
Lot Coverage	45% max.	40.20%
Floor Area	50% max	49.8
Height	7.7m max	7.7m
Front Setback	7.5m min.	8.0m
Rear Setback	7.5m min.	9.7m
Side Setback	1.5m min.	1.5m

**Mature Neighbourhood Infill DPA Guideline 22.9.1 (b)**

Consider alternatives to the traditional side- by-side duplexes and triplexes, such as front/ rear and top/bottom layouts. 'Mirror-image' designs will not be permitted for single family dwellings, duplexes, or triplexes. Entrances shall be clearly identifiable, and weather protection with overhangs and awnings shall be provided over all entrances.

**Applicant Response**

Individuality of each unit has been achieved through variations in the floor plans and window sizes, veranda style and dimensions, incorporation of different roof styles on the main floor, and by using different cladding accent materials as well as different shades of colours.

**Mature Neighbourhood Infill  
Development Permit Area Guidelines**

**Mature Neighbourhood Infill DPA Guideline 22.9.1 (c)**

Create visual interest with architectural details that break up the mass of the building and give each dwelling unit in a duplex or triplex its own visual identity. Open verandas and peaked roofs are encouraged for duplexes, triplexes, and small-lot single family development.

<b>Applicant Response</b>	Individuality of each unit has been achieved through variations in the floor plans and window sizes, veranda style and dimensions, incorporation of different roof styles on the main floor, and by using different cladding accent materials as well as different shades of colours.
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**Mature Neighbourhood Infill DPA Guideline 22.9.1 (d)**

Use a variety cladding colours and/or materials to avoid large, uniform expanses. Different cladding colours or materials can be used to differentiate between units in a duplex or triplex.

<b>Applicant Response</b>	There mix use of Stone, , exposed heavy timber and Hardi panels
---------------------------	---

**Mature Neighbourhood Infill  
Development Permit Area Guidelines**

**Mature Neighbourhood Infill DPA Guideline 22.9.1 (e)**

Follow passive solar design principles for the orientation and siting of buildings. Design roofs to maximize opportunities for solar collection in winter and control solar gain on south-facing facades by blocking high- angle sun in summer. Maximize passive ventilation and passive cooling through building orientation.

<b>Applicant Response</b>	<p>The provision of large windows will allow maximize opportunities for solar collection in winter .</p> <p>Shadowing from the articulated facades, wide roof overhangs, balconies and canopies serve to mitigate the potential of solar heat gain from large amounts of direct sunlight</p>
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**Mature Neighbourhood Infill DPA Guideline 22.9.1 (f)**

Incorporate west coast design elements with the use of natural materials, including brick, stone, concrete, exposed heavy timber, and/or steel. Vinyl siding and stucco will not be considered for cladding. Use rich natural tones which reflect the natural landscape and seascape as the dominant colours, with brighter colours used only as accents.

<b>Applicant Response</b>	<p>The south facade is modulated by the use of layered setbacks and heights of parts of the building mass creating a hierarchy of entrances, decks, roofs and balcony recesses. There mix use of Stone, , exposed heavy timber and Hardi panels</p>
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**Mature Neighbourhood Infill  
Development Permit Area Guidelines**

<b>Mature Neighbourhood Infill DPA Guideline 22.9.1 (g)</b>	
<p>Ensure that garages do not dominate the front face of a building. If a garage faces a street, it shall be subordinate to the pedestrian entrance in terms of size, prominence on the streetscape, location, and design emphasis. The use of landscaping to screen and soften the appearance of a garage is encouraged.</p>	
<b>Applicant Response</b>	<p>The Side Walk beside each home entry will be large enough to accommodate both garbage and recycle containers. Direct access to this storage from each garage will promote easy house-to-curb recycling of residential waste.</p>

**Mature Neighbourhood Infill  
Development Permit Area Guidelines**

**Section 22.9.2 – Public Realm and Landscape**

**Mature Neighbourhood Infill DPA Guideline 22.9.2 (a)**

Improve the public realm with widened sidewalks (minimum 1.8 metres). Plant street trees and design curb let-downs to accommodate wheelchairs and scooters.

<b>Applicant Response</b>	Existing sidewalk will be maintained during construction and the drive way will be constructed according to the city bylaw
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**Mature Neighbourhood Infill DPA Guideline 22.9.2 (b)**

Site buildings to create through-block walking connections where appropriate. These will create opportunities for a variety of pedestrian-oriented activities and a finer- grained street grid.

<b>Applicant Response</b>	The duplex has been given a contemporary character faced in natural coloured materials The extensive use of glass will create bright and expansive feel to what are relatively small housing units.
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**Mature Neighbourhood Infill  
Development Permit Area Guidelines**

**Mature Neighbourhood Infill DPA Guideline 22.9.2 (c)**

Use light coloured reflective paving materials such as white asphalt or concrete for paths and driveways to reduce heat absorption and urban heat island effect. Ensure all areas not covered by buildings, structures, and roads are landscaped. Incorporate shared pedestrian accesses where possible to minimize impervious areas.

<p><b>Applicant Response</b></p>	<p>The paving materials and colours TBD accordingly</p>
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**Mature Neighbourhood Infill DPA Guideline 22.9.2 (d)**

Ensure all trees are planted with sufficient soil volume, using soil cells where appropriate, and incorporate diverse native shrub layers below trees to intercept stormwater. Projects should be designed to allow for the retention of large, mature, healthy trees, and landscape design should employ CPTED principles.

<p><b>Applicant Response</b></p>	<p>Please see landscape plan</p>
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**Mature Neighbourhood Infill  
Development Permit Area Guidelines**

<b>Mature Neighbourhood Infill DPA Guideline 22.9.2 (e)</b>	
<p>Select trees that will maximize passive solar gain, natural ventilation, and natural cooling, and increase the entry of natural light into buildings. Maximize the use of drought tolerant species that can withstand the seaside setting and require minimal irrigation. Avoid planting invasive species. The planting of hedges directly adjacent to sidewalks is discouraged, unless they are screening a garbage/recycling area.</p>	
<b>Applicant Response</b>	<p>Please see landscape plan</p>
<b>Mature Neighbourhood Infill DPA Guideline 22.9.2 (f)</b>	
<p>Use Low Impact Development Techniques for stormwater management, where appropriate, in accordance with the City’s Integrated Storm Water Management Plan (ISWMP). This includes but is not limited to bio-swales, cisterns, and permeable paving. Narrower lanes/access roads and the use of porous asphalt are encouraged.</p>	
<b>Applicant Response</b>	<p>Permeable surfaces at patios and at the large areas to remain landscaped will allow for natural groundwater recharge from rain.</p>



**Mature Neighbourhood Infill  
Development Permit Area Guidelines**

**Section 22.9.3 – Parking and Functional Elements**

**Mature Neighbourhood Infill DPA Guideline 22.9.3 (a)**

Minimize paved areas with narrow, shared vehicular accesses. Separate accesses are considered for duplexes or triplexes that are located on corner lots or that have street and lane accesses.

<b>Applicant Response</b>	Pavement areas have been kept to a minimum by placing the garages side by side with a combined driveway.
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**Mature Neighbourhood Infill DPA Guideline 22.9.3 (b)**

Provide sufficient space for garbage, recycling, and composting where appropriate. These areas are to be located so that they are convenient for users and accessible for waste/recycling/ compost collection and removal.

<b>Applicant Response</b>	The Side Walk beside each home entry will be large enough to accommodate both garbage and recycle containers. Direct access to this storage from each garage will promote easy house-to-curb recycling of residential waste.
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# Mature Neighbourhood Infill Development Permit Area Guidelines

The objectives of the **Mature Neighbourhood Infill Development Permit Area** are to:

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

**Please provide a summary of how your proposal achieves the objectives and policies of the Mature Neighbourhood Infill DPA below:**

The proposed side-by-side duplex has been designed in accordance with the City of Whiterock's Duplex/Triplex Design Guidelines in order to fit well within the surrounding context.

The significant setback of the upper floors as well as the chosen roof style ensure that the neighbouring properties will not be overshadowed.

The use of high-end finishes and cladding materials, the design and individuality of each unit as well as the substantial landscaping of the front and rear yards ensure the proposed duplex will have a positive effect on the current streetscape.

NOTE 1: All 'Applicant Response' sections must be filled out by the applicant.

NOTE 2: If your proposal cannot adequately address one of the below-listed DPA guidelines, provide a rationale (and alternative resolution) above, and in the applicable response section.

**Mature Neighbourhood Infill  
Development Permit Area Guidelines**

**Section 22.9.1 - Buildings**

**Mature Neighbourhood Infill DPA Guideline 22.9.1 (a)**

Ensure buildings are compatible with or complementary to adjacent developments in terms of height, density, and design.

<b>Applicant Response</b>	<p>The proposed building will have a height of 7.68m with the highest point of the roof at 101.87m which is compatible with the neighbours highest points of 101.73m and 99.23m.</p> <p>The lot coverage of the proposed duplex would be just slightly higher than the max. permitted in the RS-1 Zone (41.56%) which is due to the large covered decks in the rear. Single garages are being proposed to match the neighbouring properties.</p> <p>Large Verandas accentuate the fronts and the second story has been significantly setback to break up the front facade and to not "overpower" the neighbouring roof styles/facades.</p>
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**Mature Neighbourhood Infill DPA Guideline 22.9.1 (b)**

Consider alternatives to the traditional side- by-side duplexes and triplexes, such as front/ rear and top/bottom layouts. ‘Mirror-image’ designs will not be permitted for single family dwellings, duplexes, or triplexes. Entrances shall be clearly identifiable, and weather protection with overhangs and awnings shall be provided over all entrances.

<b>Applicant Response</b>	<p>Both entrances are weather protected and accentuated through large verandas.</p> <p>Individuality of each unit has been achieved through variations in the floor plans, window sizes and veranda sizes; stepping of the upper floor roof and by placing the accent materials in different locations.</p>
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**Mature Neighbourhood Infill**  
**Development Permit Area Guidelines**

<b>Mature Neighbourhood Infill DPA Guideline 22.9.1 (c)</b>	
<p>Create visual interest with architectural details that break up the mass of the building and give each dwelling unit in a duplex or triplex its own visual identity. Open verandas and peaked roofs are encouraged for duplexes, triplexes, and small-lot single family development.</p>	
<b>Applicant Response</b>	<p>Large verandas in different shapes and sizes and differentiations in the placement of the box windows and accent materials have been proposed. Upper floor has been significantly set back to break up the massing of the front facade.</p>
<b>Mature Neighbourhood Infill DPA Guideline 22.9.1 (d)</b>	
<p>Use a variety cladding colours and/or materials to avoid large, uniform expanses. Different cladding colours or materials can be used to differentiate between units in a duplex or triplex.</p>	
<b>Applicant Response</b>	<p>Besides the uniform Hardie panel cladding and the stone accents on the lower level, cedar siding as well as a darker shade of colour for front doors and soffits has been proposed - please see attached list of finishes by Creative Spaces.</p>

**Mature Neighbourhood Infill  
Development Permit Area Guidelines**

**Mature Neighbourhood Infill DPA Guideline 22.9.1 (e)**

Follow passive solar design principles for the orientation and siting of buildings. Design roofs to maximize opportunities for solar collection in winter and control solar gain on south-facing facades by blocking high- angle sun in summer. Maximize passive ventilation and passive cooling through building orientation.

**Applicant Response**

Large windows and french doors have been proposed on the South and North side of the duplex to maximize natural lighting.  
Covered decks on the South side protect from high-angled sun in the summer.

**Mature Neighbourhood Infill DPA Guideline 22.9.1 (f)**

Incorporate west coast design elements with the use of natural materials, including brick, stone, concrete, exposed heavy timber, and/or steel. Vinyl siding and stucco will not be considered for cladding. Use rich natural tones which reflect the natural landscape and seascape as the dominant colours, with brighter colours used only as accents.

**Applicant Response**

Natural colours were chosen for all cladding materials. Stone as well as Cedar Siding have been proposed as accent materials.

**Mature Neighbourhood Infill**  
**Development Permit Area Guidelines**

<b>Mature Neighbourhood Infill DPA Guideline 22.9.1 (g)</b>	
<p>Ensure that garages do not dominate the front face of a building. If a garage faces a street, it shall be subordinate to the pedestrian entrance in terms of size, prominence on the streetscape, location, and design emphasis. The use of landscaping to screen and soften the appearance of a garage is encouraged.</p>	
<b>Applicant Response</b>	<p>Pedestrian entrances/large Verandas are the prominent feature of the front facades. The single garages are subordinate elements with their lowered roofs and recess from the Verandas.</p> <p>Substantial landscaping of the front yards will be provided, as per attached landscape plan.</p>

**Mature Neighbourhood Infill  
Development Permit Area Guidelines**

**Section 22.9.2 – Public Realm and Landscape**

**Mature Neighbourhood Infill DPA Guideline 22.9.2 (a)**

Improve the public realm with widened sidewalks (minimum 1.8 metres). Plant street trees and design curb let-downs to accommodate wheelchairs and scooters.

<p><b>Applicant Response</b></p>	<p>Not applicable - there is currently no sidewalk along the property line.</p>
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**Mature Neighbourhood Infill DPA Guideline 22.9.2 (b)**

Site buildings to create through-block walking connections where appropriate. These will create opportunities for a variety of pedestrian-oriented activities and a finer- grained street grid.

<p><b>Applicant Response</b></p>	<p>Not applicable - there is currently no sidewalk along the property line.</p>
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**Mature Neighbourhood Infill  
Development Permit Area Guidelines**

<b>Mature Neighbourhood Infill DPA Guideline 22.9.2 (c)</b>	
<p>Use light coloured reflective paving materials such as white asphalt or concrete for paths and driveways to reduce heat absorption and urban heat island effect. Ensure all areas not covered by buildings, structures, and roads are landscaped. Incorporate shared pedestrian accesses where possible to minimize impervious areas.</p>	
<b>Applicant Response</b>	<p>A shared brushed concrete driveway and walkways with natural, light coloured borders and dividing line has been proposed. Extensive landscaping will be provided as per the attached landscape plan.</p>
<b>Mature Neighbourhood Infill DPA Guideline 22.9.2 (d)</b>	
<p>Ensure all trees are planted with sufficient soil volume, using soil cells where appropriate, and incorporate diverse native shrub layers below trees to intercept stormwater. Projects should be designed to allow for the retention of large, mature, healthy trees, and landscape design should employ CPTED principles.</p>	
<b>Applicant Response</b>	<p>Please refer to the attached Arborist Report and Landscape plan.</p>



**Mature Neighbourhood Infill  
Development Permit Area Guidelines**

<b>Mature Neighbourhood Infill DPA Guideline 22.9.2 (e)</b>	
<p>Select trees that will maximize passive solar gain, natural ventilation, and natural cooling, and increase the entry of natural light into buildings. Maximize the use of drought tolerant species that can withstand the seaside setting and require minimal irrigation. Avoid planting invasive species. The planting of hedges directly adjacent to sidewalks is discouraged, unless they are screening a garbage/recycling area.</p>	
<b>Applicant Response</b>	<p>Trees and shrubs have been selected according to the DPA guidelines. Please refer to the attached Landscape plan.</p>
<b>Mature Neighbourhood Infill DPA Guideline 22.9.2 (f)</b>	
<p>Use Low Impact Development Techniques for stormwater management, where appropriate, in accordance with the City’s Integrated Storm Water Management Plan (ISWMP). This includes but is not limited to bio-swales, cisterns, and permeable paving. Narrower lanes/access roads and the use of porous asphalt are encouraged.</p>	
<b>Applicant Response</b>	<p>Gravel walkways to the side yards have been proposed to minimize non-porous surfaces. Minimum of 300mm top soil will be provided in all sod areas.</p>

**Mature Neighbourhood Infill  
Development Permit Area Guidelines**

**Section 22.9.3 – Parking and Functional Elements**

**Mature Neighbourhood Infill DPA Guideline 22.9.3 (a)**

Minimize paved areas with narrow, shared vehicular accesses. Separate accesses are considered for duplexes or triplexes that are located on corner lots or that have street and lane accesses.

**Applicant  
Response**

A shared brushed concrete driveway and walkways with natural, light coloured borders and dividing line has been proposed.

**Mature Neighbourhood Infill DPA Guideline 22.9.3 (b)**

Provide sufficient space for garbage, recycling, and composting where appropriate. These areas are to be located so that they are convenient for users and accessible for waste/recycling/ compost collection and removal.

**Applicant  
Response**

Garbage and Recycling containers will be stored either in the garages or in the side yard behind the gates not visible from the street.

**APPENDIX F**  
**ADP Minutes dated July 7, 2020**

(Attached Separately)

**PRESENT:** K. Hammersley, Chairperson  
P. Byer  
J. Muego  
N. Waissbluth  
R. Dhall

**ABSENT:** Paul Rust

**NON-VOTING MEMBERS:** C. Sears, RCMP  
K. Pauls, RCMP  
S. Greysen, BIA Representative  
A. Nixon, BIA Representative

**GUESTS:** N. Ziesmann, Designer (15570 Oxenham Ave.)  
J. Saluja, Owner (15570 Oxenham Ave.)  
P. Khatkar, Owner (15495 Oxenham Ave.)  
B. Singh, Owner (15496 Thrift Ave.)  
S. Bhatti, Owner (15496 Thrift Ave.)

**STAFF:** G. Newman, Manager of Planning  
Athena von Hausen, Planner

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**1. CALL TO ORDER**

The meeting was called to order at 3:45pm.

**2. ADOPTION OF AGENDA**

It was MOVED and SECONDED

THAT the Advisory Design Panel adopts the July 7, 2020 agenda as circulated.

**CARRIED**

**3. ADOPTION OF MINUTES**

It was MOVED and SECONDED

THAT the Advisory Design Panel adopts the minutes from the April 23, 2019 meeting as circulated.

**CARRIED**

**4. MANAGER WELCOME AND INTRODUCTIONS**

G. Newman provided a welcome and introduced members of the Panel.

**5. SUBMISSION TO THE ADVISORY DESIGN PANEL**

At the beginning of this section of the agenda, Athena von Hausen, Planner, provided an overview of the policy and regulatory framework applicable to the three applications under

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

### **5.1. Application 1: 15570 Oxenham Avenue – Proposed Duplex – Jolly Saluja (owner)**

P. Byer requested confirmation of where the second required parking space would be situated to which Athena von Hausen confirmed it would be in the driveway; the other required space being in the garage. P. Bylaw asked whether the walkway shown in the landscape plan on the eastern lot was to be established as it wasn't shown on corresponding plans. Mr. Byer asked if the large Douglas Fir on the property was to be retained and how runoff from the driveway would be managed, noting with respect to the latter point that there is a desire to see runoff directed to pervious surfaces (e.g., lawn).

J. Muego also noted discrepancies in the landscape plan which illustrated paving stones in the location of window wells as shown in the architectural drawings.

R. Dhall asked how the sides of the property would be treated/finished (e.g., fencing, patio doors, etc.) as a means of ensuring privacy treatment for abutting properties. The sloping nature of the property was highlighted as something to be considered.

N. Waissbluth asked that the applicant speak to the distinction proposed in the architectural aesthetic of the building, pointing to features in the design of the façade.

S. Greysen asked how the Panel might confirm the colours and materials as illustrated in the rendering noting that in many instances the two can be very different.

K. Hammersley provided a brief summary of the items introduced by the Panel and asked that the designer provide a response.

N. Ziesmann, being the project designer, confirmed that the space beside the driveway (lawns) would be used for the partial control of stormwater but that drains would be installed at the base of the driveway as well. Regarding the conflict in the walkway around the sides of the duplex, N. Ziesmann noted that it was likely they would be removed from the plans to avoid conflicts with structural components of the building (i.e., window wells). The Designer also confirmed that privacy fencing would be installed along the side lot lines to support the privacy of abutting owners.

N. Waissbluth requested confirmation of how the basement had been designed to allow natural light into the space and also requested whether or not the Fire Department would have any concern with access around the building if the walkway / paving stones, were removed. N. Ziesmann confirmed that the building would be designed in accordance with the BC Building Code as it relates to access and that the design included large windows and French doors at the rear to allow for natural light beneath rear, upper floor, balconies.

J. Muego asked whether the City would require covenants to prohibit secondary suites within the duplex to which Athena replied it would.

Following an initial question period, the Chair asked that Panel members offer comments on the application.

P. Byer noted that there needs to be better infiltration of stormwater and that the design should encourage runoff into the soil as opposed into storm system. J. Muego added that the applicant ought to provide rudimentary lot grading information to City staff to confirm where stormwater will go.

J. Muego commented on the lack of consistency in the drawing package with some drawings being conventionally laid out with the north arrow pointing upwards but in this case drawing were inconsistently oriented creating some inefficiencies in the review. J. Muego acknowledge the exterior design expression as being more monumental than contextual (e.g., use of a flat roof in the design as opposed to a pitched / gabled roof as seen in the neighbourhood) and that there was too much variety in the siding / cladding materials. It was noted that the roof makes the building look boxy and that while it is good to see differentiation in the façade, as proposed it is too busy. Finally, J. Muego noted the inconsistencies in the rendering from the architectural design and landscape plans.

R. Dhall further acknowledged some of the inconsistencies between the rendering and the landscape plan but noted he was okay with the level of permeability shown. R. Dhall reiterated that the façade of the building is too busy.

N. Waissbluth further identified the issues of consistency in the drawings.

P. Byer provided that the rendering needs to more accurately represent the project as designed.

K. Hammersley noted that the Panel would benefit from a sample board of materials / cladding and that a number of homes in the neighbourhood may, at some point, be going through redevelopment process as this area of the City experiences change.

S. Greysen, noted that the garage doors should be the same so as to lessen the variety in the façade.

Additional general comments included the following:

- Confirm what materials/colours are proposed through the provision of a materials board that the ADP can review
- Confirm side slope for driveway runoff- trench drain to deal with runoff (conformation)
- Revise walkway along sides of the building, as window wells may not allow enough space
- Adjust landscape plans to match architectural drawings (revise walkways to match), confirm hardscape/softscape materials
- Confirm fencing surrounding property (provide spec) or hedging on plans
- Confirm light to basement through window wells—will there be grates? Confirm on both landscape and architectural drawings

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

**It was MOVED and SECONDED**

THAT the Advisory Design Panel recommends that the application for the development proposal at 15570 Oxenham Avenue be returned to the ADP for further review once the applicant has had an opportunity to consider the comments (recommended changes) pertaining to:

- a. Efforts to maximum natural infiltration
- b. Provision of a preliminary lot grading plan that illustrates how natural infiltration can be improved (maximized)
- c. Efforts to lessen the variety of design elements within the front façade of the duplex with influence being taken from contextual design elements
- d. Flat versus pitched roof
- e. Alignment of landscape plans and architectural designs
- f. Materials board to be brought back to ADP

**CARRIED**

**5.2. Application 2: 15495 Oxenham Avenue – Proposed Duplex – Prabhdeep Khatkar (owner)**

A. von Hausen began the review of the second application with an overview of the proposal, including reference to the contextual factors and the design details associated with the duplex.

R. Dhall noted that the landscape plans are unclear and that the renderings omit details that may be necessary in the build out of the project (e.g., railings along slope of driveway). The applicant clarified that there would be guardrails as required and that these details could be added to the drawings. D. Dhall asked whether an Arborist Report was provided. G. Newman presented the Panel with the related Arborist Report.

J. Muego asked whether the City of White Rock has established an impermeable surface limit to which A. von Hausen answered there is not. J. Muego asked whether a structural engineer had been involved in the design to date to which the applicant noted they had not.

S. Greysen noted that the design is stark and there is a need for the colours of the building to draw from the warmth of the colours in the stone accents. The applicant noted there are trying to use earth tones without too many colours but that changes can be made to the drawings. S. Greysen noted that the use of cedar may be beneficial to which the applicant mentioned they could look at the use of beams similar to the use of such in the neighbouring home.

P. Byer asked if the height of the building is compliant with the zoning applicable to the lot to which A. von Hausen confirmed it is. P. Byer noted that the landscaping plans are missing a lot of detail including reference to existing trees at the rear of the property.

N. Waissbluth noted that there appear to be conflicts in the rendering with respect to how roof lines are interacting / connecting and that a digital sample board of the materials (e.g., siding, stone, etc.) would be helpful; N. Waissbluth also noted that it would be good to see which materials are authentic versus those that are not (e.g., vinyl).

J. Muego added that there should be some consideration for human scale in the design and that some of the features of the design were improbable from the perspective of constructability (e.g., stone column on the left side of the façade, covered patio/balcony on the second storey, right side, of the front facade). Regarding cladding, J. Muego provided that the designer should look for where a

natural break in materiality may occur and that structural design elements should look at the practicality of implementation. Finally, J. Muego asked that the applicant give further consideration to the design of the rear façade, noting that it has limited design treatment as proposed.

R. Dhall provided that landscaping should not be a mirrored design on each side of the property / duplex and that there was not a landscape design plan submitted with the application. R. Dhall noted that the applicant should look to simplify the volume of design elements and look for variety and warmth in materials.

P. Byer noted concerns with the sloped driveway and the ability to maximum natural infiltration of stormwater by directing runoff to the lawn and away from catch basins.

K. Hammersley noted the overbearing nature of the duplex compared to the massing of homes within the immediate neighbourhood context. K. Hammersley reiterated the need for a complete landscaping plan.

The Applicant offered that a detailed landscape plan could be provided and that 30 percent permeable pavement may be used in the driveway.

P. Byer noted concern with the double car garage and S. Greysen added that perhaps a single car garage on one side of the project would be beneficial. P. Byer noted that there was very little lawn on which to grow plants to soften the appearance of the garage.

Additional general comments included the following:

- Confirm guardrails along driveway
- Confirm materials proposed on landscape plan (hardscape / softscape)
- Plantings should be arranged to differentiate between units
- Provision of a materials board; would like to see warmth brought up around the windows
- Landscape plan to show existing / proposed landscaping
- Roof over east entry needs to be resolved
- Revisions required to:
  - 2 storey columns surrounding entryway and covered porch
  - Materials – find natural break in building to change materials (right elevation)
  - Focus on rear elevation (this should not be forgotten)
  - Structural design (soffits would be much lower)
  - Roofline is confusing (simplify elements, rooflines, placement of elements)
  - Potential for increased permeability through a single car garage on one side and double car garage on the other

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

**It was MOVED and SECONDED**

THAT the Advisory Design Panel recommends that the application for the development proposal at 15495 Oxenham Avenue be returned to the ADP for further review once the applicant has had an opportunity to consider the comments (recommended changes) pertaining to the items discussed (as summarized in the meeting minutes).

**CARRIED**

**5.3. Application 3: 15496 Thrift Avenue – Proposed Duplex – Baljit Singh & Sukhi Bhatti (owners)**

A. von Hausen began the review of the third application with an overview of the proposal, including reference to the contextual factors and the design details associated with the duplex.



R. Dhall provided that the landscape plan was limited in detail and that more information was required regarding surface treatment (e.g., existing guardrails, etc.).

J. Muego noted that there needed to be consistency in the drawings, referencing the absence of walkways in some but the inclusion of such in others.

P. Byers asked for confirmation of which trees were to be removed / retained. G. Newman included reference to the Arborist Report with confirmation of removals being given.

J. Muego identified a concern with the slope (17%) of the driveway, noting that it would likely not be functional. A. von Hausen confirmed that the slope could be no greater than 15% per City (Streets) bylaw.

R. Dhall requested more variety in design with less mirroring. R. Dhall also noted there were too many varieties of plants and that one tree in the rear yard, as opposed to two, would be enough. R. Dhall also requested confirmation of the treatment of the side yard spaces.

N. Waissbluth noted the pitched roof in Drawing A2.5 is incomplete (showing a door submerged in the patio) and that the patio stairs in A3 were going in the wrong direction. It was further noted that the 3D drawings don't align with the floor plans and that many of the details (roof lines, columns, etc.) were missing from the rendering and/or illustrating conflicts in the design. Regarding materiality, N. Waissbluth request sample boards or picture of the proposed building materials used in a real application. N. Waissbluth also provided that the renderings were illustrating different materials / tones that other drawings.

P. Byer noted that he liked the offset in the garages and recognized that Thrift Avenue, being the context of this application, is different than that applicable to the two preceding applications on Oxenham Avenue. P. Byer noted the need for consistency and accuracy in the renderings and that the amount of impervious surfaces in the design is too high. P. Byer requested that the applicant look to hide the driveway with vegetation at the front of the property.

J. Muego pointed to a number of discrepancies (errors) in the designs (e.g., left entry in Drawing A6.1 having a floor cutting through the door) and requested that more accurate designs be advanced by the applicant. J. Muego also questioned the constructability of a number of components of the design and provided that is an additional level of care in development of the project that needs to be furthered.

Additional general comments captured by staff include:

- Site Plan / Landscape plan – confirm proposed hardscape/softscape surfaces
- Ensure drawings are consistent and coordinated
- Confirm proposed guardrails
- Show walkways on rendering
- Confirm driveway slope at 15%, right now the section shows a driveway slope of 16.6%
- Increase the variety in landscaping in the front (less mirroring)
- Revise landscape plan to accommodate one tree per lot in the rear yard with more plantings
- Include more information on the termination of walkways and the definition of the rear yards
- A2.5 Pitched roof is incomplete, the 3D model is flipped and the patio stairs are not reflected properly
- Rooflines need review (what is supporting the roof)
- Rendering needs to be consistent with the materials that are proposed
- Material Board required to confirm proposed materials
- A6.1. South Elevation:
  - Door is cutting through entry floor
  - Windows are cutting into roof
  - Right side balcony is cutting into roof
  - Guardrails do not touch walking surface

- A6.2. Lower gable, no wall above window, 2 French doors are completely exposed to weather

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

**It was MOVED and SECONDED**

THAT the Advisory Design Panel recommends that the application for the development proposal at 15496 Thrift Avenue be returned to the ADP for further review once the applicant has had an opportunity to consider the comments (recommended changes) pertaining to the items discussed (as summarized in the meeting minutes).

**CARRIED**

**6. DRAFT SCHEDULE OF ADP MEETINGS 2020**

G. Newman presented the draft schedule of ADP Meetings as included in the agenda package. The Chair requested a motion to adopt the schedule.

**It was MOVED and SECONDED**

THAT the Advisory Design Panel adopt the schedule as presented by staff.

**CARRIED**

**7. CONCLUSION OF THE MEETING**

There being no further business, the Chairperson declared the meeting concluded at 6:36 pm.



Karen Hammersley  
Chairperson, Advisory Design Panel



Greg Newman  
ADP, Committee Secretary

**PRESENT:** K. Hammersley, Chairperson  
P. Byer  
J. Muego  
N. Waissbluth  
R. Dhall

**ABSENT:** Paul Rust

**NON-VOTING MEMBERS:** C. Sears, RCMP  
K. Pauls, RCMP  
S. Greysen, BIA Representative  
A. Nixon, BIA Representative

**GUESTS:** N. Ziesmann, Designer (15570 Oxenham Ave.)  
J. Saluja, Owner (15570 Oxenham Ave.)  
P. Khatkar, Owner (15495 Oxenham Ave.)  
B. Singh, Owner (15496 Thrift Ave.)  
S. Bhatti, Owner (15496 Thrift Ave.)

**STAFF:** G. Newman, Manager of Planning  
Athena von Hausen, Planner

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**1. CALL TO ORDER**

The meeting was called to order at 3:45pm.

**2. ADOPTION OF AGENDA**

It was MOVED and SECONDED

THAT the Advisory Design Panel adopts the July 7, 2020 agenda as circulated.

**CARRIED**

**3. ADOPTION OF MINUTES**

It was MOVED and SECONDED

THAT the Advisory Design Panel adopts the minutes from the April 23, 2019 meeting as circulated.

**CARRIED**

**4. MANAGER WELCOME AND INTRODUCTIONS**

G. Newman provided a welcome and introduced members of the Panel.

**5. SUBMISSION TO THE ADVISORY DESIGN PANEL**

At the beginning of this section of the agenda, Athena von Hausen, Planner, provided an overview of the policy and regulatory framework applicable to the three applications under

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

### **5.1. Application 1: 15570 Oxenham Avenue – Proposed Duplex – Jolly Saluja (owner)**

P. Byer requested confirmation of where the second required parking space would be situated to which Athena von Hausen confirmed it would be in the driveway; the other required space being in the garage. P. Bylaw asked whether the walkway shown in the landscape plan on the eastern lot was to be established as it wasn't shown on corresponding plans. Mr. Byer asked if the large Douglas Fir on the property was to be retained and how runoff from the driveway would be managed, noting with respect to the latter point that there is a desire to see runoff directed to pervious surfaces (e.g., lawn).

J. Muego also noted discrepancies in the landscape plan which illustrated paving stones in the location of window wells as shown in the architectural drawings.

R. Dhall asked how the sides of the property would be treated/finished (e.g., fencing, patio doors, etc.) as a means of ensuring privacy treatment for abutting properties. The sloping nature of the property was highlighted as something to be considered.

N. Waissbluth asked that the applicant speak to the distinction proposed in the architectural aesthetic of the building, pointing to features in the design of the façade.

S. Greysen asked how the Panel might confirm the colours and materials as illustrated in the rendering noting that in many instances the two can be very different.

K. Hammersley provided a brief summary of the items introduced by the Panel and asked that the designer provide a response.

N. Ziesmann, being the project designer, confirmed that the space beside the driveway (lawns) would be used for the partial control of stormwater but that drains would be installed at the base of the driveway as well. Regarding the conflict in the walkway around the sides of the duplex, N. Ziesmann noted that it was likely they would be removed from the plans to avoid conflicts with structural components of the building (i.e., window wells). The Designer also confirmed that privacy fencing would be installed along the side lot lines to support the privacy of abutting owners.

N. Waissbluth requested confirmation of how the basement had been designed to allow natural light into the space and also requested whether or not the Fire Department would have any concern with access around the building if the walkway / paving stones, were removed. N. Ziesmann confirmed that the building would be designed in accordance with the BC Building Code as it relates to access and that the design included large windows and French doors at the rear to allow for natural light beneath rear, upper floor, balconies.

J. Muego asked whether the City would require covenants to prohibit secondary suites within the duplex to which Athena replied it would.

Following an initial question period, the Chair asked that Panel members offer comments on the application.

P. Byer noted that there needs to be better infiltration of stormwater and that the design should encourage runoff into the soil as opposed into storm system. J. Muego added that the applicant ought to provide rudimentary lot grading information to City staff to confirm where stormwater will go.

J. Muego commented on the lack of consistency in the drawing package with some drawings being conventionally laid out with the north arrow pointing upwards but in this case drawing were inconsistently oriented creating some inefficiencies in the review. J. Muego acknowledge the exterior design expression as being more monumental than contextual (e.g., use of a flat roof in the design as opposed to a pitched / gabled roof as seen in the neighbourhood) and that there was too much variety in the siding / cladding materials. It was noted that the roof makes the building look boxy and that while it is good to see differentiation in the façade, as proposed it is too busy. Finally, J. Muego noted the inconsistencies in the rendering from the architectural design and landscape plans.

R. Dhall further acknowledged some of the inconsistencies between the rendering and the landscape plan but noted he was okay with the level of permeability shown. R. Dhall reiterated that the façade of the building is too busy.

N. Waissbluth further identified the issues of consistency in the drawings.

P. Byer provided that the rendering needs to more accurately represent the project as designed.

K. Hammersley noted that the Panel would benefit from a sample board of materials / cladding and that a number of homes in the neighbourhood may, at some point, be going through redevelopment process as this area of the City experiences change.

S. Greysen, noted that the garage doors should be the same so as to lessen the variety in the façade.

Additional general comments included the following:

- Confirm what materials/colours are proposed through the provision of a materials board that the ADP can review
- Confirm side slope for driveway runoff- trench drain to deal with runoff (conformation)
- Revise walkway along sides of the building, as window wells may not allow enough space
- Adjust landscape plans to match architectural drawings (revise walkways to match), confirm hardscape/softscape materials
- Confirm fencing surrounding property (provide spec) or hedging on plans
- Confirm light to basement through window wells—will there be grates? Confirm on both landscape and architectural drawings

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

**It was MOVED and SECONDED**

THAT the Advisory Design Panel recommends that the application for the development proposal at 15570 Oxenham Avenue be returned to the ADP for further review once the applicant has had an opportunity to consider the comments (recommended changes) pertaining to:

- a. Efforts to maximum natural infiltration
- b. Provision of a preliminary lot grading plan that illustrates how natural infiltration can be improved (maximized)
- c. Efforts to lessen the variety of design elements within the front façade of the duplex with influence being taken from contextual design elements
- d. Flat versus pitched roof
- e. Alignment of landscape plans and architectural designs
- f. Materials board to be brought back to ADP

**CARRIED**

**5.2. Application 2: 15495 Oxenham Avenue – Proposed Duplex – Prabhdeep Khatkar (owner)**

A. von Hausen began the review of the second application with an overview of the proposal, including reference to the contextual factors and the design details associated with the duplex.

R. Dhall noted that the landscape plans are unclear and that the renderings omit details that may be necessary in the build out of the project (e.g., railings along slope of driveway). The applicant clarified that there would be guardrails as required and that these details could be added to the drawings. D. Dhall asked whether an Arborist Report was provided. G. Newman presented the Panel with the related Arborist Report.

J. Muego asked whether the City of White Rock has established an impermeable surface limit to which A. von Hausen answered there is not. J. Muego asked whether a structural engineer had been involved in the design to date to which the applicant noted they had not.

S. Greysen noted that the design is stark and there is a need for the colours of the building to draw from the warmth of the colours in the stone accents. The applicant noted there are trying to use earth tones without too many colours but that changes can be made to the drawings. S. Greysen noted that the use of cedar may be beneficial to which the applicant mentioned they could look at the use of beams similar to the use of such in the neighbouring home.

P. Byer asked if the height of the building is compliant with the zoning applicable to the lot to which A. von Hausen confirmed it is. P. Byer noted that the landscaping plans are missing a lot of detail including reference to existing trees at the rear of the property.

N. Waissbluth noted that there appear to be conflicts in the rendering with respect to how roof lines are interacting / connecting and that a digital sample board of the materials (e.g., siding, stone, etc.) would be helpful; N. Waissbluth also noted that it would be good to see which materials are authentic versus those that are not (e.g., vinyl).

J. Muego added that there should be some consideration for human scale in the design and that some of the features of the design were improbable from the perspective of constructability (e.g., stone column on the left side of the façade, covered patio/balcony on the second storey, right side, of the front facade). Regarding cladding, J. Muego provided that the designer should look for where a

natural break in materiality may occur and that structural design elements should look at the practicality of implementation. Finally, J. Muego asked that the applicant give further consideration to the design of the rear façade, noting that it has limited design treatment as proposed.

R. Dhall provided that landscaping should not be a mirrored design on each side of the property / duplex and that there was not a landscape design plan submitted with the application. R. Dhall noted that the applicant should look to simplify the volume of design elements and look for variety and warmth in materials.

P. Byer noted concerns with the sloped driveway and the ability to maximum natural infiltration of stormwater by directing runoff to the lawn and away from catch basins.

K. Hammersley noted the overbearing nature of the duplex compared to the massing of homes within the immediate neighbourhood context. K. Hammersley reiterated the need for a complete landscaping plan.

The Applicant offered that a detailed landscape plan could be provided and that 30 percent permeable pavement may be used in the driveway.

P. Byer noted concern with the double car garage and S. Greysen added that perhaps a single car garage on one side of the project would be beneficial. P. Byer noted that there was very little lawn on which to grow plants to soften the appearance of the garage.

Additional general comments included the following:

- Confirm guardrails along driveway
- Confirm materials proposed on landscape plan (hardscape / softscape)
- Plantings should be arranged to differentiate between units
- Provision of a materials board; would like to see warmth brought up around the windows
- Landscape plan to show existing / proposed landscaping
- Roof over east entry needs to be resolved
- Revisions required to:
  - 2 storey columns surrounding entryway and covered porch
  - Materials – find natural break in building to change materials (right elevation)
  - Focus on rear elevation (this should not be forgotten)
  - Structural design (soffits would be much lower)
  - Roofline is confusing (simplify elements, rooflines, placement of elements)
  - Potential for increased permeability through a single car garage on one side and double car garage on the other

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

**It was MOVED and SECONDED**

THAT the Advisory Design Panel recommends that the application for the development proposal at 15495 Oxenham Avenue be returned to the ADP for further review once the applicant has had an opportunity to consider the comments (recommended changes) pertaining to the items discussed (as summarized in the meeting minutes).

**CARRIED**

**5.3. Application 3: 15496 Thrift Avenue – Proposed Duplex – Baljit Singh & Sukhi Bhatti (owners)**

A. von Hausen began the review of the third application with an overview of the proposal, including reference to the contextual factors and the design details associated with the duplex.

R. Dhall provided that the landscape plan was limited in detail and that more information was required regarding surface treatment (e.g., existing guardrails, etc.).

J. Muego noted that there needed to be consistency in the drawings, referencing the absence of walkways in some but the inclusion of such in others.

P. Byers asked for confirmation of which trees were to be removed / retained. G. Newman included reference to the Arborist Report with confirmation of removals being given.

J. Muego identified a concern with the slope (17%) of the driveway, noting that it would likely not be functional. A. von Hausen confirmed that the slope could be no greater than 15% per City (Streets) bylaw.

R. Dhall requested more variety in design with less mirroring. R. Dhall also noted there were too many varieties of plants and that one tree in the rear yard, as opposed to two, would be enough. R. Dhall also requested confirmation of the treatment of the side yard spaces.

N. Waissbluth noted the pitched roof in Drawing A2.5 is incomplete (showing a door submerged in the patio) and that the patio stairs in A3 were going in the wrong direction. It was further noted that the 3D drawings don't align with the floor plans and that many of the details (roof lines, columns, etc.) were missing from the rendering and/or illustrating conflicts in the design. Regarding materiality, N. Waissbluth request sample boards or picture of the proposed building materials used in a real application. N. Waissbluth also provided that the renderings were illustrating different materials / tones that other drawings.

P. Byer noted that he liked the offset in the garages and recognized that Thrift Avenue, being the context of this application, is different than that applicable to the two preceding applications on Oxenham Avenue. P. Byer noted the need for consistency and accuracy in the renderings and that the amount of impervious surfaces in the design is too high. P. Byer requested that the applicant look to hide the driveway with vegetation at the front of the property.

J. Muego pointed to a number of discrepancies (errors) in the designs (e.g., left entry in Drawing A6.1 having a floor cutting through the door) and requested that more accurate designs be advanced by the applicant. J. Muego also questioned the constructability of a number of components of the design and provided that is an additional level of care in development of the project that needs to be furthered.

Additional general comments captured by staff include:

- Site Plan / Landscape plan – confirm proposed hardscape/softscape surfaces
- Ensure drawings are consistent and coordinated
- Confirm proposed guardrails
- Show walkways on rendering
- Confirm driveway slope at 15%, right now the section shows a driveway slope of 16.6%
- Increase the variety in landscaping in the front (less mirroring)
- Revise landscape plan to accommodate one tree per lot in the rear yard with more plantings
- Include more information on the termination of walkways and the definition of the rear yards
- A2.5 Pitched roof is incomplete, the 3D model is flipped and the patio stairs are not reflected properly
- Rooflines need review (what is supporting the roof)
- Rendering needs to be consistent with the materials that are proposed
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- A6.1. South Elevation:
  - Door is cutting through entry floor
  - Windows are cutting into roof
  - Right side balcony is cutting into roof
  - Guardrails do not touch walking surface



- A6.2. Lower gable, no wall above window, 2 French doors are completely exposed to weather

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

**It was MOVED and SECONDED**

THAT the Advisory Design Panel recommends that the application for the development proposal at 15496 Thrift Avenue be returned to the ADP for further review once the applicant has had an opportunity to consider the comments (recommended changes) pertaining to the items discussed (as summarized in the meeting minutes).

**CARRIED**

**6. DRAFT SCHEDULE OF ADP MEETINGS 2020**

G. Newman presented the draft schedule of ADP Meetings as included in the agenda package. The Chair requested a motion to adopt the schedule.

**It was MOVED and SECONDED**

THAT the Advisory Design Panel adopt the schedule as presented by staff.

**CARRIED**

**7. CONCLUSION OF THE MEETING**

There being no further business, the Chairperson declared the meeting concluded at 6:36 pm.



Karen Hammersley  
Chairperson, Advisory Design Panel



Greg Newman  
ADP, Committee Secretary

## **APPENDIX G**

### **Photos of Site and Surrounding Area**



**Subject property**



**New Duplex - North side of Oxenham Avenue**



**Adjacent single-family homes looking west down Oxenham Avenue**

**APPENDIX H**  
**Arborist Report**

(Attached Separately)



***Arborist Report***

***15496 Thrift Avenue  
White Rock***

***Prepared for:  
Baljit Singh  
Phone: 778-918-4848  
Email: Baljit\_78@yahoo.com***

***April 9th, 2019***

***Prepared by:  
Anne Kulla  
Certified ISA Arborist PN-6263A  
Certified Tree Risk Assessment Qualified  
Member BCLNA***

15496 Thrift Avenue, White Rock

## Huckleberry Landscape Design

9756 Crown Cres,  
Surrey, BC V3V 6H9

Cell: 604-724-3025

Email: [anne@huckleberrylandscape.ca](mailto:anne@huckleberrylandscape.ca)

**Subject Property Address:** 15496 Thrift Avenue, White Rock

**Property Inspection Date:** March 22<sup>nd</sup>, 2019

**Submittal Date:** April 9th, 2019

### Summary:

This report describes the tree related issues for the construction of a duplex building at 15496 Thrift Avenue, White Rock.

The site is in a residential neighbourhood. Trees on the property are smaller non-native species that show poor vigor. The site is overgrown with ivy. The past tree maintenance was poorly executed and is negatively affecting the health of most trees.

Six trees (trees #9 - #14) are recommended for removal because of poor health, poor structure, and proximity to the proposed buildings.

Four off-site trees (trees OS #1 - #4) will be retained. Three trees (trees OS #2 - #4) on the south boundary of the site with require protective barriers during development. Tree OS #1 is far enough away from the property line that it will not require a protective barrier.

There are no constraints regarding services as of this report. A look at WROMS shows a sanitary line along the south property line and one on the north side of Thrift Ave. It is not known at this time which sanitary line will be accessed for the duplex. There may be some conflict with the offsite trees on the south property. If the south sanitary line is to be used, arborist supervision may be required for the work close to the offsite tree protection zones.

Thirteen replacement trees are required by White Rock's Tree Management Bylaw (Bylaw 1831). The site is not large enough to plant twelve trees. It is suggested that six trees are planted on site and six trees are given to the City as cash-in-lieu.

15496 Thrift Avenue, White Rock

**Tree Retention/Removal Table**

	Total # of Trees	Retained	Removed	Total Replacements
On Site Trees	6	0	6	13
City Trees	0	0	0	0
Offsite Trees	4	4	0	0
<b>Totals</b>	<b>10</b>	<b>4</b>	<b>6</b>	<b>13</b>

**Assignment:**

Huckleberry Landscape Design was hired to:

- Inspect and inventory any trees over 30cm diameter
- Make recommendations for removal, retention and protection of the trees based on the site plan for the new duplex
- Provide a written report of the findings for the landowner and City as part of the building permit application process

**Glossary of Terms:**

CRZ – critical root zone

PTB – protective tree barrier

TPZ – tree protection zone

P/L – property line

**Methodology:**

The trees were assessed using Basic Visual Assessment from the ground. Tools used for assessment may include: binoculars, rubber mallet for sounding and a small trowel for minimal removal of soil around roots.

What we are looking for during a visual inspection:

- Any structural defects or injuries
- Signs or symptoms of disease, infections or insect infestations
- The height of the tree and spread of the canopy
- Color and density of the foliage
- Location of trees in relation to the new house layout

The inspection provides us with an idea of the overall condition of the tree. The *Tree Inventory and Risk Assessment Table* near the end of this report states these findings.

**Site Conditions and Tree Locations:**

15496 Thrift Avenue, White Rock

The is a regular city-sized lot (~0.8 ha) that is flat. The front yard is surrounded with hedges and the backyard has a chain-link fence around the perimeter.

The neighbouring south boundary of the lot has large conifer trees.

There are four trees located along the east property boundary, in both the front and back yards. Another tree is in the center along the west boundary in the back yard.

Three off-site trees are in the south neighbouring property and one offsite tree is in the west neighbour's lot in the front yard.

**Arborist Observations:**

The owners of this regular sized lot located on Thrift Avenue are proposing to rezone the lot to allow a duplex dwelling to be built.

Overall, trees on the property have not been maintained properly in the past, and ivy cover on trees and the ground is affecting most of the site. Both on and off-site trees would benefit from removing the ivy. The site will benefit from tree replacement as the existing trees show little vigor and likely have a short life expectancy.

There are two large hedges growing in the front yard on the west and north property lines.

- The laurel hedge is on the west side and will be removed to allow for a wider yard in the front.
- The Chamaecyparis hedge along the north property line will need to be removed to allow for the new shared driveway.



The laurel hedge along the west property line will likely be removed



Laurel hedge along west property line; to be removed



Tree #9 (Lawson cypress hedge) is on the north side of the property, possibly on City property.

- The hedge is overgrown with large patches of canopy dieback and is only in fair condition
- Roughly 80% of the hedge is in the new driveway footprint
- This hedge should be removed
- City permission is required to remove this hedge



Tree #09 is a cypress hedge along Thrift Avenue. The hedge is on city property but will need to be removed to accommodate the new duplex driveways.

Tree# 10 is located close to the existing house and driveway

- It is in poor condition because of the extensive ivy cover
- The crown has been suppressed, leaving only 20% Live Crown Ratio
- The tree is too close to the new house
- Removal is recommended



Tree #10 is poor condition because of extensive ivy cover

Tree #11 (Plum) is located closer to Thrift Avenue, beside the existing driveway

- Extensive and improper pruning has caused prolific epicormic growth
- It is structurally very poor from the severe pruning over the years
- The resulting large pruning wounds all have decay cavities
- The tree will need to be removed because of the new driveway



Tree #11 is structurally very poor. Large pruning wounds have decay cavities.

Tree #12 (European mountain ash) is located along the east property line in the back yard

- The base of the tree has poor stem structure
- The new house will be less than 2m from the base of the tree
- Removal is recommended



Tree #12 has poor stem structure at the base. The tree will be <2 m away from the footprint of the new building. Excavation would compromise the root protection area.

Tree #13 (European mountain ash) is located next to Tree #12

- There is decay at the base of the stem
- The trunk is covered in ivy
- The new house foundation will be less than 2.5m from the trunk
- Removal is recommended



Tree #13 has decay at the base and extensive ivy cover. This tree is approximately 2.5 m from the proposed building footprint.

The offsite trees located on the south neighbour's property are to be protected.

- Protective Tree Barriers are to be installed and maintained for the duration of construction
- Please see Tree Plan for layout of barriers
- There is a possibility the sanitary services will hook up from the line in the south neighbour's lot. If this happens, there may be some conflict with the offsite trees.
- Arborist supervision will be required during any work inside the tree protection zone of the offsite trees

15496 Thrift Avenue, White Rock



OS 3 and 4 on south neighbour's lot



OS 2, Monkey puzzle tree, is on south neighbour's lot

The offsite dogwood, OS 1, is located on the west side of the front yard.

- The tree requires a 2m PTB, but the tree is over 2m from the property line
- A barrier is not required as the tree is far enough away from the property line to be protected by location only



OS 1, dogwood, is over 2m from P/L

The services were not shown on the plan given to the arborist. A view from WROMS shows the water and storm services along the north of the lot. These will not interfere with any trees.

The sanitary service is shown on both the south and north sides of the lot. It is not known at this time which service will be accessed. If the service on the south is the one to be used, then arborist supervision may be required for work inside the Tree Protection Zones of the offsite trees.

### **Replacement Trees:**

There are six bylaw sized trees recommended for removal. As required as per White Rock's Tree Management Bylaw, a total of thirteen replacement trees are required. Only six trees will fit on the lot. The remaining trees are to be given to the city as cash-in-lieu.

The final location of replacement trees is to be determined at time of planting. Trees should be more than 3 metres to any foundation and more than 1 metre to property lines and should not interfere with visibility or services.

All replacement trees must be of a size as stated in the City of White Rock's Tree Management Bylaws.

15496 Thrift Avenue, White Rock

The trees shall be planted to best landscaping standards as outlined in the latest edition of the BC Landscape Standard.

- Ensure the root ball is uniformly watered on day prior to planting, if possible.
- The planting hole shall be twice as wide as it is deep. The top of the root ball should be the same level or slightly higher than the top level of the hole. Plant root ball on a solid base in hole and fill hole with native soil. Some soil amender may be mixed in along with the native soil.
- Tamp backfill around roots to remove large air pockets.
- A 5 to 7.5cm layer of mulch may be applied around the planting area but must be kept 15cm away from trunk
- Create a water well by piling mulch around outside of planting hole to form a 'moat;
- Water thoroughly, allowing water to soak down to bottom of rootball.
- Water the newly planted tree once a week, making sure the water goes at least 20cm deep
- Stake tree if necessary using current staking practices
- Regular maintenance should be adopted for one year after planting; this includes regular watering, pruning and cultivating the planting area (weeding and loosening topsoil)

The opinions and recommendation presented above are based on the site visit made by the writer to view the trees on the dates noted above and are valid for these dates only. While every effort has been taken to assess accurately, the very nature of trees and the unpredictability of weather patterns make it impossible to unequivocally state the condition of the trees for the future.

April 9<sup>th</sup>, 2019



Anne Kulla  
Certified ISA Arborist PN-6263A  
Certified Tree Risk Assessment Qualification  
Dipl. Horticulture, CLT  
BCLNA member

15496 Thrift Avenue, White Rock



## Tree Inventory and Risk Assessment

Tree #	Species	DBH (CM)	Location Details	Tree Conditions	Other Information	Recommendations
9 (no tag)	<i>Chamaecyparis lawsoniana</i> Lawson Cypress	10 - 30	North side of front yard	8m x 25m; LCR 100% Fair	Multi-stems; patches of dieback	<b>Remove</b>
10	<i>Cupressus spp.</i> Cypress	~70	South near driveway; closest to house	6m x 4m; LCR 20% Poor	Heavy ivy coverage; LCR is largely compromised;	<b>Remove</b>
11	<i>Prunus spp.</i> Plum species	27, ~10, ~10	South near driveway; close to the road	6m x 4m; LCR 60% Poor	Decaying cavities at numerous locations on specimen; poor pruning practice	<b>Remove</b>
12	<i>Sorbus aucuparia</i> European Mountain Ash	23,24	South side of backyard	9m x 5m; LCR 75% Good	Some dieback; multi-stem at base with narrow branch union and included bark	<b>Remove</b>
13	<i>Sorbus aucuparia</i> European Mountain Ash	27, 9, 8	South side of backyard; west of tree #12	8m x 4m; LCR 40% Poor - Fair	Stem showing signs of decay; deviated bark; extensive ivy	<b>Remove</b>
14 (no tag)	<i>Prunus spp.</i> Cherry species	~30	West side; center of property line	5m x 3m; LCR 30% Very poor	Dominated by ivy; compromised canopy	<b>Remove</b>
OS 1	<i>Cornus spp.</i> Dogwood species	~20, 10	2m from the neighbour's laurel hedge on the west side	5m x 7m; LCR 75% Good	Tree will need to be pruned in accordance with the construction of the new driveway	<b>Retain</b> <b>Barrier: 2m</b> <b>Not required as far enough from property line</b>
OS 2	<i>Prunus spp.</i> Cherry species	~30	SW corner on neighbour's property	11m x 4m; LCR 55% Good	No obvious issues	<b>Retain</b> <b>Barrier: 2.0m</b>

15496 Thrift Avenue, White Rock

OS 3	<i>Araucaria Araucana</i> Monkey Puzzle Tree	~30	South neighbour's property; near cherry	8m x 3m; LCR 35% Fair	Heavy ivy coverage	Retain Barrier: 2.0m
OS 4	<i>Pseudotsuga menziesii</i> Douglas Fir	~70	2m from property line; NW corner on southern neighbour's property	25m x 14m; LCR 75% Good	Ivy is beginning to encroach up stem	Retain Barrier: 4.6m



15496 Thrift Avenue, White Rock



## ***Arborist Report***

***For:***

***15570 Oxenham Avenue***

***Contact: Jolly Saluja***

***Phone: 604-537-6717***

***Email: jollysaluja1@hotmail.com***

***February 20, 2019***

***Prepared by:***

***Huckleberry Landscape Design***

***Anne Kulla***

***Certified ISA Arborist PN-6263A***

***Certified Tree Risk Assessor no. 334***

***Member BCLNA***

# Huckleberry Landscape Design

9756 Crown Cres,  
Surrey, BC V3V 6H9

Cell: 604-724-3025

Email: [huckleberrydesign@shaw.ca](mailto:huckleberrydesign@shaw.ca)

**Subject Property Address:** 15570 Oxenham Avenue, White Rock

**Site Visit:** February 20, 2019

**Submittal Date:** February 11, 2019

## Summary:

The owners of this lot are applying to the City of White Rock to rezone the property to duplex zoning from single family. There is an existing house on the lot which will be demolished, and the duplex built in its place.

There are no bylaw size trees on the property. There is a good quality Japanese maple tree located in the centre of the front yard. The tree cannot stay there as this is where the new common driveway will be installed. The owners will attempt to relocate the tree to the west side of the yard, closer to the property line. This is only mentioned as this tree will be included on the landscape plan to be submitted with the application package. There is a possibility the tree will not survive; if that is the case, the owners can plant another Japanese maple tree in that location.

There are three offsite trees and one offsite cedar hedgerow with bylaw sized trunks. All four of these trees are to be retained and protected with Protective Tree Barriers (PTB) throughout construction.

The PTB are to be modified for the east side neighbour's back yard walnut and cedar hedge trees. The new house foundation has been modified as much as possible to allow for the walnut tree's Critical Root Zone (CRZ). Arborist supervision will be required for the excavation of the foundation.

The services will enter the property from Oxenham Avenue and will not conflict with any trees.

No trees are being removed so no replacement trees are required.

## Assignment:

Huckleberry Landscape Design was hired to:

- Inspect and inventory any trees over 30cm diameter
- Make recommendations for removal, retention and protection of the trees based on the new duplex house layout

- Provide a written report of the findings for the landowner and City as part of the building application process

**Glossary of Terms:**

**TPZ** – Tree Protection Zone  
**PTB**- Protective Tree Barrier  
**PL** – Property Line  
**CRZ** – Critical Root Zone

**Methodology:**

The trees were assessed using visual assessment from the ground. Tools used for assessment may include: binoculars, rubber mallet for sounding and a small trowel for minimal removal of soil around roots.

What we are looking for during a visual inspection:

- Any structural defects or injuries
- Signs or symptoms of disease, infections or insect infestations
- The height of the tree and spread of the canopy
- Color and density of the foliage

The inspection provides us with an idea of the overall condition of the tree. The *Tree Inventory and Risk Assessment Table* near the end of this report states these findings.

**Site Conditions:**

This is a flat lot with a slight elevation change sloping west to east. There are no bylaw sized trees on the property. There are houses located on the east, south and west sides of the property.

**Tree locations:**

There are two undersized trees in the front yard and a large, but undersized, lilac in the back yard.

In the east neighbour’s lot are three trees of bylaw size:

- A Katsura tree in the front yard
- A walnut tree in the back yard
- A row of three cedar trees close to the walnut that are permit sized but topped at 4m to create a hedge.

The west neighbour has a large Douglas fir tree in their back yard.

**Tree Inventory and Risk Assessment Table:**

A table at the end of the report lists the permit-size trees affected by construction by both common and scientific name, their condition (G = Good, F = Fair and P = Poor), Live

Crown Ratio (LCR) and height and spread in metres (ex. 10m x 12m). Other information, recommendations for either retention or removal and protective barrier sizes for trees to be retained is included there as well.

Where a Tree Risk Assessment is given the following criteria was used:

Probability of failure: a scale of 1 to 5 with five being the highest chance of failure

Size of part: a scale of 1 to 3; 1 = under 10cm; 2 = 11 – 50cm; 3 = 50cm +

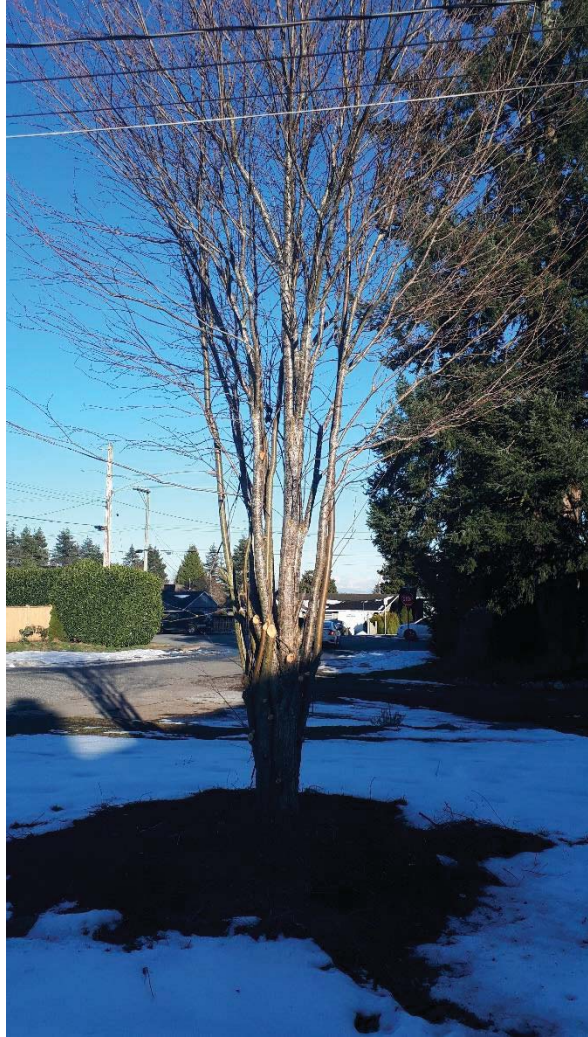
Target: a scale of 1 to 4 with 4 being the highest chance of hitting a target

### **Arborist Observations:**

This average sized lot has a single-family home on it. The owner is planning to demolish the existing house and build a duplex on the property. There are no bylaw sized trees on the lot and there are four offsite trees that require protection during construction.

Three of the offsite trees are located in the east neighbour's yard.

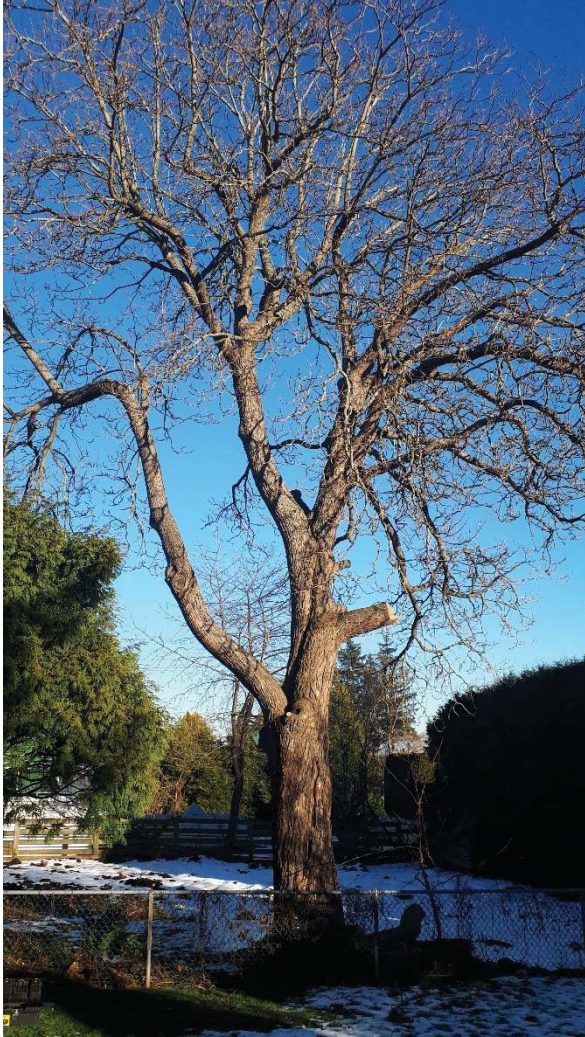
- OS 1 is a Katsura tree located in the front yard.
  - The tree is approximately 3m from the property line (it was not marked on the Tree Survey)
  - A PTB of 2m is required; the barrier is to be installed along the property line and maintained for the duration of construction.



L: Japanese maple owner would like to relocate; R: OS 2, Katsura located in the front yard

- OS 2 is a mature walnut tree in the back yard
  - A large limb recently broke off and was lying on the ground at the time of the site visit.
  - The tree is in fair condition with some damaged bark and the start of decay along the trunk
  - This problem does not pose a risk and the tree is to be retained.
  - The house designer has tried to accommodate the CRZ of this tree as much as possible, making a jog in the house foundation near the tree. Even so, the excavation for the foundation will extend into the CRZ.
  - Arborist supervision will be required for the excavation; there is a strong possibility minimal root will be encountered





OS 2, Walnut. Whole tree view and recent broken branch

- OS 3 is a three-tree cedar hedge in the back yard
  - The three trunks are between 30 and 35cm in diameter
  - The trees have been topped at 4m and sheered on the west side to the property line.
  - The trees are in fair condition but there is no reason to remove them at this time.
  - The excavation will encroach the CRZ of these trees but given the species, it is unlikely that large roots will be encountered.
  - Arborist supervision will be required for the excavation for the foundation



Looking south at cedar hedge with walnut in background

The other offsite tree is located in the West neighbour's back yard

- OS 4 is a Douglas fir growing approximately 0.5m from the property line (P/L)
- The PTB will have to be modified on the north side to allow for building excavation
- Arborist supervision will be required for this excavation



OS 4 in west neighbour's backyard



Crown of OS 4

The services will all enter from Oxenham Avenue. There will be no conflict with any trees.

No trees are being removed so no replacement trees are required.

The opinions and recommendation presented above are based on the site visit made by the writer to view the trees on the dates noted above and are valid for these dates only. While every effort has been taken to assess accurately, the very nature of trees and the unpredictability of weather patterns make it impossible to unequivocally state the condition of the trees for the future.

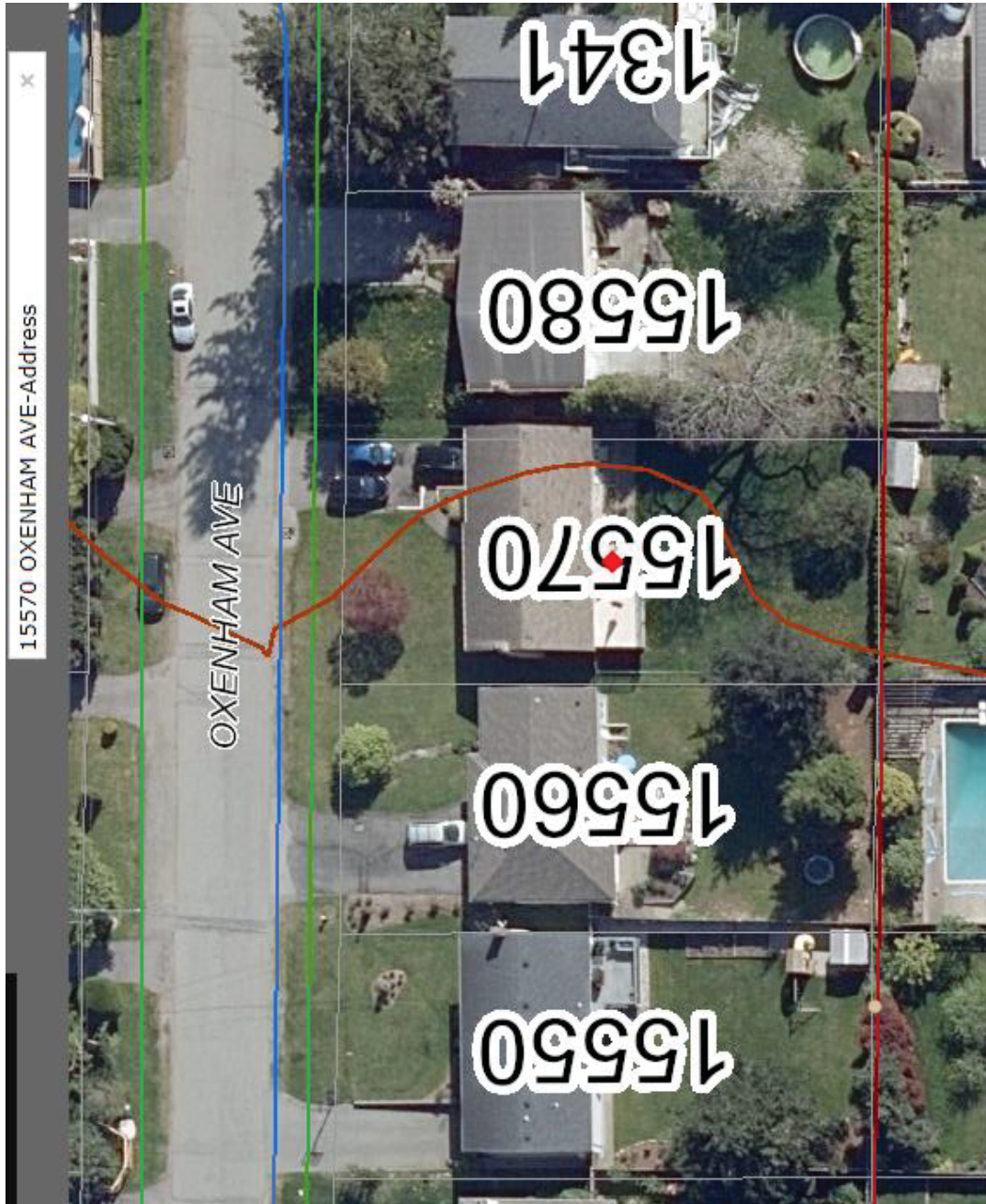
February 20, 2019

Anne Kulla  
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BCLNA member  
Dipl. Horticulture, CLT

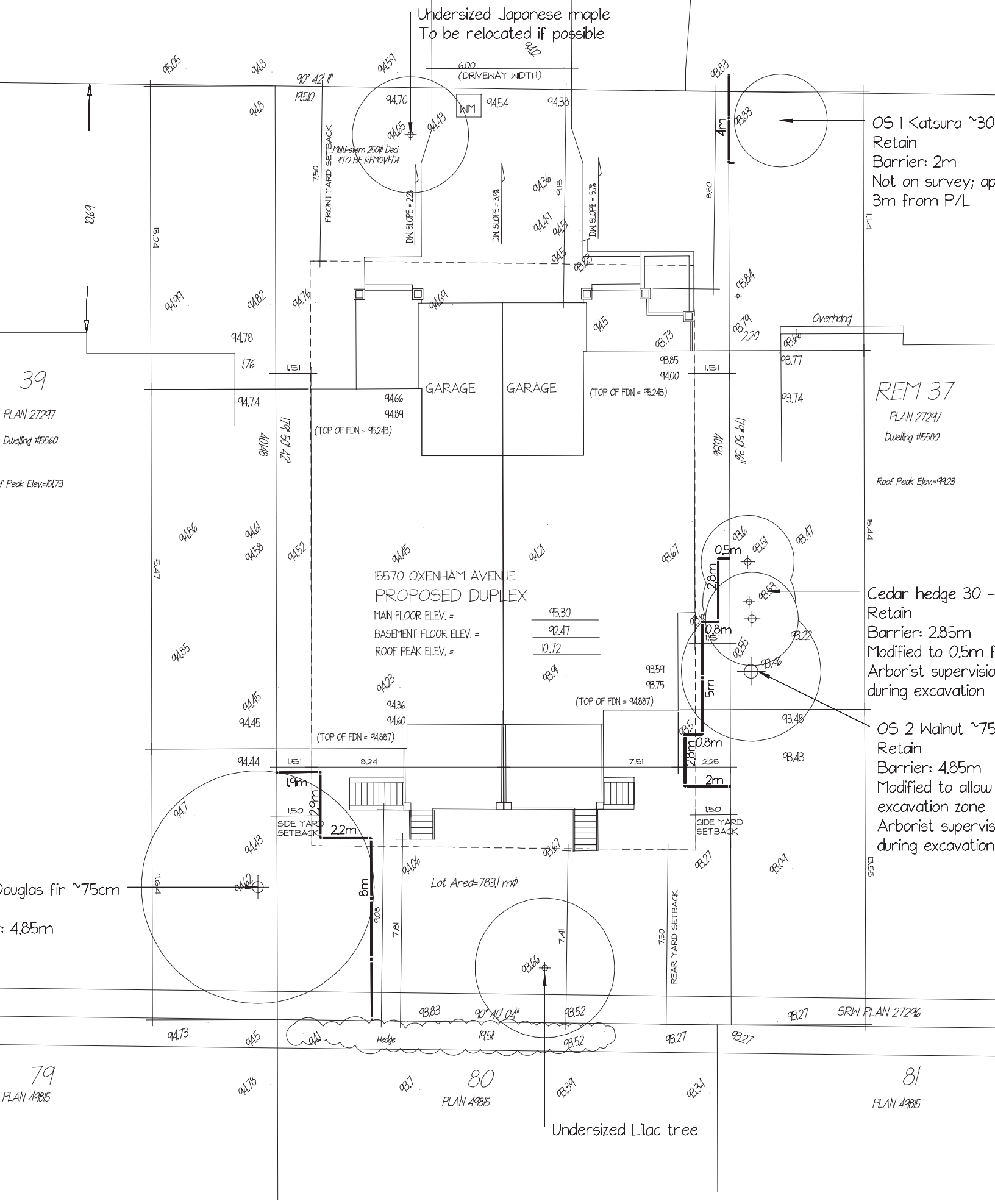
## Tree Inventory and Risk Assessment Table

Tree #	Species	DBH (CM)	Location Details	Tree Conditions	Other Information	Recommendations
OS 1	<i>Cercidiphyllum japonicum</i> Katsura	~30	East neighbour's lot, front yard 3m from P/L	5m x 2m; LCR 60% Good condition	Recently pruned	<b>Retain</b> <b>Barrier: 2m</b>
OS 2	<i>Juglans nigra</i> Walnut	~75	East neighbour, back yard, <0.5m from P/L	20m x 14m; LCR 50% Fair condition Large broken limb on ground Some decay in wound on SW side Poorly pruned with stubs left behind.		<b>Retain</b> <b>Barrier: 4.85m</b> <b>Modified to allow for house foundation and excavation</b> <b>Arborist supervision required for excavation</b>
OS 3	<i>Thuja plicata</i> Western red cedar hedge	3 trees Between 32 and 35	East neighbour, back yard	4m x 1m; LCR 90% Poor condition Repeatedly topped at 4m to create a hedge Whole hedge is covered in ivy	To be retained	<b>Retain</b> <b>Barrier: 2.5m</b> <b>Modified to allow for house foundation and excavation</b> <b>Arborist supervision required for excavation</b>
OS 4	<i>Pseudotsuga menziesii</i> Douglas fir	~75	West neighbour, back yard	13m x 10m; LCR 75% Fair condition Topped at 4m, multiple leaders	Not a risk at this point in time as leaders are relatively small	<b>Retain</b> <b>Barrier: 4.85m</b>



Screen Shot from Cosmos; connection locations for services are not shown but should not affect the offsite trees

Undersized Japanese maple  
To be relocated if possible



39  
PLAN 27297  
Dwelling #15560  
Roof Peak Elev.=10.73

OS 1 Katsura ~30m  
Retain  
Barrier: 2m  
Not on survey; approx  
3m from P/L

REM 37  
PLAN 27297  
Dwelling #15580  
Roof Peak Elev.=9.23

15570 OXENHAM AVENUE  
PROPOSED DUPLEX  
MAN FLOOR ELEV. = 95.30  
BASEMENT FLOOR ELEV. = 92.47  
ROOF PEAK ELEV. = 10.72

Cedar hedge 30m  
Retain  
Barrier: 2.85m  
Modified to 0.5m  
Arborist supervision  
during excavation

OS 2 Walnut ~75m  
Retain  
Barrier: 4.85m  
Modified to allow  
excavation zone  
Arborist supervision  
during excavation

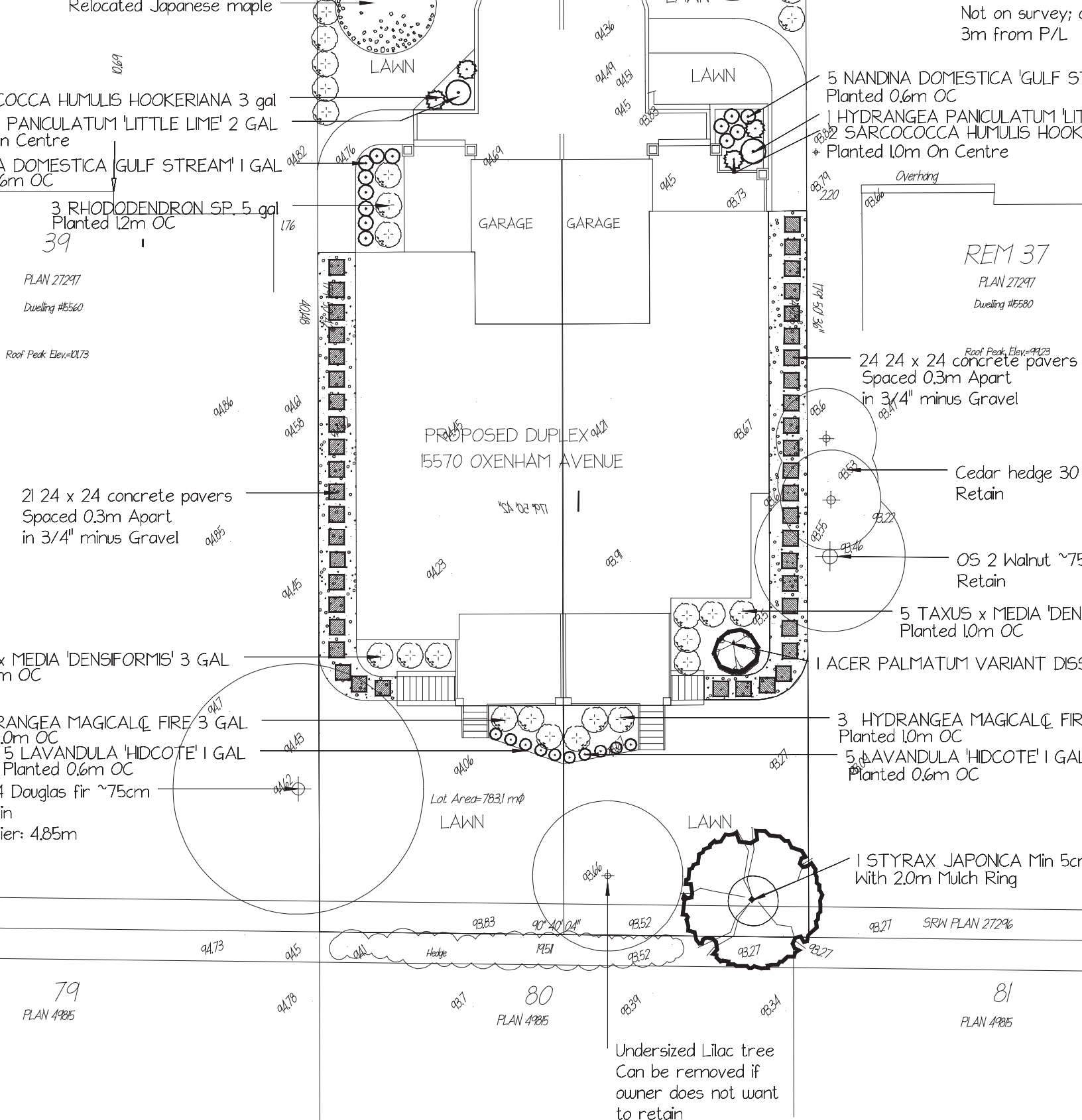
Douglas fir ~75cm  
Barrier: 4.85m

Undersized Lilac tree

79  
PLAN 4985

80  
PLAN 4985

81  
PLAN 4985



TRACTOR SHALL HAVE THE MINIMUM  
 THREE YEARS LANDSCAPE  
 EXPERIENCE AND CERTIFIED AS  
 A JOURNEYMAN OR BE A JOURNEYMAN  
 OR HAVE COMPLETED A  
 COURSE IN HORTICULTURE WITH  
 EXPERIENCE AS A LANDSCAPE CONTRACTOR.

ALL SOIL AMENDMENTS SHALL MEET  
 CANADIAN LANDSCAPE STANDARD.

ALL PLANTS SHALL MEET OR EXCEED THE  
 CANADIAN LANDSCAPE STANDARD, LATEST EDITION,  
 REGARDING SIZE AND QUALITY.

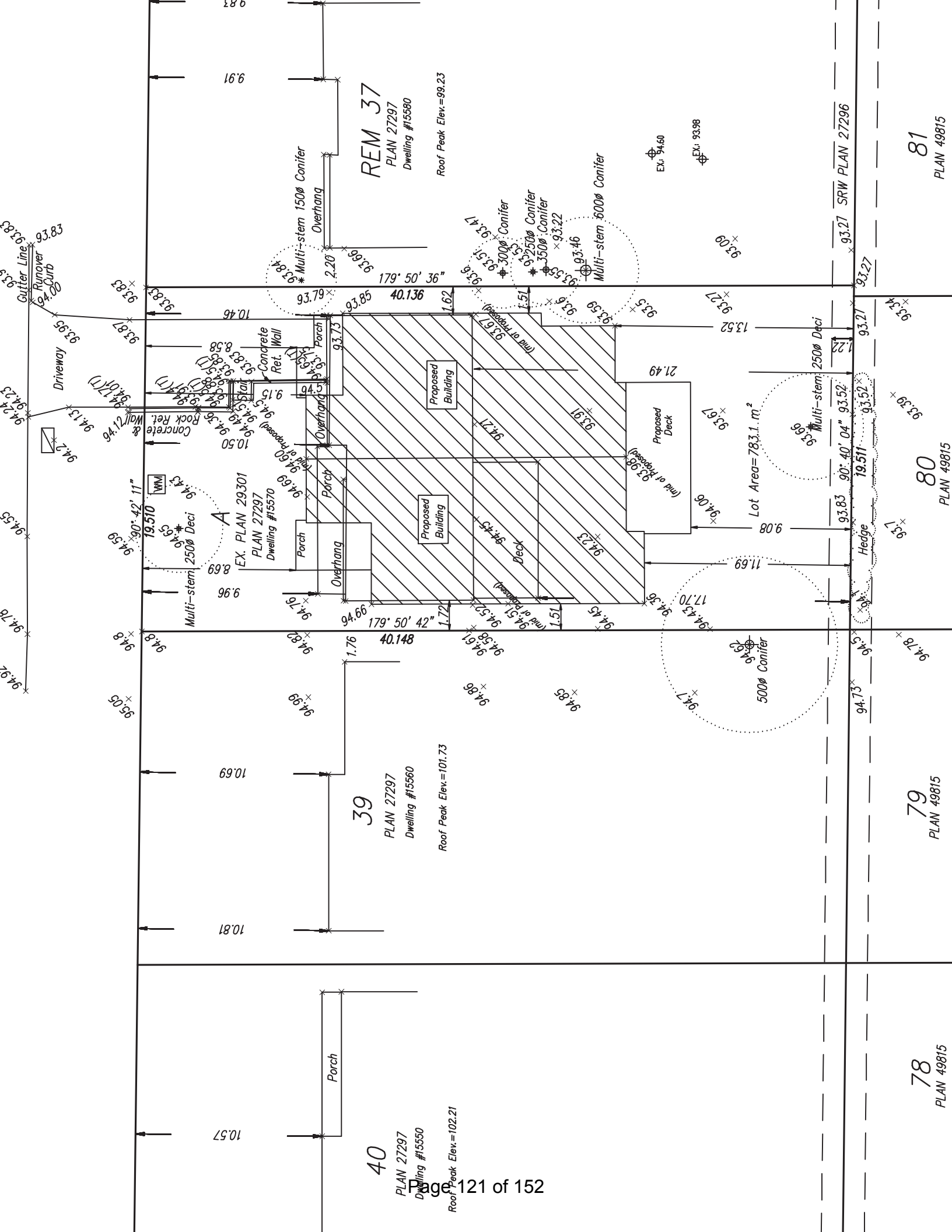
ALL PLANTS LISTED IN THE ACCOMPANYING PLANT LIST  
 SHALL BE LISTED ACCORDING TO THE CANADIAN NURSERY  
 STANDARD, CANADIAN STANDARDS FOR  
 THE BCLNA STANDARD FOR NURSERY  
 CONTAINERS.

ALL PLANTS SHALL BE CERTIFIED FREE OF P. RANORUM (SODS).

ALL PLANTS SHALL BE INSPECTED AT THE SOURCE  
 FOR APPROVAL BY THE LANDSCAPE CONSULTANT  
 AT THE TIME OF DELIVERY TO SITE.

Qty	Botanical Name	Common Name	Size
Trees			
1	ACER PALMATUM VARIANT DISSECTUM	WEEPING JAPANESE MAPLE	5
1	PARROTIA PERSIANA 'VANESSA'	VANESSA IRONWOOD	70
1	STYRAX JAPONICA	JAPANESE SNOWBELL	Mi
Shrubs			
6	HYDRANGEA MAGICAL☉ FIRE	MAGICAL FIRE HYDRANGEA	3
2	HYDRANGEA PANICULATUM 'LITTLE LIME'	LITTLE LIME HYDRANGEA	2
18	ILEX CRENATA 'CONVEXA'	JAPANESE HOLLY	#3
1	LAVANDULA 'HIDCOTE'	HIDCOTE LAVENDER	1
13	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM HEAVENLY BAMBOO	1
3	RHODODENDRON SP.	RHODODENDRON	5





REM 37  
PLAN 27297  
Dwelling #15580

Roof Peak Elev.=99.23

39  
PLAN 27297  
Dwelling #15560

Roof Peak Elev.=101.73

40  
PLAN 27297  
Dwelling #15550

Roof Peak Elev.=102.21

81  
PLAN 49815

80  
PLAN 49815

79  
PLAN 49815

78  
PLAN 49815

SRW PLAN 27296

Lot Area=783.1 m<sup>2</sup>

Hedge

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



**DATE:** November 9, 2020

**TO:** Land Use and Planning Committee

**FROM:** Carl Isaak, Director, Planning and Development Services

**SUBJECT:** Rezoning and Minor Development Permit Application – 15496 Thrift Avenue (ZON/MIP 19-018)

---

**RECOMMENDATIONS**

THAT the Land Use and Planning Committee recommend that Council:

1. Give first and second readings to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RT-1 – 15496 Thrift Avenue) Bylaw, 2020, No. 2366 as presented, and direct staff to schedule the required Public Hearing; and
  2. Direct staff to resolve the following issues prior to final adoption, if Bylaw No. 2366 is given Third Reading after the Public Hearing;
    - a) Ensure that all engineering requirements and issues, including completion of a servicing agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;
    - b) Registration of a Section No. 219 Covenant to restrict basement suites; and
    - c) Demolition of the existing home.
- 

**EXECUTIVE SUMMARY**

The City of White Rock has received an application to rezone 15496 Thrift Avenue from ‘RS-1 One Unit Residential Zone’ to ‘RT-1 Two Unit (Duplex) Residential Zone’ to allow for the construction of a duplex on the property. A minor development permit for form and character is also required. The subject property meets the lot area and dimension requirements of the RT-1 zone and the siting and massing of the proposed two-storey duplex is similar to a detached residential building that could be constructed under the existing zoning. The duplex would provide two ‘affordable’ ownerships option in the City, relative to a large single-family home.

A previous City-initiated effort in 2010 to establish policies to guide infill redevelopment for large lots on the east side of White Rock included the block where the subject property is located. Residents on the block requested exclusion from the designated area, and the area was removed from the East Side Large Lot Infill Area. The design of the proposed duplex was reviewed under the Mature Neighbourhood Development Permit Area, and the City of White Rock Duplex Design Guidelines. The design and character of the project fits within the overall character of the surrounding area, and staff recommend advancing the application to public hearing.

## **PREVIOUS COUNCIL DIRECTION**

None.

## **INTRODUCTION/BACKGROUND**

*White Rock Official Community Plan 2017, No. 2220* (OCP) designates the subject property as ‘Mature Neighbourhood’. The designation applies to areas characterized by low-scale residential uses where gentle infill opportunities, such as the introduction of duplexes and triplexes, is supported. The goal of this designation is to protect the character of existing mature single-family neighbourhoods, while supporting increased housing choice and affordability. The requested rezoning is from RS-1 to RT-1, which enables the construction of a duplex.

If the rezoning is approved, Section 3 of the City of White Rock Planning Procedures Bylaw, 2017, No. 2234, provides that proposals for a duplex or triplex require a minor Development Permit (DP). The authority to issue such DPs is delegated to the City Manager on the advice of the Directors of Planning and Development Services and Engineering and Municipal Operations. Duplex proposals are to be reviewed against the ‘Mature Neighbourhood Infill’ DP Area (DPA) guidelines, found in Section 22.9 of the OCP, which are used to ensure the form and character of the development fits within the character of the neighbourhood. The project has been reviewed by City staff and the City’s Advisory Design Panel (ADP). The rezoning is consistent with the applicable policies of the OCP, and the City’s Mature Neighbourhood DPA Guidelines.

## **ANALYSIS**

The original proposal has undergone a series of revisions to ensure alignment with the City’s DP Area and Duplex Design Guidelines. The project is consistent with the OCP’s Mature Neighbourhood DPA policies. The following sections describe details of the proposal and key land use planning considerations made in preparing the staff recommendation outlined in this report.

### **Site Neighbourhood Context**

The subject property is situated mid-block on the south side of Thrift Avenue between Best Street and Finlay Street. The street is comprised of a mix of low density, single family homes on lots measuring typically 18 m (59 ft) in width and 40 m (132 ft) in depth on the south side of the street and smaller infill housing with lots typically measuring 9.1 m (30 ft) in width by 39 m (128 ft) in depth. There is one older existing duplex lot on the north side of Thrift Avenue at 15541-43 Thrift Avenue, and another recently constructed duplex on the south side of the same block of the subject property, at 15541 Oxenham Avenue (see photos in Appendix G).

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) in accordance with 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 300 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. The 13-storey ALTUS mixed-use development, currently under construction, is also located in this area.

### **Zoning Analysis**

The subject property is approximately 18.9 m (62.0 ft) wide, 40.4 m (132.3 ft) deep, and has a lot area of 762.5 sq.m (8,208 ft<sup>2</sup>), exceeding the minimum requirements of both the existing RS-1 zone and the proposed RT-1 zone. The zoning requirements that relate to the siting and massing

of buildings are largely identical for the RS-1 and RT-1 zones. The only variation is to lot coverage with a maximum of 40% required in the RS-1 zone as compared to 45% in the RT-1 zone. The proposal at 15496 Thrift Avenue has a lot coverage of 40.2 % and is in conformance with all other RT-1 standards. Secondary suites are not permitted in the RT-1 zone.

**Table 1: Comparison of existing RS-1 Zone, Standard RT-1 Zoning Provisions, and Proposed Site Statistics**

<b>Zone Standard</b>	<b>Existing RS-1 Zone</b>	<b>Standard RT-1 Zone</b>	<b>Proposal (RT-1 Zone)</b>
Lot Width (min)	15.0 m (49.2ft)	18.0 m (59.1ft)	18.9 m (62.0ft)
Lot Depth (min)	27.4 m (89.9ft)	30.5 m (100.1ft)	40.4 m (132.3ft)
Lot Area (min)	464.0 m <sup>2</sup> (4,994.5ft <sup>2</sup> )	742.0 m <sup>2</sup> (7,986.8ft <sup>2</sup> )	762.5 m <sup>2</sup> (8,208ft <sup>2</sup> )
Lot Coverage (max)	40%	45%	40.2%
Floor Area	0.5 times the lot area	0.5 times the lot area	0.486 times the lot area
Height (max)	7.7 metres (25.3 ft)	7.7 metres (25.3 ft)	7.7 metres (25.26 ft)
Front Setback (min)	7.5 metres (24.6 ft)	7.5 metres (24.6 ft)	9 metres (29.7 ft)
Rear Setback (min)	7.5 metres (24.6 ft)	7.5 metres (24.6 ft)	7.62 metres (25 ft)
Side Setback (min)	1.5 metres (4.9 ft)	1.5 metres (4.9 ft)	1.52 metres (5 ft)

**Development Proposal**

The proposed side-by-side duplex has been designed in accordance with the City of White Rock Duplex Design Guidelines and the Mature Neighbourhood DPA Guidelines. The site plan, floor plans, and elevations of the proposed duplex are attached as Appendix C. A rendering of the proposed duplex is included below as Figure 1.

Each unit provides four bedrooms, with verandas to accentuate the front of the houses. Building massing has been broken up by the incorporation of an upper deck on the second storey of the west unit, a combination of pitched and flat roof styles, and the use of different types of façade cladding materials. Individuality of each unit has been achieved through variations in the floor plans, window sizes, verandas styles, building setbacks, variable roof styles, and accent material locations.

Substantial landscaping has been added to the front and rear yards, as per the landscape plan provided in Appendix C, in order 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 flowering trees, shrubs, grasses and perennials. Paved areas have been reduced by placing the garages side by side with a central combined driveway.

**Figure 1: Rendering of Proposed Duplex Looking Southwest along Thrift Avenue**



### **Public Information Meeting and Public Feedback**

The applicant held a public information meeting (PIM) on February 18, 2020, at the White Rock Library (15342 Buena Vista Avenue) from 5:30 p.m. - 7:00 p.m. Approximately ninety (90) letters were circulated notifying owners within 100 metres of the proposal. The meeting was also advertised in consecutive publications of the Peace Arch News in advance of the PIM. Appendix D to this report includes the PIM sign-in sheet and completed comment forms. There was a total of six (6) attendees at the meeting and a total of four (4) paper feedback forms were submitted addressing the proposal. A total of three (3) of the respondents were undecided in terms of the proposal and one was in opposition of the proposal.

Concerns that were brought up during the meeting included the following:

- protection of existing mature trees at the rear of the lot;
- impacts of construction to existing neighbourhood;
- overall size of the residence creating shade in neighbouring rear yards;
- limited greenspace as part of the proposal;
- overall height of the duplex not respecting existing homes;
- site drainage due to large driveway and small rear yards;
- overflow of parking into the surrounding neighbourhood; and
- the potential for suites on the basement levels.

As residents noted concerns regarding the potential for secondary suites in the basements of the duplex and potential parking issues from the increased number of units, staff have recommended that a restrictive covenant be registered on the land title of the property. The proposed RT-1 zone does not allow for secondary suites. To supplement this restriction, a section 219 restrictive covenant prohibiting an accessory secondary suite can be required as a condition of final bylaw adoption if Council wishes to provide additional assurance that secondary suites will not be permitted in the future.

The proposal also meets the minimum requirements of the Zoning Bylaw by providing two parking spaces per unit (four total). The height requirements of the Zoning Bylaw are also respected by the proposal, as the maximum height of a new single-family home or duplex would be the same standard of 7.7 metres (25.3 ft). OCP Policy 7.4.2 supports duplexes in mature neighbourhoods provided they do not make up more than 20% of the block frontage. The proposal at 15496 Thrift Avenue would be the first duplex on the south side of the street and abides by Policy 7.4.2. Six trees are proposed for removal as part of the proposal; however two trees are proposed on site and the remainder of the securities will ensure trees are replanted on City property.

### **Public Realm and Streetscape Improvements**

Improvements to the City boulevard would be completed by the applicant at the time of redevelopment (e.g., sidewalks, street tree planting, etc.).

### **Multi-Family DPA Guidelines**

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

The applicant has adequately identified how the proposed development meets the development permit guidelines by providing the following key aspects:

- a) Individuality of each unit has been achieved through variations in the floor plans, setbacks, window sizes, design of each veranda, roof styles, and by using different cladding accent materials. The upper storey is designed with a smaller footprint than the main and basement levels to further breakdown building massing.
- b) The south façade is modulated using layered setbacks and heights in the building mass creating a hierarchy of entrances, decks, roofs and balcony recesses.
- c) The site is to be landscaped with plant materials using a variety of evergreen and flowering trees, shrubs, grasses and perennials. The overall result will be the creation of an enhanced streetscape that maintains a strong separation between private and public space in the front yard and access to a usable backyard space in the rear.

### **Advisory Design Panel Review**

During the Advisory Design Panel (ADP) meeting on July 7, 2020, the panel recommended that the application for the development proposal at 15496 Thrift Avenue be referred back to the ADP once the applicant had the opportunity to consider comments pertaining to the following items (see Appendix F for related ADP meeting minutes):

- a) Confirm hardscape/softscape materials on landscape plans  
Design Response: The landscape plan was updated to show hard/softscape surfaces.
- b) Increase the variety in the proposed landscaping plan, including the provision of one tree per lot  
Design Response: The landscape plan was reviewed to increase the variety of plants. The number of trees in backyard was reduced to one per unit.
- c) Ensure drawings are consistent and coordinated and include adequate information  
Design Response: Discrepancies in the design (left entry door, rooflines, columns, and patio stairs) pointed out by panel were revised.

The application was brought back to the ADP and after consideration, the panel directed the application to Council. Staff believe the applicant has provided a satisfactory response to the comments noted above.

### **Tree Management**

The Arborist Report prepared by Huckleberry Landscape Design identifies that a total of six “protected trees”, being those subject to City of White Rock Tree Management Bylaw, 2008, No. 1831, will be impacted by the proposal (refer to Appendix H). The trees are all located onsite. The Report recommends that all trees be removed as they are in poor condition or conflict with the proposed design. In addition, there are four off-site “protected trees” on the neighbours’

property that would be retained and protected through the installation of tree barriers within which no excavation, grade alterations, or material storage would be permitted.

City staff have reviewed the recommendations of the Project Arborist and are comfortable with the proposed tree protection measures and removals subject to the posting of securities for the 10 trees as required by the Tree Management Bylaw. Two new trees are proposed as part of the development. The remainder of required tree replacement securities would be taken as cash-in-lieu for tree planting on City property. Appendix C includes the proposed landscape plan which will be further reviewed upon receipt of an application for a Tree Management Permit (TMP), likely to accompany a future request for demolition of the existing building.

### **FINANCIAL IMPLICATIONS**

The Rezoning and Minor DP, if approved, will not result in any additional costs to the City. Development cost charges will apply to the redevelopment.

### **LEGAL IMPLICATIONS**

Not applicable.

### **COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS**

Not applicable.

### **INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS**

The Rezoning and Minor DP applications were circulated to internal City departments and comments requiring a response / resolution by the proponent have been addressed.

### **CLIMATE CHANGE IMPLICATIONS**

The application will enable modest infill within the ‘Mature Neighbourhood’ designation, thereby lessening the demand for outward sprawl otherwise necessary to accommodate growth.

### **ALIGNMENT WITH STRATEGIC PRIORITIES**

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

### **OPTIONS / RISKS / ALTERNATIVES**

The Land Use and Planning Committee can recommend that Council:

1. Reject the proposed Zoning Amendment Bylaw; or
2. Defer the proposed Zoning Amendment Bylaw pending further information to be identified.

### **CONCLUSION**

The proposal for a duplex at 15496 Thrift Avenue is consistent with the objectives and policies of the ‘Mature Neighbourhood’ OCP land use designation and Development Permit Area Guidelines. Staff support the proposal to rezone 15496 Thrift Avenue from ‘RS-1 One Unit Residential Zone’ to ‘RT-1 Two Unit (Duplex) Residential Zone’, to allow the construction of a duplex. Staff have brought forward a draft Zoning Amendment Bylaw to move the application forward to a Public Hearing. Staff recommend that the Zoning Amendment Bylaw be given first

and second reading, and that a Public Hearing be scheduled. If Council adopts the zoning amendment bylaw, the subsequent issuance of the Minor Development Permit for the form and character of the duplex would be considered by staff, as authority is delegated to the City Manager by the Planning Procedures Bylaw.

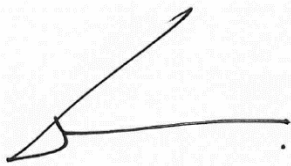
Respectfully submitted,



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

**Comments from the Chief Administrative Officer**

I concur with the recommendations of this corporate report.



Guillermo Ferrero  
Chief Administrative Officer

- Appendix A: Draft Zoning Amendment Bylaw No. 2366
- Appendix B: Location and Ortho Photo Maps
- Appendix C: Architectural Drawings and Landscape Plan
- Appendix D: Public Information Meeting, Sign-in Sheet and Comment Forms
- Appendix E: DPA Guidelines Response Table
- Appendix F: ADP Minutes dated July 7, 2020
- Appendix G: Photos of Site and Surrounding Area
- Appendix H: Arborist Report



**APPENDIX A**

**Draft Zoning Amendment Bylaw No. 2366**

(Attached Separately)

**The Corporation of the  
CITY OF WHITE ROCK  
BYLAW 2366**



A Bylaw to amend the  
"White Rock Zoning Bylaw, 2012, No. 2000" as amended

The CITY COUNCIL of the Corporation of the City of White Rock, in open meeting assembled, ENACTS as follows:

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

Lot 5 Section 11 Township 1 New Westminster District Plan 21529  
(15496 Thrift Avenue)  
PID: 010-466-274

as shown on Schedule "1" attached hereto, from 'RS-1 One Unit Residential Zone' to 'RT-1 Two Unit (Duplex) Residential Zone'.

2. This Bylaw may be cited for all purposes as the "White Rock Zoning Bylaw 2012, No. 2000, Amendment (RT-1 – 15496 Thrift Avenue) Bylaw, 2020, No. 2366".

PUBLIC INFORMATION MEETING on the	18 <sup>th</sup> day of	February, 2020
RECEIVED FIRST READING on the	day of	
RECEIVED SECOND READING on the	day of	
PUBLIC HEARING held on the	day of	
RECEIVED THIRD READING on the	day of	
RECONSIDERED AND FINALLY ADOPTED on the	day of	

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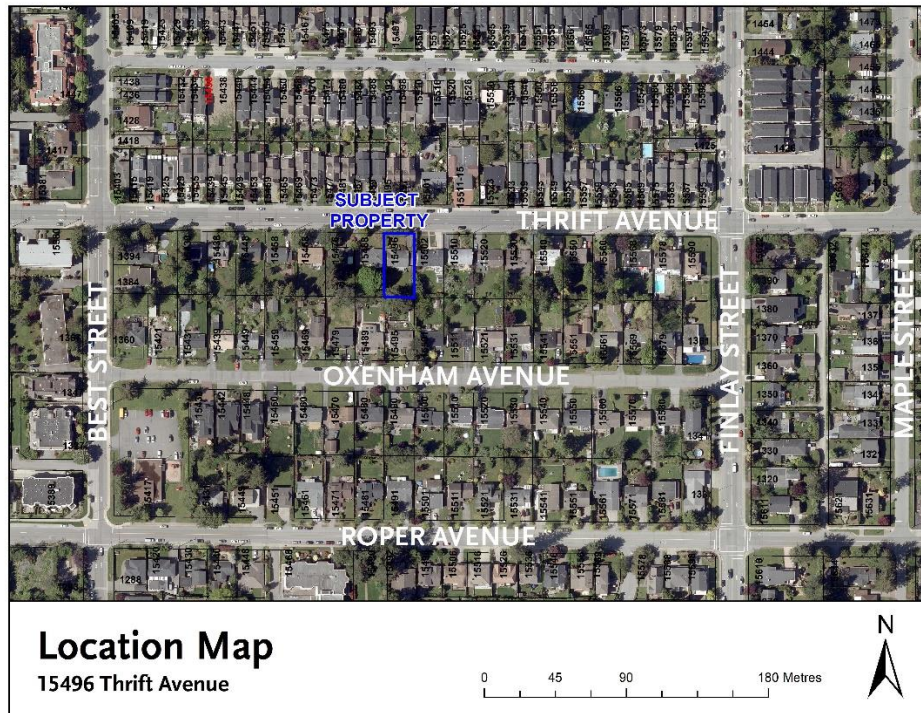
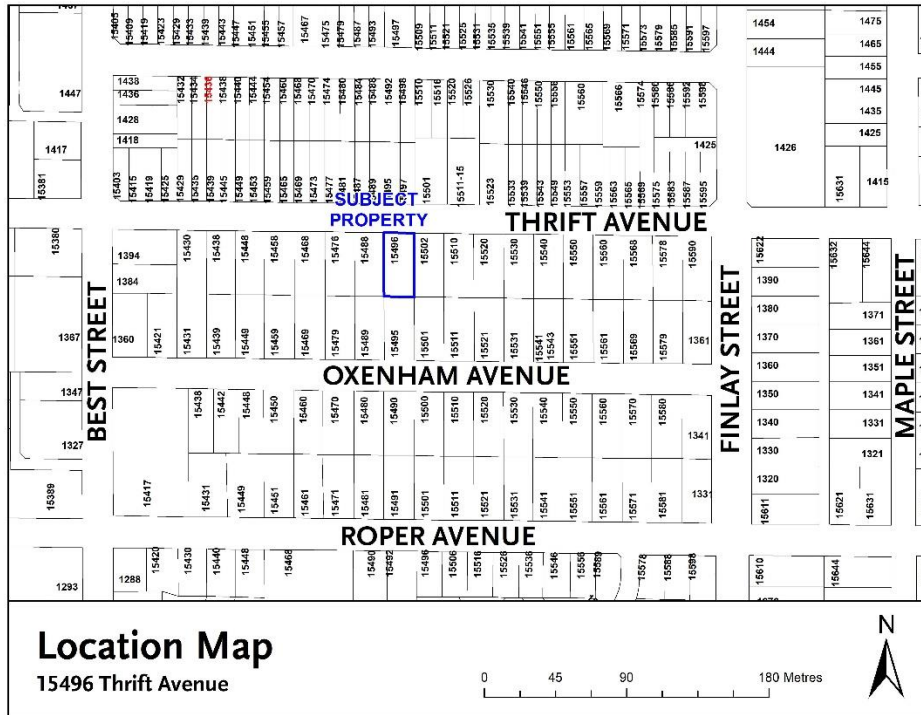
Mayor

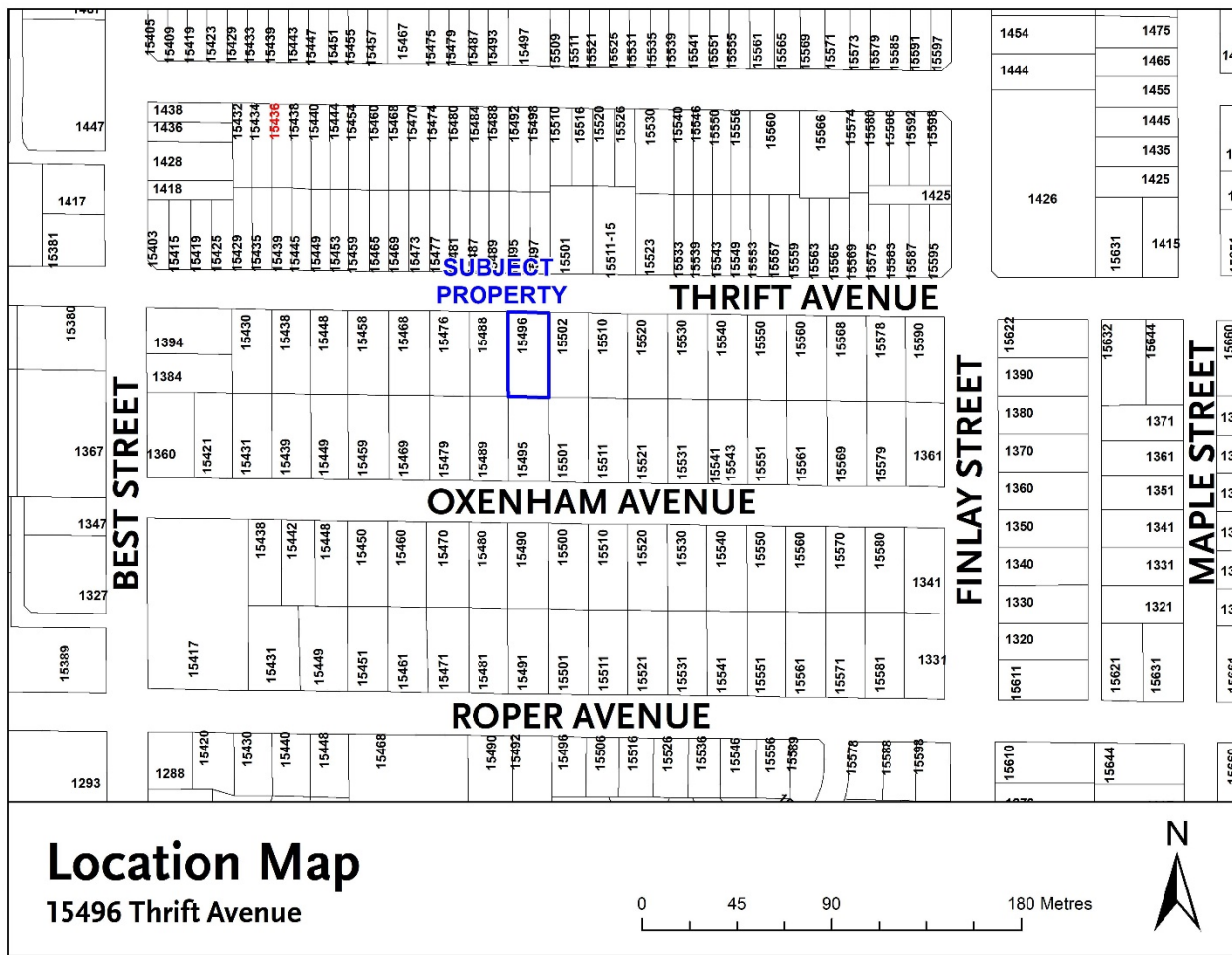
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City Clerk

## APPENDIX B

### Location and Ortho Photo Maps





**APPENDIX C**  
**Architectural Drawings and Landscape Plan**

(Attached Separately)



# Thrift Avenue

OS 1, Dogwood, 20, 10 cm DBH

Retain  
Barrier: Not required for enough away from property line

9 NANDINA DOMESTICA 3 gal — PLANTED 3FT OC  
6 ILEX CRENATA 'CONVEXA' #3 PLANTED 4FT OC

8 ERICA CARNEA 1 GAL PLANTED 3FT OC  
6 CALAMAGRUSTIS X ACUIFLORA 'KARL FOERSTER' 1 GAL PLANTED 2FT OC  
1 CORNUS KOUSA 7CM  
#11 Plum 27, 10, 10cm  
10 NANDINA DOMESTICA 3 gal PLANTED 3FT OC  
8 ILEX CRENATA 'CONVEXA' #3 PLANTED 4FT OC

#10 Cypress 70cm Remove

#14 Cherry 30cm Remove

#12 Mountain ash 20, 23cm Remove  
#13 Mountain ash 27, 9, 8cm Remove  
1 PICEA OMORIKA Min. 3m, B & B

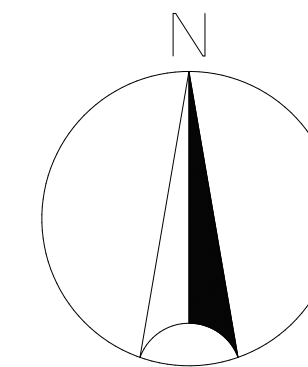
SEE LANDSCAPE PLAN FOR MORE LANDSCAPING DETAILS

Site Plan 1/8" = 1'-0"

OS 4, Douglas-fir, 70 cm DBH Retain Barrier 4.6 m

OS 2, Cherry, 30 cm DBH Retain Barrier 2.0m

OS 3, Monkey puzzle tree, 30 cm DBH Retain Barrier 2.0m



**OMNIA HOME DESIGN**  
11356 137A AVE  
SURREY, BC V3R 2E7  
PH : (604)220-2912  
FAX : (604)584-0066

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No.	Description	Date
1	Revision 1	Date 1

Owner : Baljit & Sukhi Singh  
Prop. Duplex  
15496 Thrift Ave, White Rock  
Site Plan

Project number R3  
Date 1/6/2020  
Drawn by MS  
Checked by MS

**A1**

Scale 1/8" = 1'-0"



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No.	Description	Date

Owner : Baljit & Sukhi Singh

Prop. Duplex  
 15496 Thrift Ave, White Rock  
 Street Profile

Project number R3  
 Date 1/6/2020  
 Drawn by Author  
 Checked by Checker

**A2.1**

Scale As indicated

① STREET FINAL 2  
 1/2" = 1'-0"









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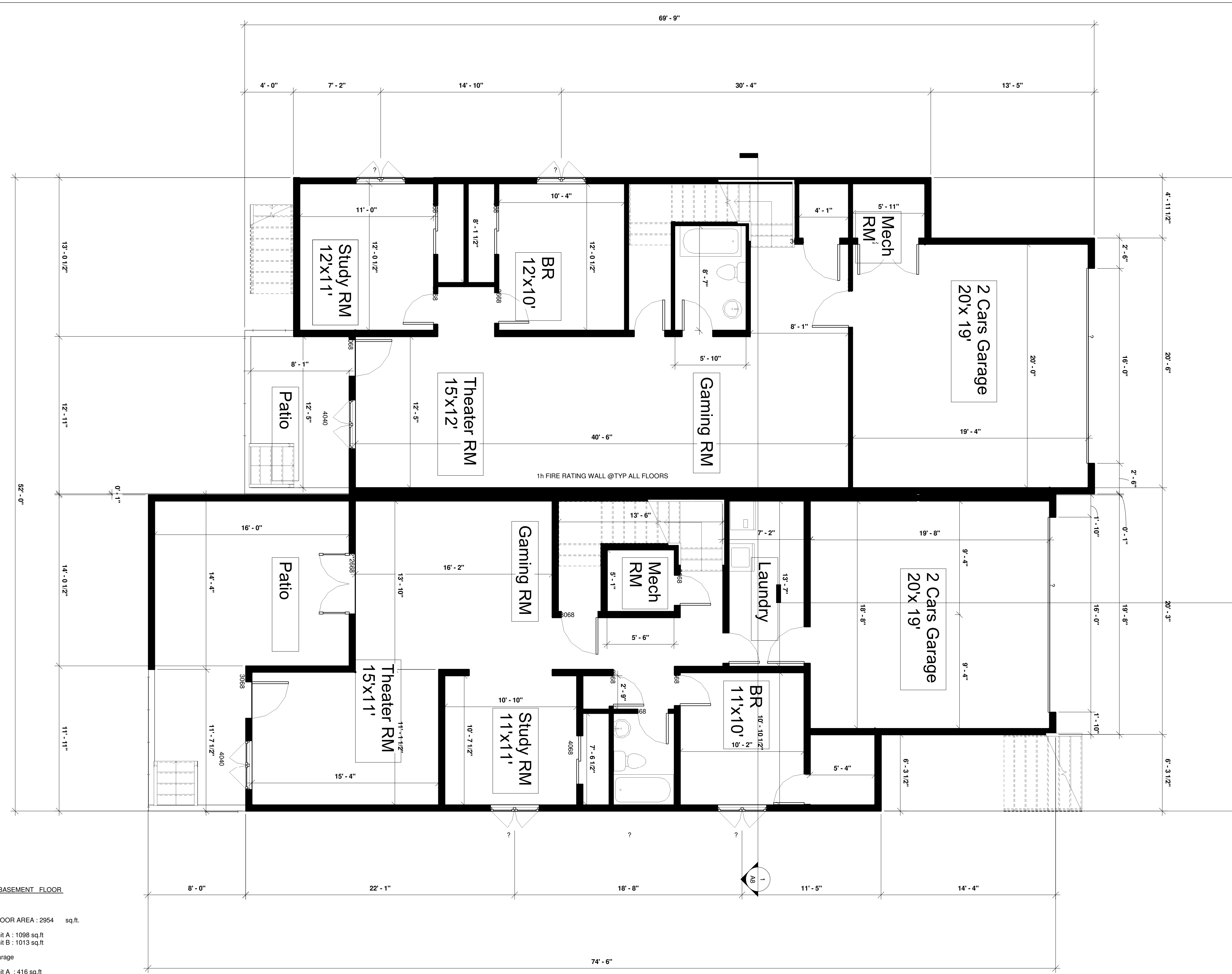
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 Prop. Duplex  
 15496 Thrift Ave, White Rock  
 Rear View

Project number	R3
Date	1/6/2020
Drawn by	Author
Checked by	Checker

**A2.5**

Scale 12" = 1'-0"

① Rear View  
 12" = 1'-0"



BASEMENT FLOOR

FLOOR AREA : 2954 sq.ft.  
 Unit A : 1098 sq.ft  
 Unit B : 1013 sq.ft  
 Garage  
 Unit A : 416 sq.ft  
 Unit B : 427 sq.ft

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 FAX : (604)584-0066

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Owner : Baljit & Sukhi Singh  
 Prop. Duplex  
 15496 Thrift Ave, White Rock  
 Basement Plan

Project number R3  
 Date 1/6/2020  
 Drawn by Author  
 Checked by Checker

**A3**

Scale 1/4" = 1'-0"

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No.	Description	Date

Owner : Baljit & Sukhi Singh

Prop. Duplex  
 15496 Thrift Ave, White Rock  
 First Floor Plan

Project number	R3
Date	1/6/2020
Drawn by	Author
Checked by	Checker

**A4**

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**MAIN FLOOR**

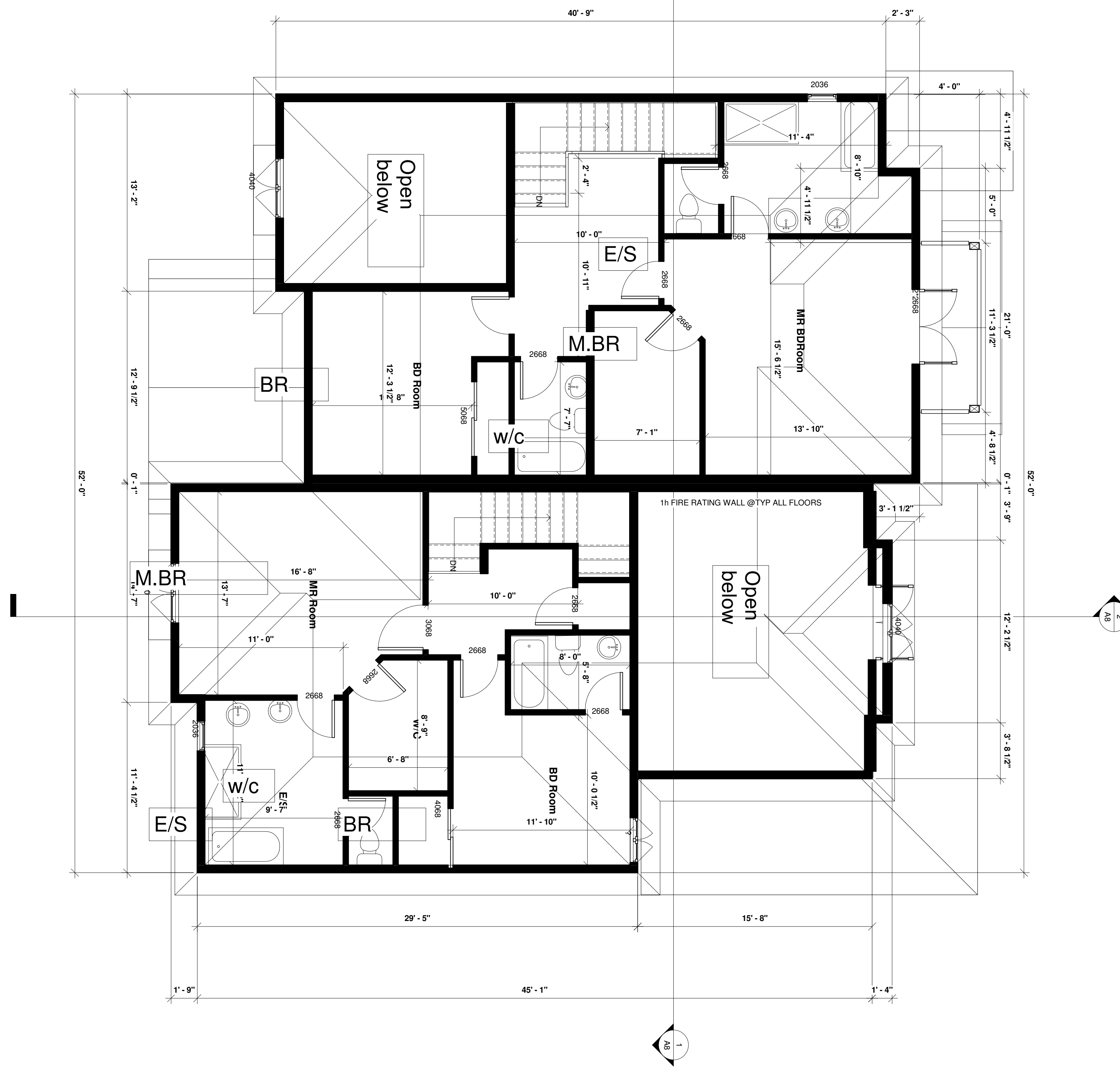
FLOOR AREA : 2495 sq.ft.  
 Unit A : 1199 sq.ft  
 Unit B : 1296 sq.ft

Entrance porch  
 Unit A : 267 sq.ft  
 Unit B : 267 sq.ft

Sun Deck  
 Unit A : 143 sq.ft  
 Unit B : 225 sq.ft

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 FAX : (604)584-0066

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UPPER FLOOR AREA : 1493 sq.ft  
 Unit A : 791 sq.ft  
 Unit B : 702 sq.ft

No.	Description	Date

Owner : Baljit & Sukhi Singh  
  
 Prop. Duplex  
 15496 Thrift Ave, White Rock  
 Second Floor Plan

Project number	R3
Date	1/6/2020
Drawn by	Author
Checked by	Checker
A5	
Scale	1/4" = 1'-0"

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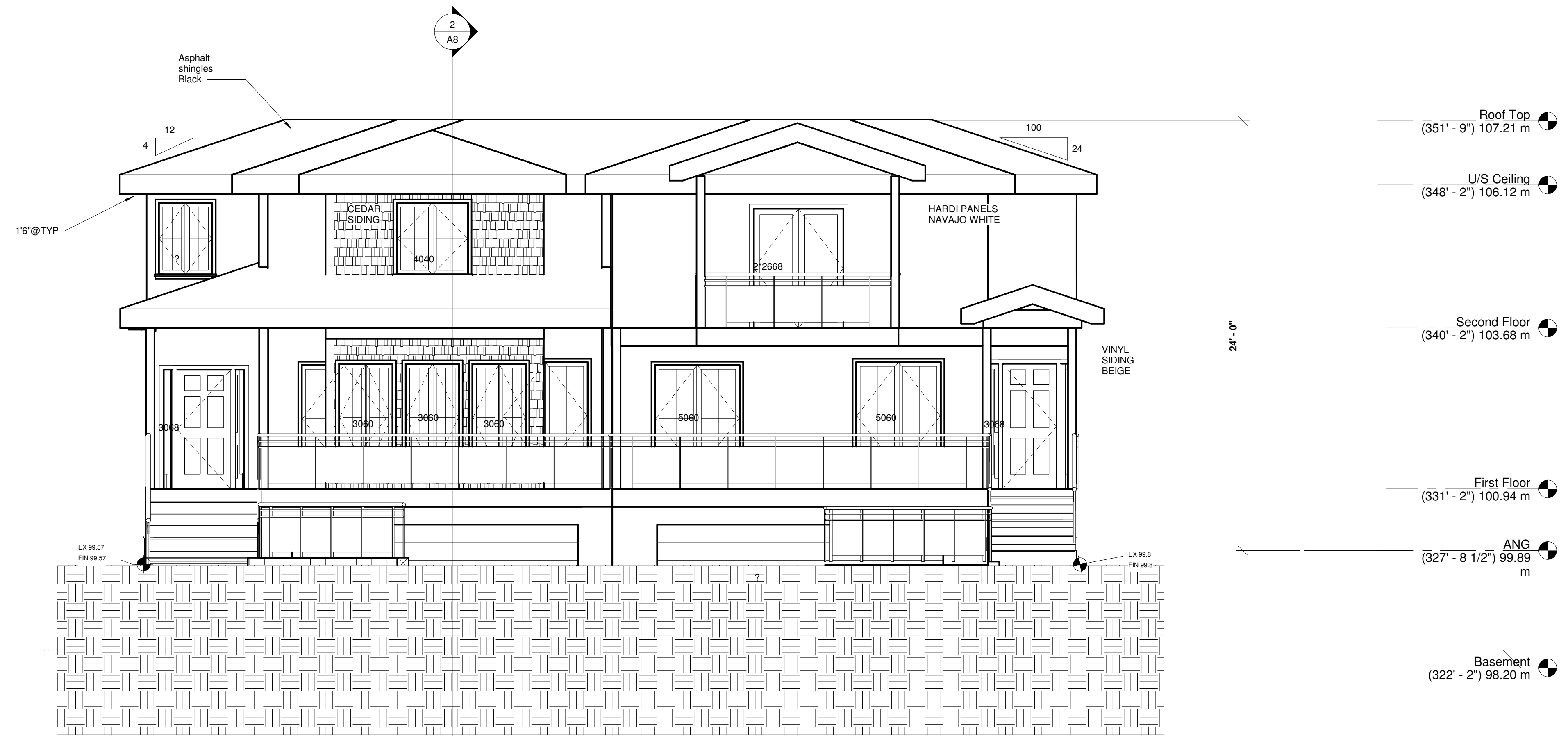
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South Elevation

No.	Description	Date

Owner : Baljit & Sukhi Singh  
 Prop. Duplex  
 15496 Thrift Ave, White Rock  
 Elevations

Project number R3  
 Date 1/6/2020  
 Drawn by Author  
 Checked by Checker

**A6.1**  
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 FAX : (604)584-0066

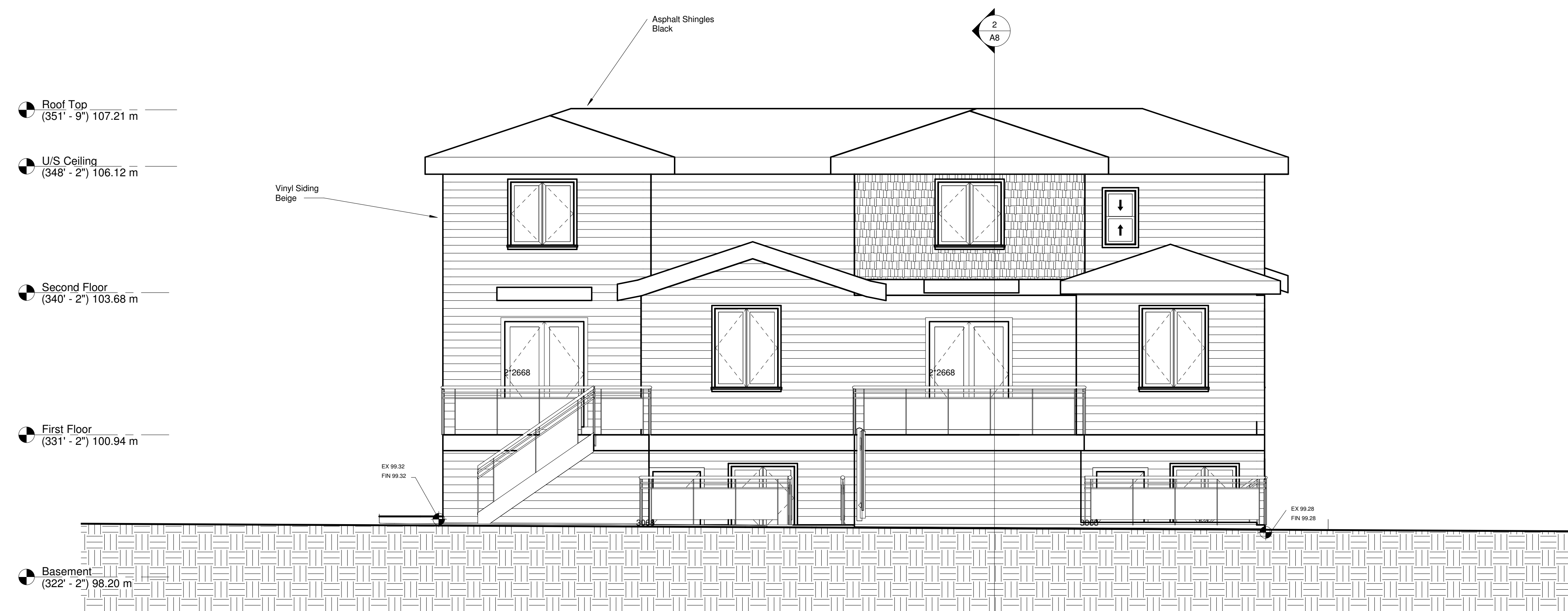
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North Elevation

① South  
 1/4" = 1'-0"

No.	Description	Date

Owner : Baljit & Sukhi Singh  
 Prop. Duplex  
 15496 Thrift Ave, White Rock  
 Elevations

Project number R3  
 Date 1/6/2020  
 Drawn by Author  
 Checked by Checker

**A6.2**

Scale 1/4" = 1'-0"

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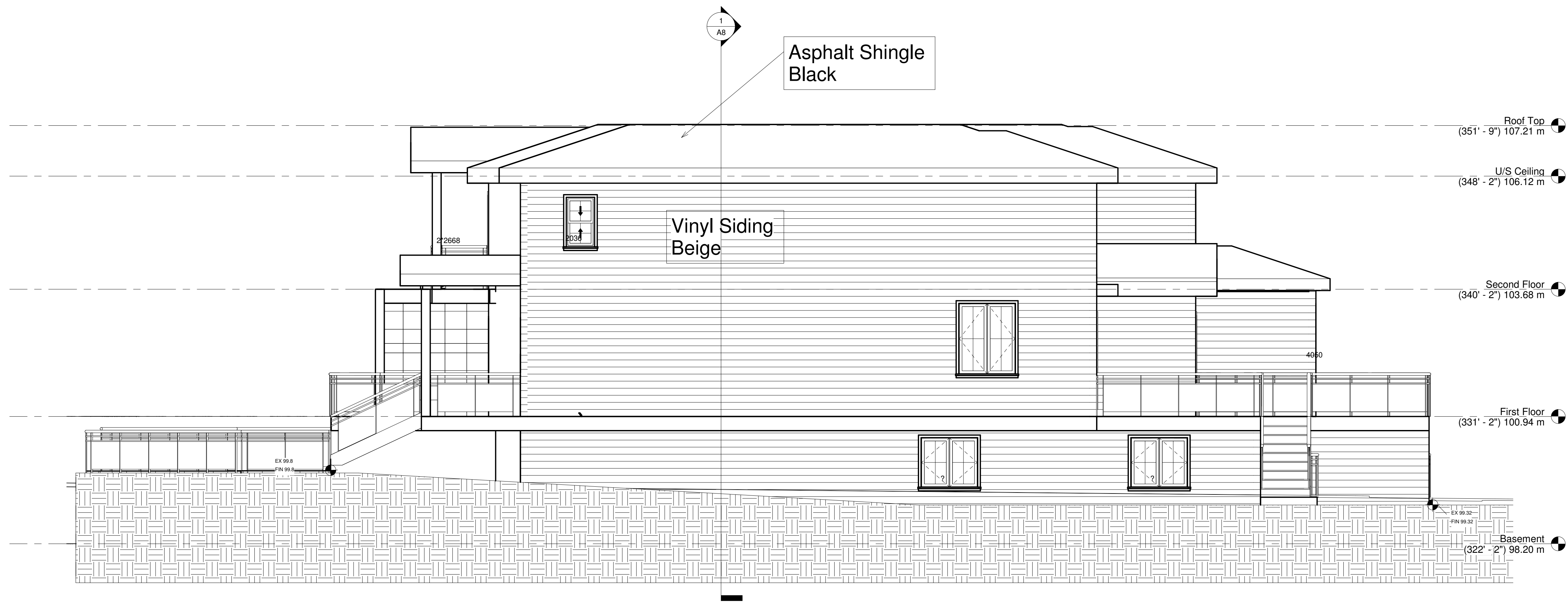
Owner : Baljit & Sukhi Singh

Prop. Duplex  
15496 Thrift Ave, White Rock  
Elevations

Project number R3  
 Date 1/6/2020  
 Drawn by Author  
 Checked by Checker

**A6.3**

Scale 1/4" = 1'-0"



**West Elevation**





- ASPHALT SHINGLE ROOFING, MIN. 2 THICKNESSES OF SHINGLE OVER ENTIRE ROOF, MIN. HEAD LAP OF 50mm. TABS SECURED BY MAX. 25mmØ SPOT OF PLASTIC CEMENT. SHINGLES TO EXTEND MIN. 4" ON EITHER SIDE OF HIP OR RIDGE, AS PER B.C.B.C. 9.26.7  
1" X 4" STRAPPING - SPACING IN ACCORDANCE WITH ROOF SLOPE AND MANUFACTURERS SPECIFICATIONS

- CONTINUOUS VENTED ALUMINUM SOFFITS, ATTIC SPACE  
ROOF TYPE VENTS AT 1/300 UNIFORMLY AT OPPOSITE SIDES OF BUILDING  
CONTINUOUS RIBBED BAFFLE TO PREVENT INSULATION FROM BLOCKING SOFFIT VENTS & TO MAINTAIN 1" GAP FOR VENTILATION AIR TRAVEL.  
R-40 "BLOWN" INSULATION AS PER B.C.B.C. 9.25.2.2  
POLYETHYLENE SHEET CONTINUOUS TO PREVENT AIR LEAKAGE FROM INSIDE BUILDING OUT AND OUTSIDE BUILDING IN. LAP MIN 4" AT JOINTS, TAPE OR SEAL AIR-TIGHT. PROVIDE CONTINUOUS SEAL AT PENETRATIONS. TO CONFORM TO CAN/CSG58-51.33-M TO PROTECT ENTIRE SURFACE. MAXIMUM PERMEANCE=60ng/Pa"S²m² MEASURED IN ACCORDANCE WITH ASTM E 96 AS PER B.C.B.C. 9.25.4.

- ALUMINUM GUTTERS, 2" X 12" ROUGH FASCIA, CONTINUOUS VENTED ALUMINUM SOFFITS.

- VYNIL SIDING.  
WEATHER TREATED LUMBER  
1" X 4" VERTICAL STRAPPING @ 16" O/C TO PROVIDE 1" AIRSPACE BETWEEN CLADDING AND SHEATHING MEMBRANE.  
2-LAYERS OF 30 MIN. BUILDING PAPER TO CONFORM TO CAN/CSG58-51.33-M  
2" X 6" STUDS @ 16" C.C.  
7/16" O.S.B.  
R-20 BATT INSULATION AS PER B.C.B.C. 9.25.2.2 UNIFORMLY OVER ENTIRE FACE OF WALL, FULL WIDTH AND LENGTH OF FRAMING, WITH ONE FACE IN FULL CONTACT WITH SHEATHING

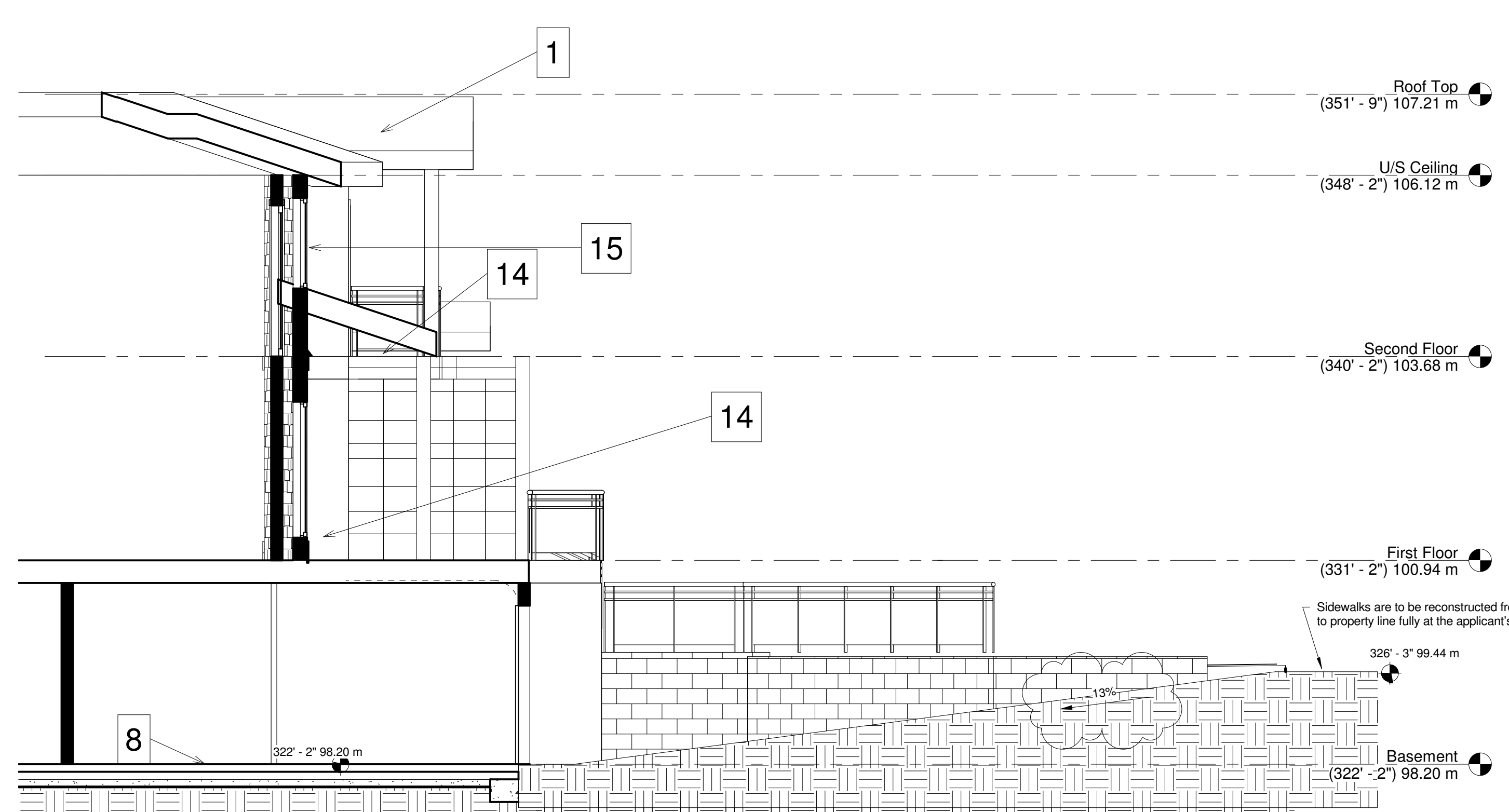
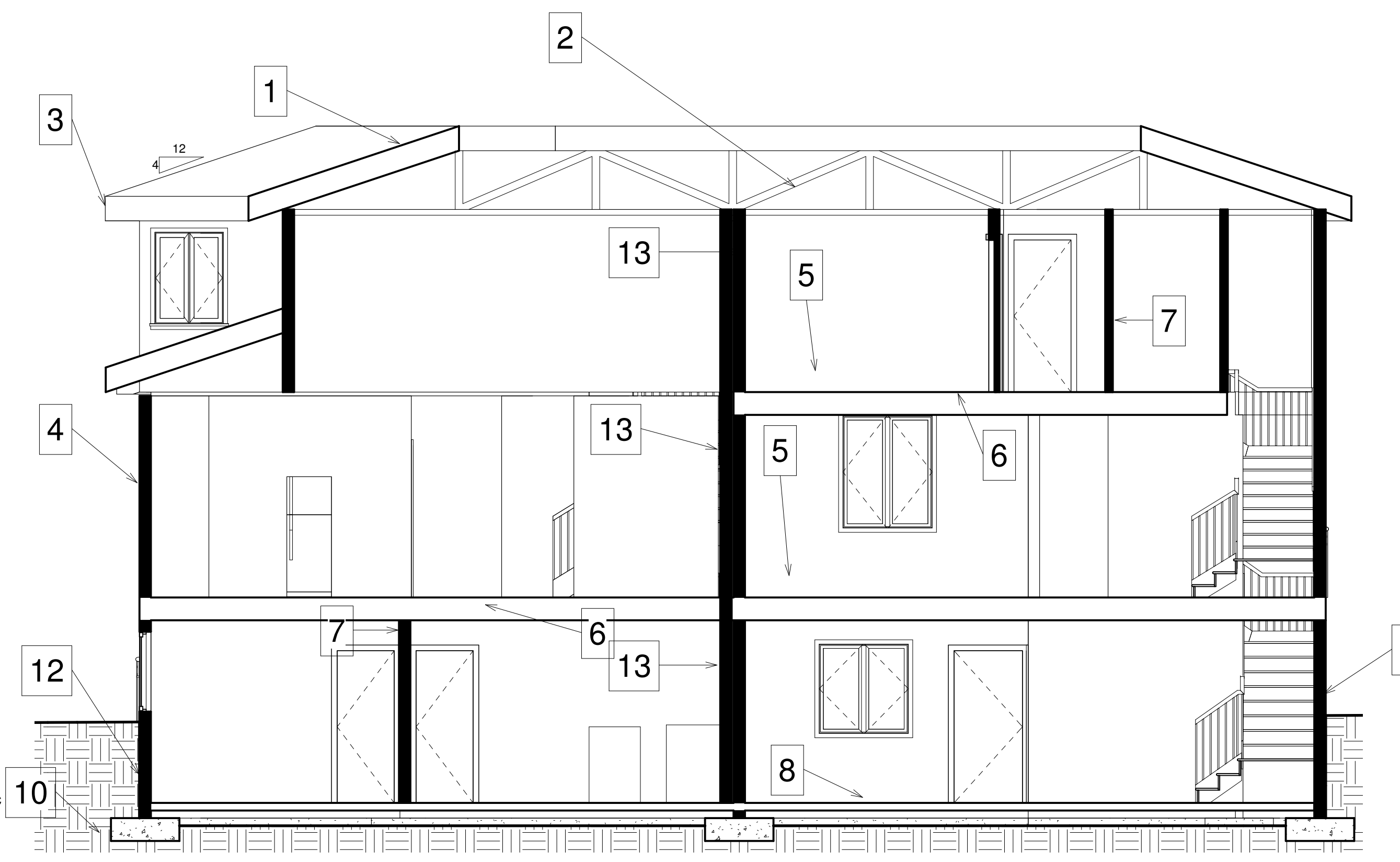
- POLYETHYLENE SHEET CONTINUOUS TO PREVENT AIR LEAKAGE FROM INSIDE BUILDING OUT AND OUTSIDE BUILDING IN. LAP MIN 4" AT JOINTS, TAPE OR SEAL AIR-TIGHT. PROVIDE CONTINUOUS SEAL AT PENETRATIONS. TO CONFORM TO CAN/CSG58-51.33-M TO PROTECT ENTIRE SURFACE. MAXIMUM PERMEANCE=60ng/Pa"S²m² MEASURED IN ACCORDANCE WITH ASTM E 96 AS PER B.C.B.C. 9.25.4.  
1/2" TYPE 'X' GYPSUM WALL BOARD

- FINISH FLOOR ON 5/8" T&G PLYWOOD, 2" X 10" @ 16" C.C. C/W BRIDGING, 1/2" GYP. BOARD ON THE CEILING.

- 5/8" GYP. BOARD ON CEILING.  
2" X 4" @ 16" C.C., 1/2" GYP. BOARD ON BOTH SIDES

- 4" THICK BASEMENT SLAB (20 MPa CONCRETE), CONTINUOUS POLYETHYLENE SHEET, LAP MIN. 4" AT JOINTS, TAPE OR SEAL AIR-TIGHT., R-12 RIGID POLYSTYRENE INSULATION, MINIMUM 6" GRANULAR MATERIAL OR CRUSHED STONE (COMPACTED), CALUUKING BEAD TO SEAL SLAB @ WALL C/W EXPANSION JOINT.

- 5/8" ANCHOR BOLT @ 4' O/C  
2" X 6" WOOD SILL PLATE C/W MOISTURE BARRIER,  
TYPE 'S' ROLL ROOFING SILL GASKET,  
8" CONCRETE FOUNDATION
- 4" PERFORATED DRAINTILE TO CONFORM TO CAN/GSA-B182.1 AS PER B.C.B.C. 9.14.3.1  
INSTALLED AS PER B.C.B.C. 9.14.3.3. C/W MINIMUM 6" GRANULAR MATERIAL OR CRUSHED STONE
- FULL HEIGHT 2" X 6" STUD WALL CONSTRUCTION COMPLETE WITH APPROVED R-20 INSULATION
- 8" CONCRETE FOUNDATION WALL (HEIGHT VARIES ACCORDING TO GRADE)
- 1h FIRE RATING WALL  
5/8 G.W.B.  
6 MIL POLYETHYLENE VAPOUR BARRIER  
2x4 STUDS  
1" CAVITY  
2x4 STUDS  
6 MIL POLYETHYLENE VAPOUR BARRIER  
5/8" G.W.B.
- FLAT ROOF/ ROOF DECK  
WOOD / COMPOSITE DECKING  
2PLY SBS ROOF MEMBRANE  
PLYWOOD AS PER STRUCTURAL W/ MIN 2% SLOPE  
2X4 PERPENDICULAR TO ROOF JOISTS FOR VENTING ROOF TJI @ 16" O.C. AS PER STRUCTURAL  
(1) IF OVER HEATED LIVING SPACE:  
R31 BATT FIBREGLASS (OR BLOW-IN INSULATION)  
6 MIL POLY VAPOUR BARRIER(TAPED AND SEALED)  
1 LAYER 5/8" G.W.B.  
CEILING FINISH  
(2) IF OVER EXTERIOR SPACE  
1X6 SPF T&G TIGHT-KNOT SELECT W/SOFFIT VENT
- 5/16" HARDIE BOARD CLADDING  
1" PRESSURE TREATED PLYWOOD STRAPPING @ 16" O.C. SCREWED TO 2X6 STUDS  
TYVEK Home Wrap  
1/2" PLYWOOD SHEATHING  
2X6 @ 16" O.C.  
R20 BATT INSULATION (140 compressed)  
6 MIL POLY VAPOUR BARRIER  
1/2" GYPSUM WALL BOARD



2 Section 2  
1/4" = 1'-0"

**OMNIA HOME DESIGN**  
11356 137A AVE  
SURREY, BC V3R 2E7  
PH : (604)220-2912  
FAX : (604)584-0066

Consultant  
Address  
Address  
Phone  
Fax  
e-mail

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Fax  
e-mail

No.	Description	Date
1	Revision 1	Date 1

Owner : Baljit & Sukhi Singh  
Prop. Duplex  
15496 Thrift Ave, White Rock  
Building Sections

Project number R3  
Date 1/6/2020  
Drawn by Author  
Checked by Checker

**A8**

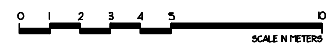
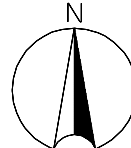
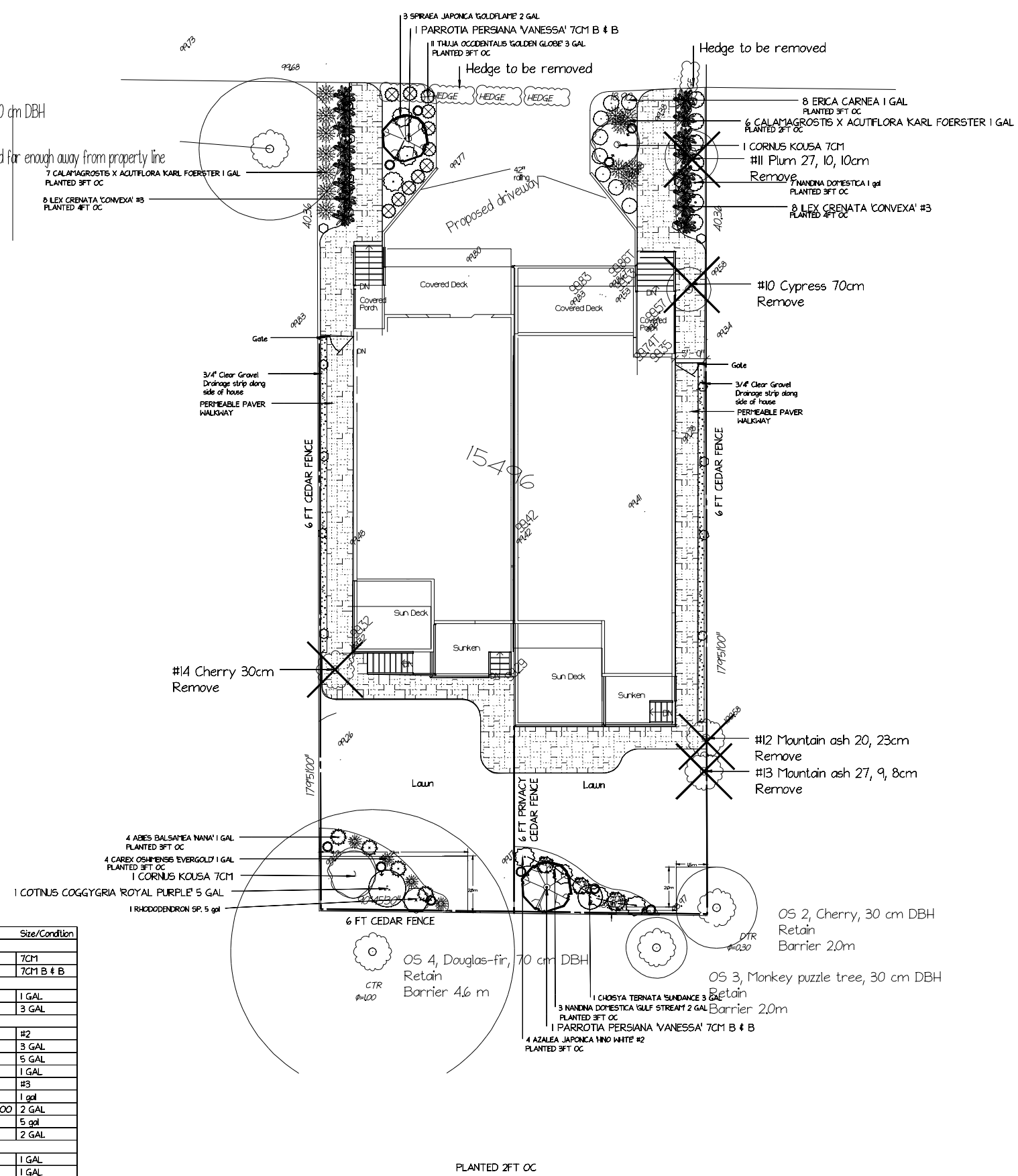
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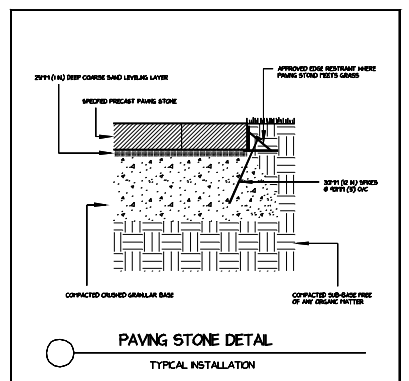
- Notes**
1. LANDSCAPE CONTRACTOR SHALL HAVE THE MINIMUM QUALIFICATIONS OF THREE YEARS LANDSCAPE CONSTRUCTION EXPERIENCE AND CERTIFIED AS A LANDSCAPE TECHNICIAN OR BE A JOURNEYMAN HORTICULTURIST, OR HAVE COMPLETED A TWO YEAR DIPLOMA IN HORTICULTURE WITH ONE YEAR EXPERIENCE AS A LANDSCAPE CONTRACTOR.
  2. ANY ADDED SOIL OR SOIL AMENDMENTS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARD.
  3. PLANT MATERIALS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD, LATEST EDITION, FOR NURSERY STOCK SIZE AND QUALITY. PLANT MATERIALS LISTED IN THE ACCOMPANYING PLANT LIST HAVE BEEN SPECIFIED ACCORDING TO THE CANADIAN NURSERY AND LANDSCAPE STANDARD, CANADIAN STANDARDS FOR NURSERY STOCK, THE BCLNA STANDARD FOR NURSERY STOCK AND THE BCLNA STANDARD FOR CONTAINER GROWN PLANTS. NURSERY SHALL BE CERTIFIED FREE OF P. RAMORUM (SODS).
  4. PLANT MATERIAL SHALL BE INSPECTED AT THE SOURCE NURSERY FOR APPROVAL BY THE LANDSCAPE CONSULTANT AS WELL AS AT THE TIME OF DELIVERY TO SITE.
  5. PLANT SUBSTITUTIONS ARE PERMITTED WITH APPROVAL BY THE LANDSCAPE CONSULTANT.
  6. LANDSCAPE CONTRACTOR SHALL TAKE MEASURES TO PREVENT UNNECESSARY SOIL COMPACTION DURING LANDSCAPE WORK.
  7. PLANTING DEPTHS IN APPROVED SOIL MEDIA SHALL MEET OR EXCEED STANDARDS AS DESCRIBED IN THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD SOIL DEPTHS AS FOLLOWS:  
PERENNIALS AND ANNUALS - 30CM  
SMALL SHRUBS - 45CM  
LARGE SHRUBS - 60CM  
TREES - MINIMUM 60CM FOR A 10M SQ AREA  
LAWN - 15CM
  8. ALL GRADING AND DRAINAGE SHALL BE DONE IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES AND THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD
  9. PLANT MATERIALS SHALL BE GUARANTEED TO THE CLIENT FOR A PERIOD OF SIX MONTHS AFTER SUBSTANTIAL COMPLETION AGAINST DEATH DUE TO UNHEALTHY SUPPLY OR INSTALLATION CONDITIONS AND WRONG SPECIES OR VARIETY.
  10. ALL GARDEN BEDS TO HAVE A 5CM LAYER OF MULCH APPLIED ONCE PLANTING COMPLETE. CARE REQUIRED TO ENSURE MULCH DOES NOT TOUCH TRUNKS OR STEMS OF PLANTS

OS 1, Dogwood, 20, 10 cm DBH  
Retain  
Barrier: Not required for enough away from property line

Thrift Avenue

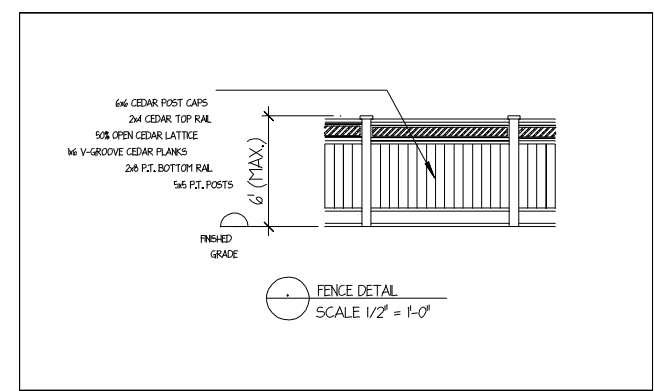


**Landscape Lighting**  
Up-lighting on shrubs and trees in front and back yards  
Pathway lighting along front walkways  
Directional pathway lighting along side walkways to back yards



**Legend**

- Retained trees (circle with dot)
- Fencing (dashed line)
- Proposed building footprint (solid line)
- Property boundary (double line)
- Replacement Tree (circle with cross)
- Landscape plants (plant symbol)
- Planting Bed (rectangle)
- Removed Tree (circle with X)
- Pathway Light Fixture (hexagon)
- Directional Pathway Light Fixture (circle with dot)
- Uplight Fixture (circle with dot)



**NOTE :**  
ALL ELEVATIONS SHOWN ARE TAKEN AT NATURAL GROUND.

Qty	Botanical Name	Common Name	Size/Condition
<b>Trees</b>			
2	CORNUS KOUSA	CHINESE DOGWOOD	7CM
2	PARROTIA PERSIANA 'VANESSA'	VANESSA IRONWOOD	7CM B & B
<b>Conifers</b>			
4	ABIES BALSAMEA 'NANA'	DWARF BALSAM FIR	1 GAL
11	THUJA OCCIDENTALIS 'GOLDEN GLOBE'	GOLDEN GLOBE CEDAR	3 GAL
<b>Shrubs</b>			
4	AZALEA JAPONICA 'HINO WHITE'	HINO WHITE AZALEA	#2
1	CHOSTYA TERNATA 'SUNDANCE'	SUNDANCE MEXICAN ORANGE	3 GAL
1	COTINUS COGGYGRIA 'ROYAL PURPLE'	PURPLE SMOKE BUSH	5 GAL
8	ERICA CARNEA	WINTER HEATHER	1 GAL
16	LEX CRENATA 'CONVEXA'	JAPANESE HOLLY	#3
7	NANDINA DOMESTICA	HEAVENLY BAMBOO	1 gal
3	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM HEAVENLY BAMBOO	2 GAL
1	RHODODENDRON SP.	RHODODENDRON	5 gal
3	SPRAEA JAPONICA 'GOLDFLAME'	GOLDFLAME SPRAEA	2 GAL
<b>Ornamental Grasses</b>			
13	CALAMAGROSTIS X ACUTIFLORA KARL FOERSTER	FEATHER REED GRASS	1 GAL
4	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD CAREX	1 GAL

**Huckleberry Landscape Design**  
604-724-3025  
www.huckleberrylandscape.ca

Address: 15496 Thrift Avenue

Client Name: Baljit Singh | Project: Duplex

Drawing: Landscape Plan | Drawing no: 1 of 1 | Revision no:

Scale: 1:250 | Date: JULY 2020 | Drawn by:

**APPENDIX D**

**Public Information Meeting Sign-in Sheet and Comment Forms**

(Attached Separately)

**APPENDIX E**  
**DPA Guidelines Response Table**

(Attached Separately)

**APPENDIX F**

**ADP Minutes dated July 7, 2020**

(Attached Separately)

**APPENDIX G**

**Photos of Site and Surrounding Area**



**Subject Site**



**Adjacent houses east of the subject site**



**Houses on the north side of Thrift Avenue**

**APPENDIX H**  
**Arborist Report**



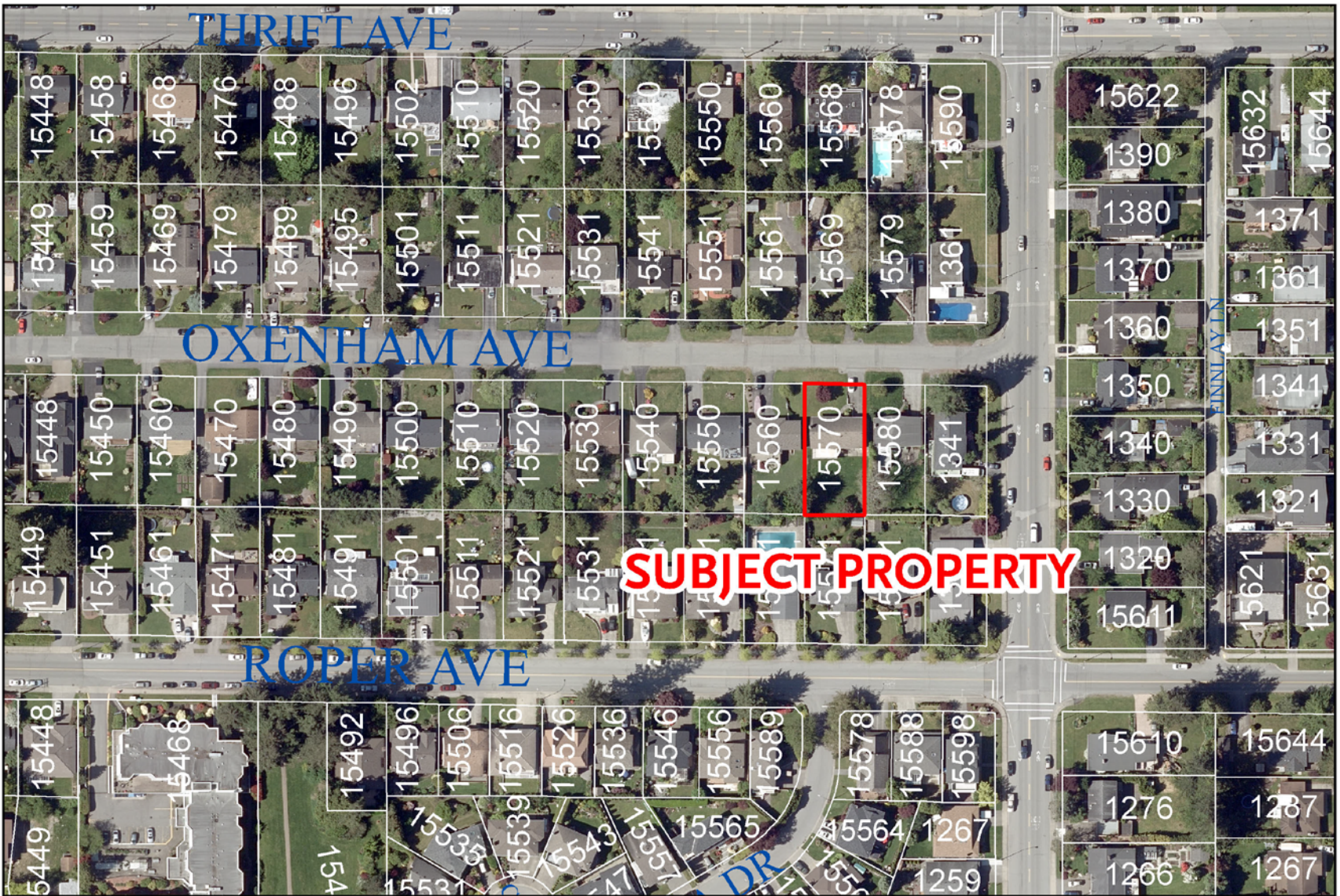


# 15570 Oxenham Avenue

## *Rezoning & Minor Development Permit*

**WHITE ROCK**  
*My City by the Sea!*

*November 9, 2020*



# Ortho Photo Map

15570 Oxenham Avenue



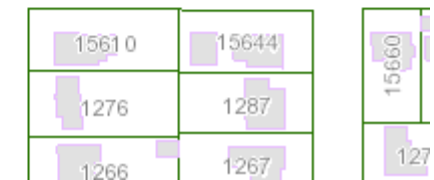
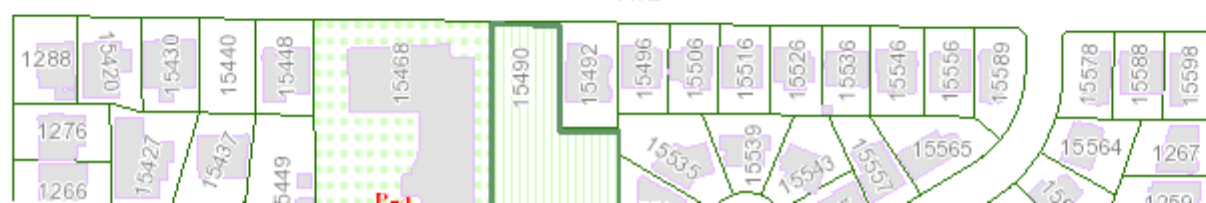
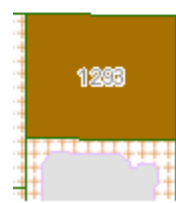
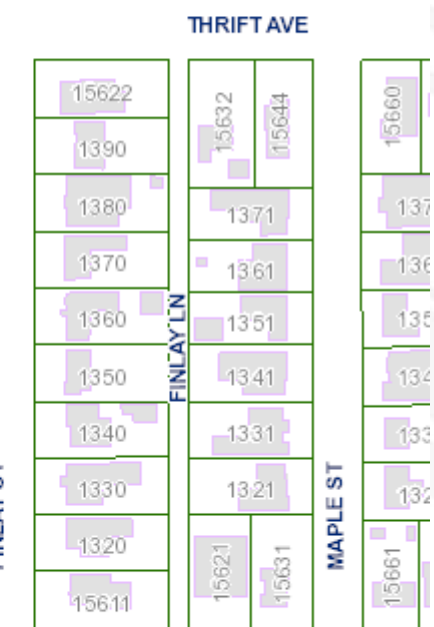
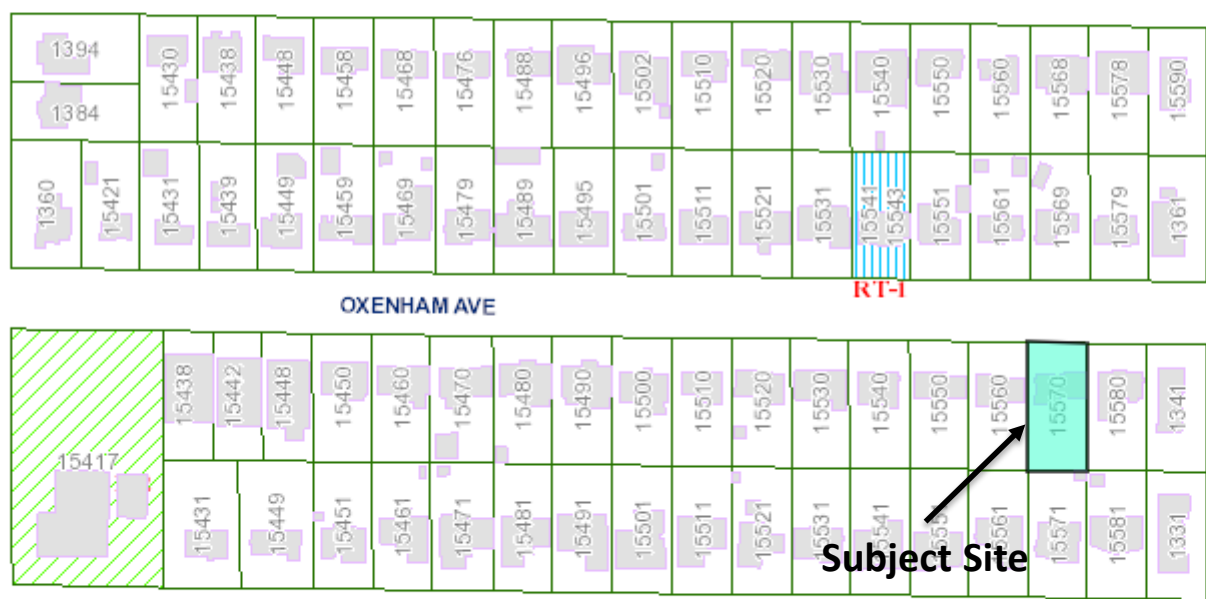
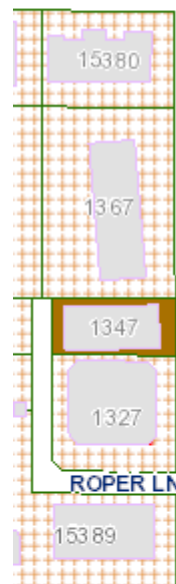
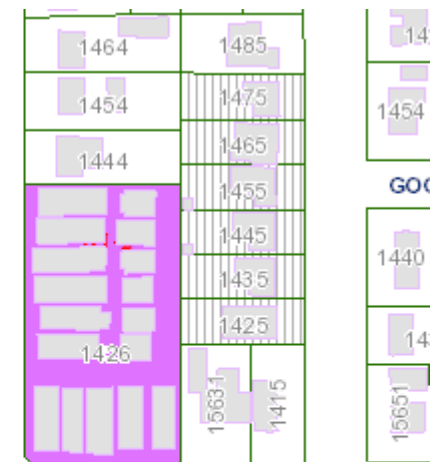
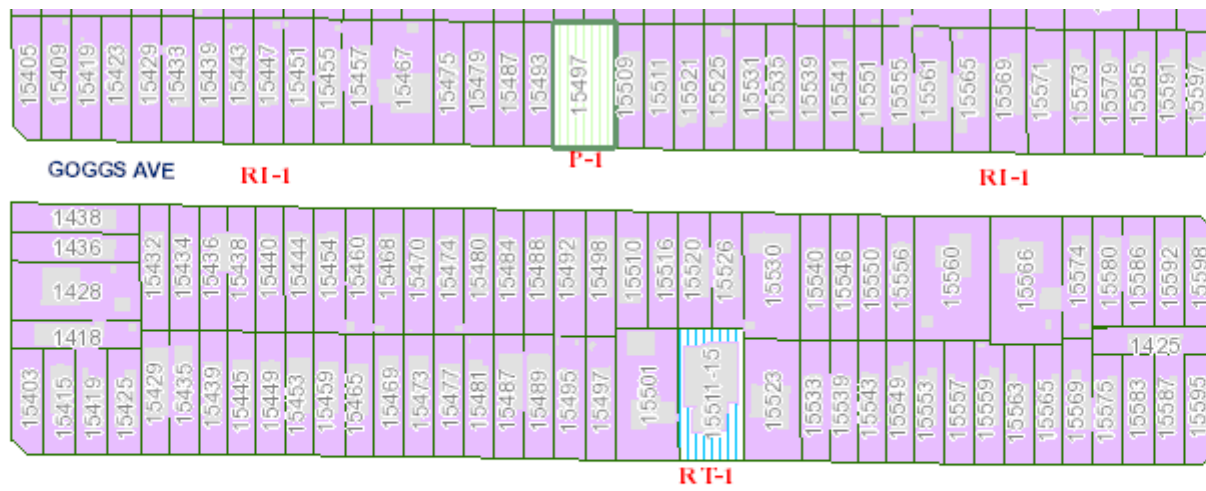
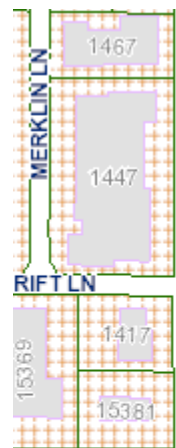
# PROPOSAL

- Rezoning from RS-1 to RT-1 to allow for the construction of a duplex
- Proposed lot meets the minimum requirements of the RT-1 zone
- No variances requested
- Minor Development Permit (form and character)



# PLANNING ANALYSIS

- Property designated “Mature Neighbourhood” in the OCP
- Policies support duplexes and single-family homes
- Rezoning would allow for two attached dwellings increasing overall affordability
- Staff and the ADP believe the design upholds the Mature Neighbourhood Infill DPA guidelines and the Duplex Design Guidelines
- This Duplex would be the first duplex on the South side of Oxenham Avenue



Subject Site

# PROCESS SUMMARY

- Public Information Meeting – held July 10, 2019
- Advisory Design Panel – review July 7, 2020
- LUPC Report – November 9, 2020
- Consideration of 1<sup>st</sup> and 2<sup>nd</sup> reading - TBD
- Public Hearing – TBD
- Consideration of 3<sup>rd</sup> reading
- Council Decision

# RECOMMENDATION

**THAT the Land Use and Planning Committee recommend that Council:**

1. Give first and second readings to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RT-1 – 15570 Oxenham Avenue) Bylaw, 2020, No. 2365 as presented, and direct staff to schedule the required Public Hearing; and
2. Direct staff to resolve the following issues prior to final adoption, if Bylaw No. 2365 is given Third Reading after the Public Hearing;
  - a) Ensure that all engineering requirements and issues, including completion of a servicing agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;
  - b) Registration of a Section No. 219 Covenant to restrict basement suites; and
  - c) Demolition of the existing home.

**WHITE ROCK**

*My City by the Sea!*





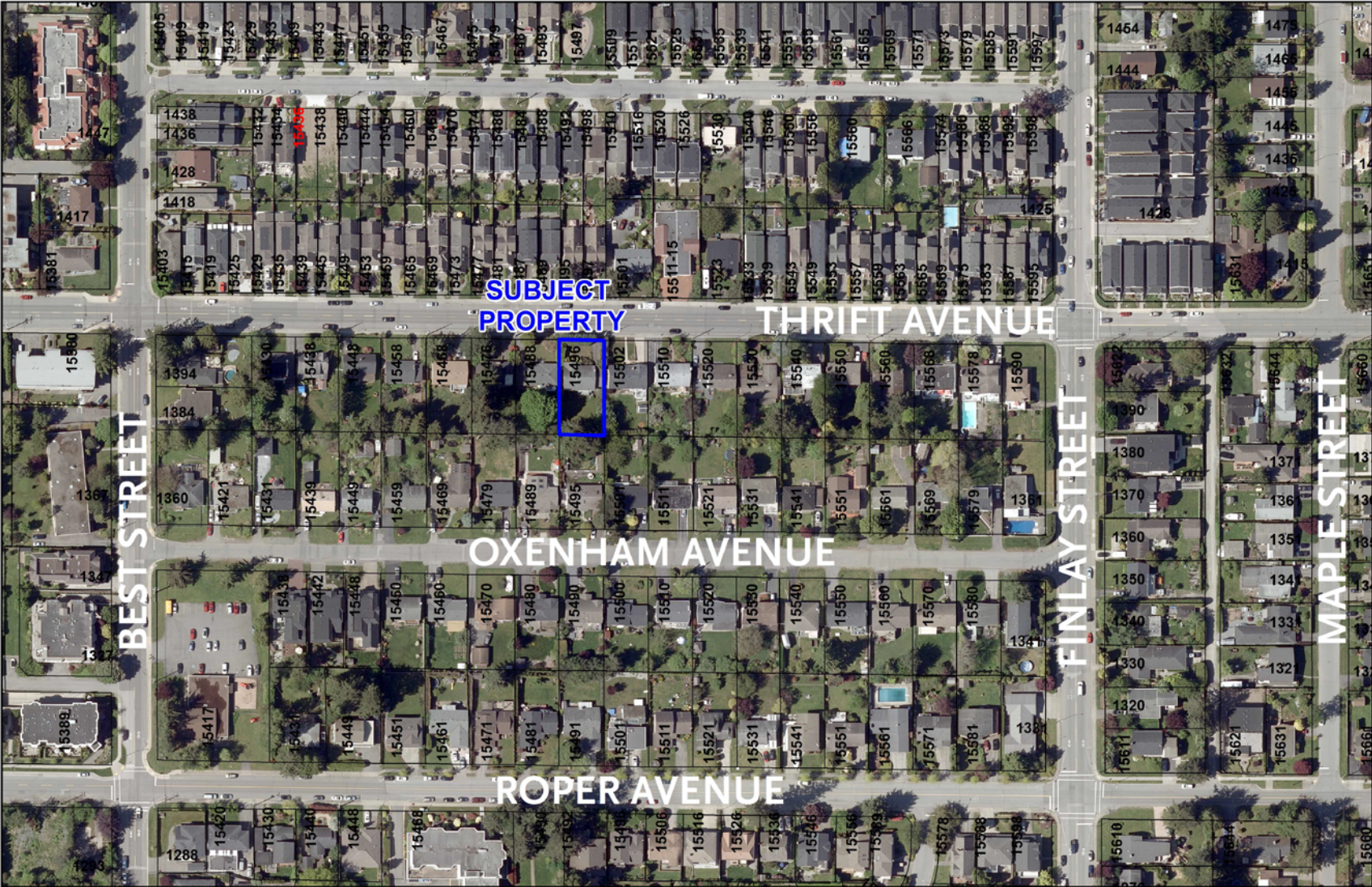
# 15496 Thrift Avenue

## *Rezoning & Minor Development Permit*

**WHITE ROCK**  
*My City by the Sea!*

*November 9, 2020*





**SUBJECT  
PROPERTY**

**THRIFT AVENUE**

**OXENHAM AVENUE**

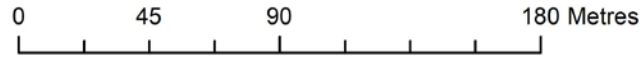
**ROPER AVENUE**

**FINLAY STREET**

**MAPLE STREET**

# Location Map

15496 Thrift Avenue



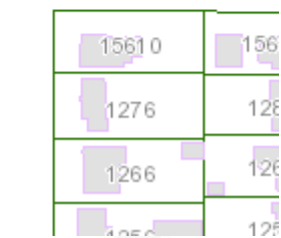
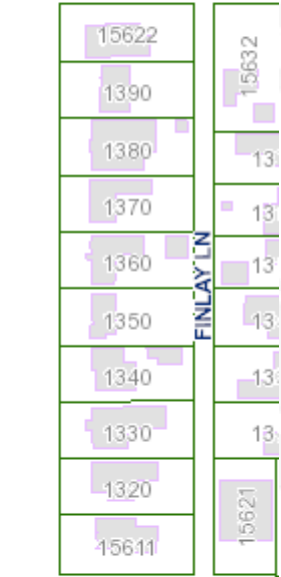
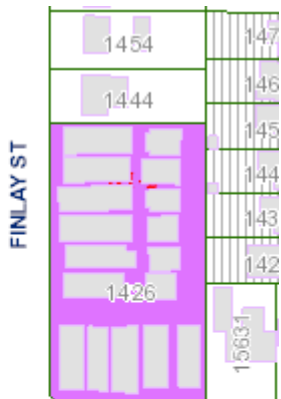
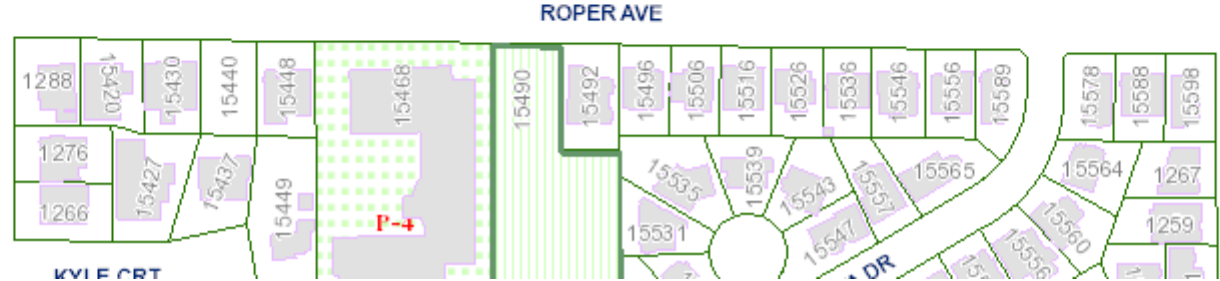
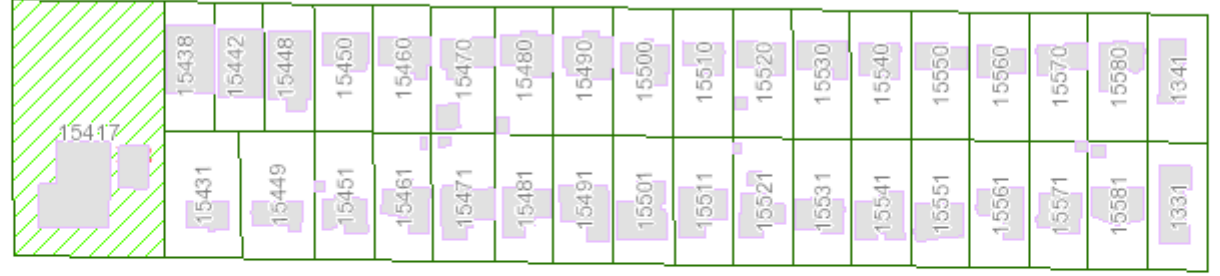
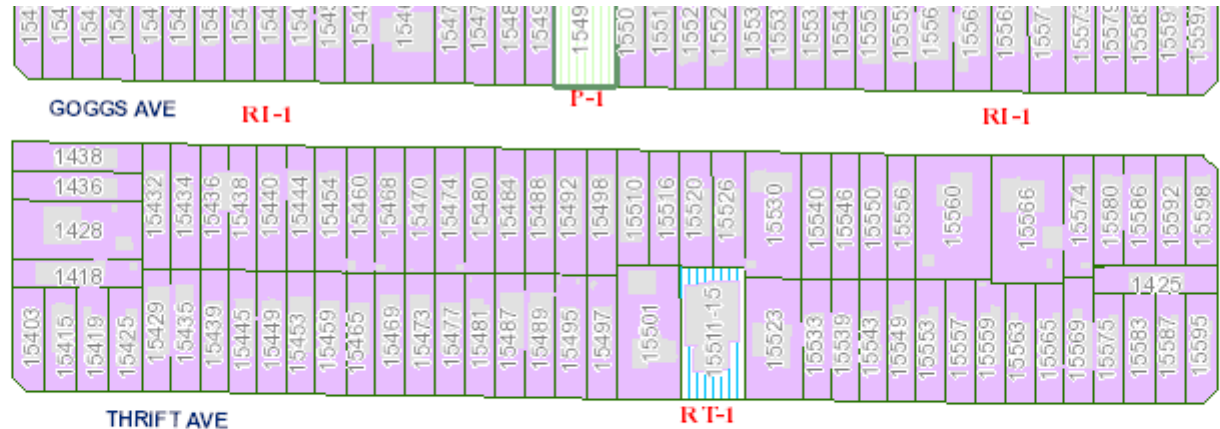
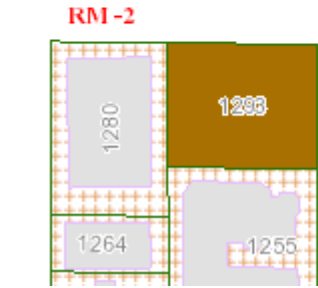
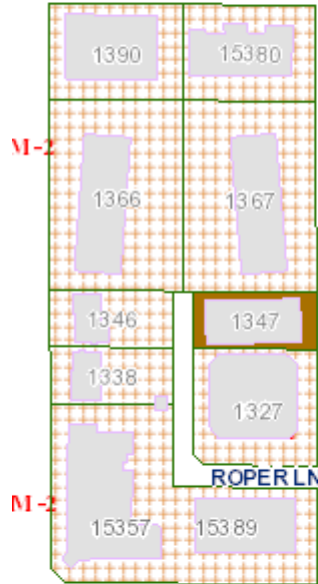
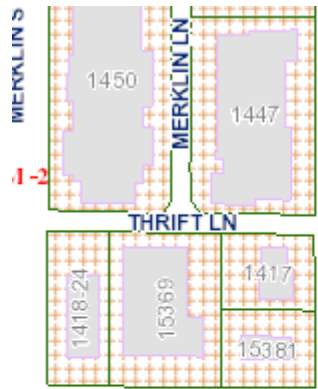
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- This Duplex would be the first duplex on the South side of Thrift Avenue



# PROCESS SUMMARY

- Public Information Meeting – held February 18, 2020
- Advisory Design Panel – review July 7, 2020
- LUPC Report – November 9, 2020
- Consideration of 1<sup>st</sup> and 2<sup>nd</sup> reading - TBD
- Public Hearing – TBD
- Consideration of 3<sup>rd</sup> reading
- Council Decision

# RECOMMENDATION

**THAT the Land Use and Planning Committee recommend that Council:**

1. Give first and second readings to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RT-1 – 15496 Thrift Avenue) Bylaw, 2020, No. 2366 as presented, and direct staff to schedule the required Public Hearing; and
2. Direct staff to resolve the following issues prior to final adoption, if Bylaw No. 2366 is given Third Reading after the Public Hearing;
  - a) Ensure that all engineering requirements and issues, including completion of a servicing agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;
  - b) Registration of a Section No. 219 Covenant to restrict basement suites; and
  - c) Demolition of the existing home.

# WHITE ROCK

*My City by the Sea!*

