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City Clerk's Office (604) 541-2212  
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(click here)

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

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

September 30, 2020

A **LAND USE AND PLANNING COMMITTEE MEETING** will be held in the **CITY HALL COUNCIL CHAMBERS** located at **15322 Buena Vista Avenue, White Rock, BC**, on **OCTOBER 5, 2020** to begin at **6:00 p.m.** for the transaction of business as listed below.

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.

Please note you can watch the meeting, as well as previous meetings, online [www.whiterockcity.ca/councilmeetings](http://www.whiterockcity.ca/councilmeetings)

T. Arthur, Director of Corporate Administration

## **A G E N D A**

### ***Councillor Trevelyan, Chairperson***

#### **1. CALL MEETING TO ORDER**

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

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 5, 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 October 5, 2020 as circulated.

**3. ADOPTION OF MINUTES**

**Page 4**

a) September 16, 2020

**RECOMMENDATION**

THAT the Land Use and Planning Committee adopt the minutes of the September 16, 2020 meeting as circulated.

**4. REQUEST FOR RECONSIDERATION: DENIAL OF TREE REMOVAL PERMIT  
15276 COLUMBIA AVENUE**

Corporate report dated October 5, 2020 from the Directors of Planning and Development Services and Engineering and Municipal Operations titled “Request for Reconsideration: Denial of Tree Removal Permit (15276 Columbia Avenue)”. **Page 9**

**RECOMMENDATION**

THAT the Land Use and Planning Committee recommend that Council confirm the delegated decision to deny a Tree Management Permit (TMP) for the removal of a City-owned tree adjacent to 15276 Columbia Avenue for the reasons outlined in this corporate report.

***Note:** Due to timing constraints, this recommendation will be presented on the Regular Agenda later this evening for consideration. Council may, if they wish, defer this matter to the next Regular meeting.*

**5. APPLICATION FOR MAJOR DEVELOPMENT PERMIT (SIGNAGE) AMENDMENT –  
15177 THRIFT AVENUE**

Corporate report dated October 5, 2020 from the Director of Planning and Development Services titled “Application for Major Development Permit (Signage) Amendment – 15177 Thrift Avenue”. **Page 53**

**RECOMMENDATION**

THAT the Land Use and Planning Committee recommend that Council authorize staff to schedule the required Public Meeting for proposed Development Permit No. 429, which includes variances to Sign Bylaw, 2010, No. 1923.

***Note:** Due to timing constraints, this recommendation will be presented on the Regular Agenda later this evening for consideration. Council may, if they wish, defer this matter to the next Regular meeting.*

**6. APPLICATION FOR MAJOR DEVELOPMENT PERMIT APPLICATION AND  
DEVELOPMENT VARIANCE PERMIT – 14947 BUENA VISTA AVENUE  
(MJP/DVP 19-021)**

Corporate report dated October 5, 2020 from the Director of Planning and Development Services titled “Application for Major Development Permit Application and Development Variance Permit – 14947 Buena Vista Avenue (MJP/DVP 19-021)”. **Page 126**

**RECOMMENDATION**

THAT the Land Use and Planning Committee recommend that:

1. Council direct staff to schedule the public meeting for Development Variance Permit No. 431;
2. Council, following the Public Meeting, consider the issuance Development Variance Permit No. 431 for 14947 Buena Vista Avenue; and
3. Council, if Development Variance Permit No. 431 is approved, also issue Development Permit No. 430 for 14947 Buena Vista Avenue.

**Note:** *Due to timing constraints, this recommendation will be presented on the Regular Agenda later this evening for consideration. Council may, if they wish, defer this matter to the next Regular meeting.*

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

Corporate report dated October 5, 2020 from the Director of Planning and Development Services titled “Application for Zoning Amendment – 14234 Malabar Avenue (ZON/MIP/SUB 19-005)”. **Page 185**

**RECOMMENDATION**

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;*”
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;*” and
3. Recommend that Council direct staff to resolve the following issues prior to final adoption:
  - a) Ensure that all engineering requirements and issues including servicing agreement completion are addressed to the satisfaction of the Director of Engineering and Municipal Operations; and
  - b) Demolish the existing buildings and structures to the satisfaction of the Director of Planning and Development Services.

**Note:** *Due to timing constraints, this recommendation will be presented on the Regular Agenda later this evening for consideration. Council may, if they wish, defer this matter to the next Regular meeting.*

**8. CONCLUSION OF THE OCTOBER 5, 2020 LAND USE AND PLANNING COMMITTEE MEETING**

- PRESENT:** Councillor Trevelyan, Chairperson  
Mayor Walker  
Councillor Chesney  
Councillor Johanson  
Councillor Manning
- ABSENT:** Councillor Fathers  
Councillor Kristjanson
- STAFF:** G. Ferrero, Chief Administrative Officer  
C. Isaak, Director of Planning and Development Services  
S. Lam, Deputy Corporate Officer

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**1. CALL MEETING TO ORDER**

The meeting was called to order at 6:00 p.m.

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

2020-LU/P-024 **It was MOVED and SECONDED**

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 September 16, 2020 meeting to be video streamed and available on the City's website, and without the public present in the Council Chambers.

**CARRIED**

**2. ADOPTION OF AGENDA**

2020-LU/P-025

**It was MOVED and SECONDED**

THAT the Land Use and Planning Committee adopt the agenda for September 16, 2020 as circulated.

**CARRIED**

**3. OFFICIAL COMMUNITY PLAN REVIEW – SUMMARY OF TOWN CENTRE URBAN DESIGN & PUBLIC REALM REVIEW PHASE 2 PUBLIC ENGAGEMENT AND RECOMMENDATIONS**

Corporate report dated September 16, 2020 from the Director of Planning and Development Services titled “Official Community Plan Review – Summary of Town Centre Urban Design & Public Realm Review Phase 2 Public Engagement and Recommendations”.

Staff clarified that the purpose of the meeting is to review each of the 12 recommendations and determine how they would be brought forward if endorsed by Council. The recommendations were originally presented at the July 27, 2020 meeting, and this evening is also an opportunity for the Committee to provide further adjustments if desired.

Staff led the Committee through a PowerPoint presentation that summarized each recommendation.

Councillor Trevelyan exited the meeting at 6:13 p.m. and Councillor Manning presided over the meeting.

Councillor Trevelyan returned at 6:19 p.m. and resumed as Chairperson.

Noted under each recommendation are the noted Committee comments:

**Recommendation 1 / Grow the Tree Canopy & Species Mix:**

- The OCP considers trees suitable to be planted on streets, considering factors such as tree roots and the environment.

**Recommendation 2 / Manage Rainwater Sustainably:**

- Staff clarified that a development permit application without variances must be evaluated within the City’s Development Permit Guidelines (which are contained within the OCP)
- If a developer is limited on where they provide parking, they may need to dig deeper (build lower) which can add significant costs to a project. This could be viewed as an unintended deterrent for having a project in the City

**Recommendation 3 / Improve Soil Connectivity:**

- Staff clarified that the street trees smaller in sized are proposed for planting in order to allow for growth and longevity of the tree

**Recommendation 4 / Prioritize Green Buildings:**

- Staff clarified that there could be incentives for builders to provide LEED standard in exchange for density bonusing if that was Council's desire
- There is no way to prioritize projects that come through the City's application process (as outlined in the City's Procedure Bylaw)
- Stipulations can be incorporated into the criteria, such as "if a builder would like Floor Area Ratio beyond what is permitted, they must reach energy step code level etc."

**Recommendation 5 / Create Social and Affordable Housing:**

- Suggested that for-profit organizations be considered in terms of affordable housing opportunities
- There should be clarity in the definition of "Affordable"
- Within the density bonus policy, City's could suggest that density could be exchanged for a public amenity

**Recommendation 6 / Increase the Mix of Uses:**

- The Committee asked for a list of prioritized options and staff advised that the Governance and Legislation Committee will be looking at the Community Amenity Contribution workshop results

**Recommendation 7 Identify Transit Exchange Options:**

- Noting that busses currently park/take breaks at Central Plaza, this area will be relocated to the Miramar

**Recommendation 8 Refine the Density Bonus Policy:**

- Recognized that most comments expressed support for height/density in the north end over the south end

**Recommendation 9 /Building Heights (per accompanying map):**

- Concerns were expressed regarding building heights along North Bluff and spoke to the City of Surrey's adopted phase 1 of the South Surrey Plan
- Suggested that the markings/legend of the appendices be revised to clearly reflect the messaging
- Would like to discuss the South Surrey/White Rock transition plan

2020-LU/P-026

**It was MOVED and SECONDED**

THAT the LUPC recommends that Council requests the following order of priority in terms of discussion topics in the Official Community Plan review process:

1. The Town centre;
2. Marine Drive; and,
3. South Surrey/White Rock Transition.

**CARRIED**

**Recommendation 10 / Promotion of Plazas, Patios and Green Space:**

- It was noted that this recommendation pertains to the Town Centre

**Recommendation 11 / Build the Open Space Network:**

- Speaking to the developed Miramar project, it was noted that the final product appeared to be different than what was originally proposed (eg: public art piece). As such, questioned how and when amendments can be made to agreed upon community amenities. Staff noted that
- It was recognized that Community Amenity Contributions can be agreed upon through facilities and amenities, not just dollar amounts and that this concept be rearticulated for a better general understanding
- When CACs are agreed upon, there should be systems in place that allow the City to use them when it's needed

**Recommendation 12 / Identify Town Centre Priorities:**

- In terms of Town Centre priorities, it was noted that a Governance and Legislation CAC workshop has been called for September 23, 2020

The Committee, as a whole, recognized that the explanations and proposed recommendations were presented well; however, members of the Committee noted that they cannot support the recommendations as they are opposed to the heights of the Town Centre.

2020-LU/P-027

**It was MOVED and SECONDED**

THAT Land Use and Planning Committee recommend that Council consider the Town Centre Phase 2 Engagement Summary and Recommendations Report prepared by DIALOG Design, attached to this corporate report as Appendix A, and direct staff to proceed with preparing the proposed implementing mechanisms as described in staff's evaluation of the DIALOG recommendations in Appendix B.

**CARRIED**

Councillor Johanson voted in the negative

4. **CONSIDERATION OF POLICY FOR PURCHASE OF MUNICIPAL PROPERTY**  
Corporate report dated September 16, 2020 from the Director of Planning and Development Services titled "Consideration of Policy for Purchase of Municipal Property".

2020-LU/P-028 **It was MOVED and SECONDED**  
THAT Council direct staff to prepare a Council Policy regarding the Sale of Municipal Property.

**CARRIED**

5. **CONCLUSION OF THE SEPTEMBER 16, 2020 LAND USE AND PLANNING COMMITTEE MEETING**  
The Chairperson declared the meeting concluded at 8:14 p.m.



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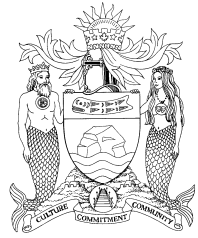
Mayor Walker

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S. Lam, Deputy Corporate Officer



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



**DATE:** October 5, 2020

**TO:** Land Use and Planning Committee

**FROM:** Carl Isaak, Director, Planning and Development Services  
Jim Gordon, Director, Engineering and Municipal Operations

**SUBJECT:** Request for Reconsideration: Denial of Tree Removal Permit  
(15276 Columbia Avenue)

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**RECOMMENDATION**

THAT the Land Use and Planning Committee recommend that Council confirm the delegated decision to deny a Tree Management Permit (TMP) for the removal of a City-owned tree adjacent to 15276 Columbia Avenue for the reasons outlined in this corporate report.

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**EXECUTIVE SUMMARY**

The City received a tree removal permit application to remove a City-owned native Douglas Fir immediately north of the property at 15276 Columbia Avenue. Staff denied the permit, which if approved, would enable the removal of this tree. Staff believe there is an ability to design the development (i.e., building and site engineering) such that the tree can remain. It is the opinion of staff that this tree is of value to the residents of the White Rock community and, with alternative design options, there is no need for tree removal. The applicants have appealed staff's decision and have submitted an application for reconsideration herein presented to the Land Use and Planning Committee (LUPC).

**PREVIOUS COUNCIL DIRECTION**

Not applicable.

**INTRODUCTION/BACKGROUND**

This corporate report presents the background and rationale for the refusal to grant a Tree Management Permit (TMP) for the removal of a City-owned Douglas Fir measuring 52 centimeters diameter at breast height (City tree tag #791). The TMP application was received on June 18, 2020. The application proposes the removal of the City tree, which is located immediately north of the property to accommodate the construction of a dwelling on the currently vacant lot at 15276 Columbia Avenue (see Site Photos in Appendix A). Per Part 5, Section 3 of the City of White Rock Tree Management Bylaw, 2008, No, 1831, any proposal to remove a City Tree tied to a building permit requires a TMP.

The rationale for the removal of this tree, as presented in the arborist report provided by the owners, is that the "tree conflicts with proposed entranceway grades being raised to have front door at grade of road". The applicant's letter and application for reconsideration further provide that the tree ought to be removed to alleviate the loss of views (to the water) from five

neighbouring properties to the north (see Appendix B). They have submitted letters of support from these residents. Additionally, the owner's submission recognizes what they understand to be the City's issuance of a tree (removal) permit in 2015 to the previous owners. Staff have clarified to the current owners, being those seeking this reconsideration, that this permit was not a tree removal permit. Rather, the permit was issued to govern the protection of Tree #791 during the demolition of the home (see Appendix C).

The request to remove the City tree is not, in the view of City staff, considered necessary and its removal in conflict with the intent and purpose of the Tree Management Bylaw (see Appendix D). The City-owned tree is outside of the allowable building envelope established by the zoning. As such, it is not an encumbrance to the realization of the residential density available to the lot. The owners note that the tree conflicts with their intended landscaping design and servicing components tied to the development of the lot. In the opinion of staff, landscaping, utilities, retaining walls, staircases and related features can be designed and constructed in a manner which allows for the tree to be retained, albeit warranting an alternative approach to that desired by the owners. If the owner were to demonstrate that the removal of the tree is necessary, due to unavoidable design constraints or City-imposed servicing/engineering requirements making its safe retention not viable, staff would return to Council with a corporate report identifying these circumstances to allow for further reconsideration. However, with the information provided by the applicant to date, staff do not believe this has been demonstrated.

As a result, City staff were unable to support the removal request and accordingly refused to issue the removal permit.

### **FINANCIAL IMPLICATIONS**

Not applicable.

### **LEGAL IMPLICATIONS**

Per section 52 of the *Community Charter*, property owners have the right to have a decision regarding trees made by a delegate of Council reconsidered by Council. This reconsideration process is enabled through section 23-26 of the White Rock Planning Procedures Bylaw, 2017, No. 2234.

Section 50(3) of the *Community Charter* identifies that if a bylaw regulating trees interferes with a property owner's ability to develop their property to the density permitted under the applicable zoning bylaw, Council may either pay compensation to the owner for any reduction in value, or consider issuing a Development Permit or Development Variance Permit to enable an alternative means for the parcel to achieve its permitted density.

Staff consider that the proposed building and landscaping may be redesigned in a manner which allows the parcel to be developed at the permitted density without removing the City tree.

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

Not applicable.

### **INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS**

The City's Engineering and Operations Department has been consulted in the review of the TMP and this request for reconsideration. To date, the City has not received sufficient evidence in the form of detailed civil designs, to necessitate the proposed tree removal.

### **CLIMATE CHANGE IMPLICATIONS**

Generally, the retention of trees and the planting of new trees is known to support the continual sequestering of carbon dioxide, being widely accepted as a contributor to climate change.

White Rock's tree canopy has diminished over the years, largely due to redevelopment on private properties. The preservation of large trees is crucial to reversing the diminishing tree canopy trend as replacement trees take years to develop to the extent where they significantly contribute to tree canopy and provide environmental benefits including the reduction in greenhouse gases and cooling.

### **ALIGNMENT WITH STRATEGIC PRIORITIES**

As part of the Official Community Plan (OCP) Review, Council has expressed a desire to support efforts that will help in "Greening the City." The retention of healthy, mature City Trees, and privately-owned trees, where possible, will help support this initiative.

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

As an alternative to the staff recommendation to uphold the denial of the tree removal, Council may direct staff to approve the request for reconsideration by issuing the Tree Management Permit to support the removal of the Tree.

### **CONCLUSION**

Staff have denied a request to remove a City tree adjacent to 15276 Columbia Avenue, in conjunction with an application to build a new detached home on the property, which has been appealed to Council. Council may consider confirming the delegated decision made by staff, or substitute its own decision. Staff recommend confirming the decision and having the applicant redesign the project within the permitted density to accommodate the retention of the City tree.

Respectfully submitted,




Carl Isaak, MCIP, RPP  
Director, Planning & Development



Jim Gordon, P.Eng.  
Director, Engineering & Municipal Operations

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

I concur with the recommendation of this corporate report.



Guillermo Ferrero  
Chief Administrative Officer

- Appendix A: Site Photos, 15276 Columbia Avenue
- Appendix B: Owner's Request for Reconsideration
- Appendix C: Tree Management Permit (2015)
- Appendix D: Excerpt from the Tree Management Bylaw, 2008, No. 1831

**APPENDIX A**  
**Site Photos, 15276 Columbia Avenue**



**APPENDIX B**

**Owner's Request for Reconsideration**

[document attached separately]



## APPLICATION FOR RECONSIDERATION

SEPTEMBER 16, 2020

To: Mr. Carl Isaak  
Director of Planning and Development Services  
City of White Rock

Dear Mr. Isaak,

Please find enclosed our Application for Reconsideration regarding the City's denial of our Type 3 Tree Management Permit for 15276 Columbia Avenue for City Tree #791.

We understand that the Tree Management Bylaw was adopted to regulate and prohibit the cutting, removal and damage of trees in an effort to maintain the City's urban forests. Trees serve an important role in the fight against climate change and also provide valuable habitat for birds and wildlife and contribute to the ecosystem of the City. We fully support the City's efforts to maintain and enhance the City's Urban Forest and believe our proposal will more than satisfy the City's long term goals by enhancing the tree canopy and creating a diverse tree population.

Attached is a letter from the project architects, Openspace Architecture, describing the grounds upon which we consider the City's decision inappropriate and the proposed alternate solution.

I have spoken to five of their neighbours about City Tree #791 and have received unanimous support for the proposed development and the replacement of this tree. This tree has grown to block views of the uphill neighbours, and has been preventing development of this property for many years. As it continues to grow, the negative impacts on the neighbouring properties and views will only increase. Please find five Letters of Support attached to this document as well as contact information for the neighbours.

The homeowners purchased the property after carefully reviewing the sellers approved tree management permit #TMP 15-051 and discussing with the City Arborist the likelihood of a new tree management permit being issued under a new owner. Subsequently the property was purchased. Attached is a letter from the homeowner's counsel expressing homeowner's due diligence and expectations.

The previously submitted Arborist report has also been included for your reference.

The supporting documentation will show that the removal and replacement of this tree will ultimately benefit the City, the homeowners, and the neighbourhood. A tree removal permit was granted for previous owners in 2015, and we believe the current proposal also meets the criteria for tree removal.

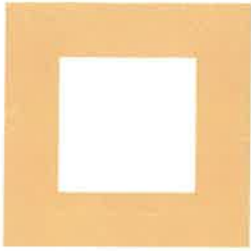
Thank you for your time and consideration when reviewing our submission.

Regards,

Ron Kliewer  
KLIEWER BROS. CONSTRUCTION LTD.  
[ron@kbcdevelopments.com](mailto:ron@kbcdevelopments.com)  
604-764-7606

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KLIEWER BROS. CONSTRUCTION LTD.  
P.O. BOX 42043, VANCOUVER, BC, V5S 4R5



OPEN SPACE  
ARCHITECTURE

### APPLICATION FOR RECONSIDERATION: TREE MANAGEMENT PERMIT

Date: September 16th, 2020

To: Carl Isaak  
Director of Planning and Development Services  
City of White Rock

Re: Tree Management Permit for 15276 Columbia Avenue, City Tree #791

Dear Mr. Isaak,

Below is a description of City Tree #791 and its unique site conditions which are prohibiting the equitable development of this hillside view property. The subject Douglas Fir tree began as a seedling planted by a previous homeowner in 1994. It is a large growing, native tree species and the conflicts discussed in this letter will only become greater as the tree continues to grow.

We will discuss the following effects of the existing tree:

- Creating Poor Boulevard Conditions
- Conflicting with BC Hydro Lines
- Limiting Constructability
- Limiting Development and Enjoyment of Property

In 2015 a tree removal permit was granted to the previous homeowner (see attached for TMP 15-051). The challenges and conflicts imposed by this tree have only increased due to its growth.

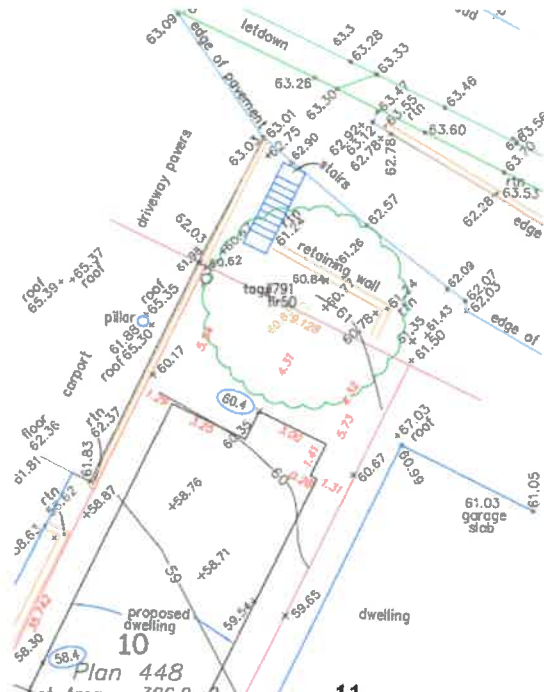
The proposed solution **will enhance the City's Urban Forest through the funding and planting of new trees, both on and off the property, with a significant gain to the tree canopy.** The homeowners will work with the city to develop an appropriate replacement plan and are happy to go above and beyond the basic requirements for the benefit of the neighbourhood.

**Site and Tree Description**

The existing tree sits at the center of the front lot line, with a portion of the trunk sitting on private property. **Its canopy spans 90% of the front lot line, and takes up over 50% of the front yard.** Due to a steep drop off from the road (and previously constructed retaining wall), the base of the tree is 1.74m (5.7') below the existing road, and is below both of the adjacent driveways. Given the size and growth rate of this tree, it was not planted in a suitable location and should not have been planted on City Property by previous homeowners. The existing retaining wall and staircase are in very poor condition and are required to be removed from the boulevard zone by the Engineering Department.



Aerial View from City WROMS



Survey View of City Tree #791



View of Tree from Center of Property





View of Tree and Adjacent Driveway from Property



View of Tree and Stair from NW Corner of Property



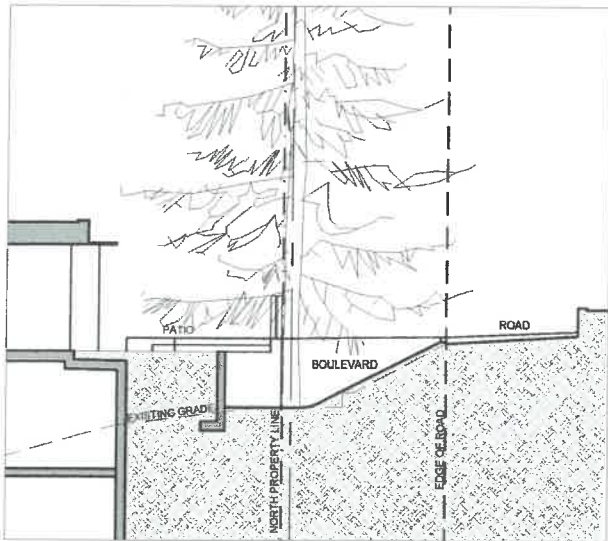
View of Tree from Road

### Creating Poor Boulevard Conditions

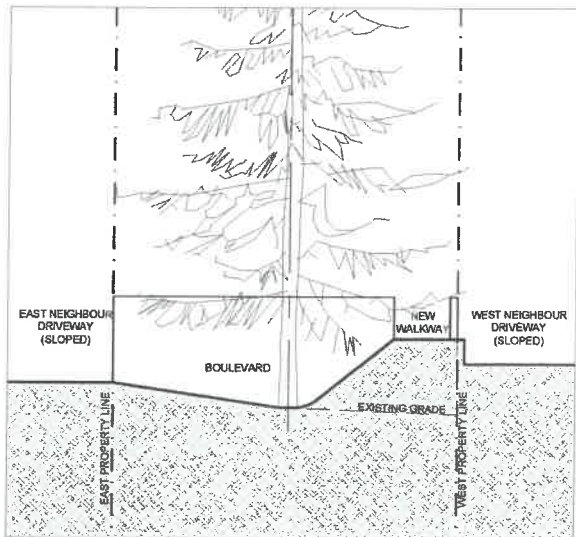
The upper floor of the proposed house has been located to match the floor elevation of the neighbour to the West (the right side in the photo above). This elevation allows for direct access from the road and would allow the slope of the boulevard to smoothly blend in with the road and adjacent driveways, **greatly improving the current condition of the boulevard**. The homeowners have a reasonable expectation that the proposed design should be able to achieve an elevation and street presence similar to that of their neighbours. It is not equitable to require the proposed house be lowered in order to accommodate a tree that has been inappropriately planted below adjacent grades and existing houses.

If the tree is maintained, **the result will be a 1.8m deep well on the City Boulevard**, with a 52% slope down from the road and a 71% slope down from the allowable access walkway. **This is in direct conflict with engineering guidelines** for a 2% slope up from the curb. This tree well could become a liability to the City, collecting water run-off, debris and garbage, and it will be difficult to maintain.

See below for sections through the resulting boulevard if the tree is maintained:



N-S Section

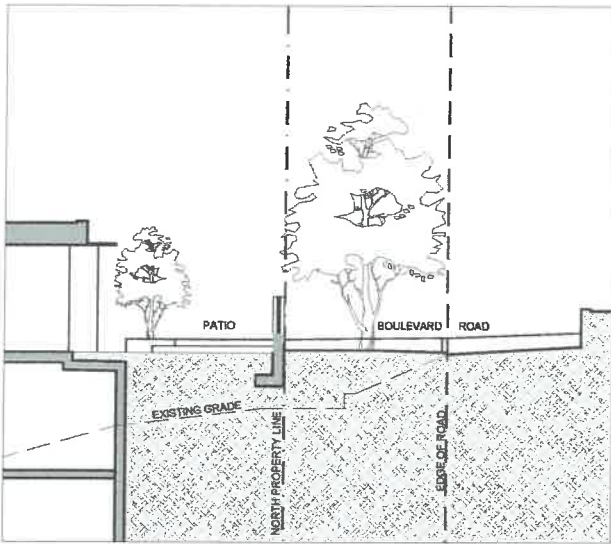


E-W Section

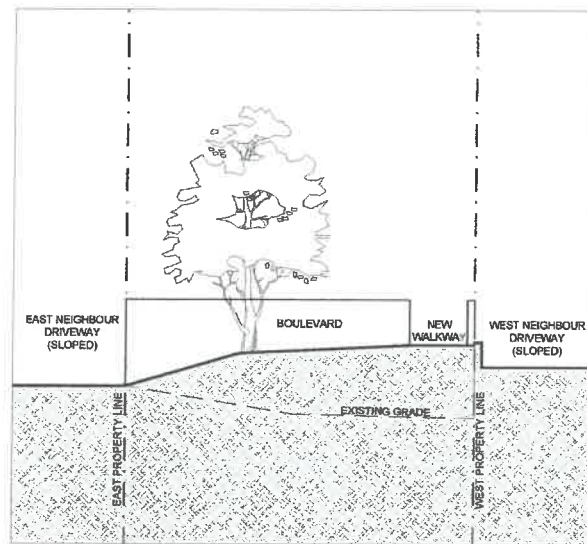


3D View from Road

See below for sections through the boulevard with proposed replacement tree and boulevard design:



Proposed N-S Section



Proposed E-W Section



Proposed 3D View from Road

### BC Hydro Conflict:

The proximity of the tree to the BC Hydro pole is explained in detail in the attached Arborist report. The tree has grown asymmetrically towards the overhead power lines at the West side of the site. The majority of the crown is growing in the vicinity of the power lines, causing ongoing conflicts with service in that area. BC Hydro requires a minimum of 6'0" clearance of all branches to the power lines, which will result in a 12' crescent cut into the tree. Ongoing pruning will be required to maintain service clearance.



City Tree #791 showing Hydro Clearance



City Tree #791 showing Hydro Clearance

### Constructability

**Maintaining this tree will seriously impact the ability to construct a house on the lot.** The required tree hoarding fence will span almost the entire width of the lot, and will prevent any useful work to be done from the North end of the property. Machinery and deliveries will be prevented from accessing the North end of the property, meaning **the laneway will be blocked much more often**, causing additional disturbance to the neighbours and municipal services. Simply put, it is not practical to build this project from one access point when two are easily available as the duration and cost of the construction process will increase greatly.

**Limiting Development and Enjoyment of Property**

The development and enjoyment of the front yard is of great importance to the homeowners and will benefit the urban and social fabric of the community. **The adjacent neighbours are in full support of the proposed development and tree replacement**, and agree that it will benefit the neighbourhood as a whole (please see attached 5 Letters of Support).

An exterior courtyard has been designed and is envisioned as the primary outdoor space for the home. Due to the restrictive nature of the Angle of Containment required in the Zoning Bylaw (Section 4.9), it is difficult to provide adequate shelter on the south side of the home. Many hillside homes have built non-conforming structures on their upper decks due to this issue. To avoid this, the proposed front yard becomes the most practical usable outdoor space. See some examples of non-conforming structures below:



All photos taking from Columbia and Victoria Avenue

The existing tree will greatly limit the ability of the homeowners to develop and utilize their front yard, unlike the neighbouring properties who all have full use of their front yard and level access to the road. See some examples of neighbouring properties below:



All photos taking from Columbia and Victoria Avenue

Furthermore, the immense size of the tree will severely block the view of the home from the Street and **reduce the amount of daylighting to the interior of the home**. The home has been designed to funnel northern light down to lower floors through an interior atrium and stair well. Access to daylight on the uphill side of the home is essential for reduced energy consumption and will improve the general health and well-being of inhabitants. The size and location of the existing tree will greatly limit the amount of light that will penetrate the northern windows, leading to a dark area of the home. See site photo below.



View of lot from Columbia Ave.

### **Contribution to White Rock's Urban Forest**

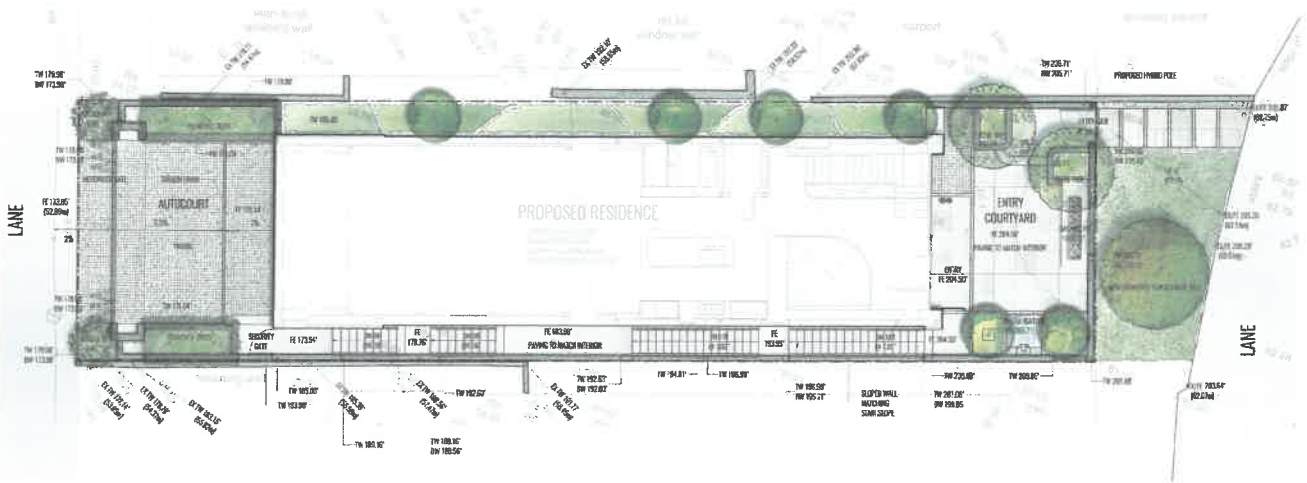
The homeowners are offering to go above and beyond basic requirements in order to contribute to the City's Urban Forest. As noted in the Arborist Report, there is not room for three new trees in the boulevard zone in front of the lot, therefore it is proposed to plant one new site appropriate evergreen in this zone and to pay in lieu for additional trees as recommended by the City. The homeowners are also willing to assist in the purchase, delivery and planting of these trees if desired by the City. **They would like to work with the City to develop a solution that meets the intent of the Tree Management Bylaw and Urban Forest Management Strategy** as follows: protect and enhance the tree canopy coverage across the City, strengthen ecological systems and biodiversity, support a healthy, well-adapted and diverse tree population.

Alternatively, there is potential to relocate the existing tree to a more suitable location.

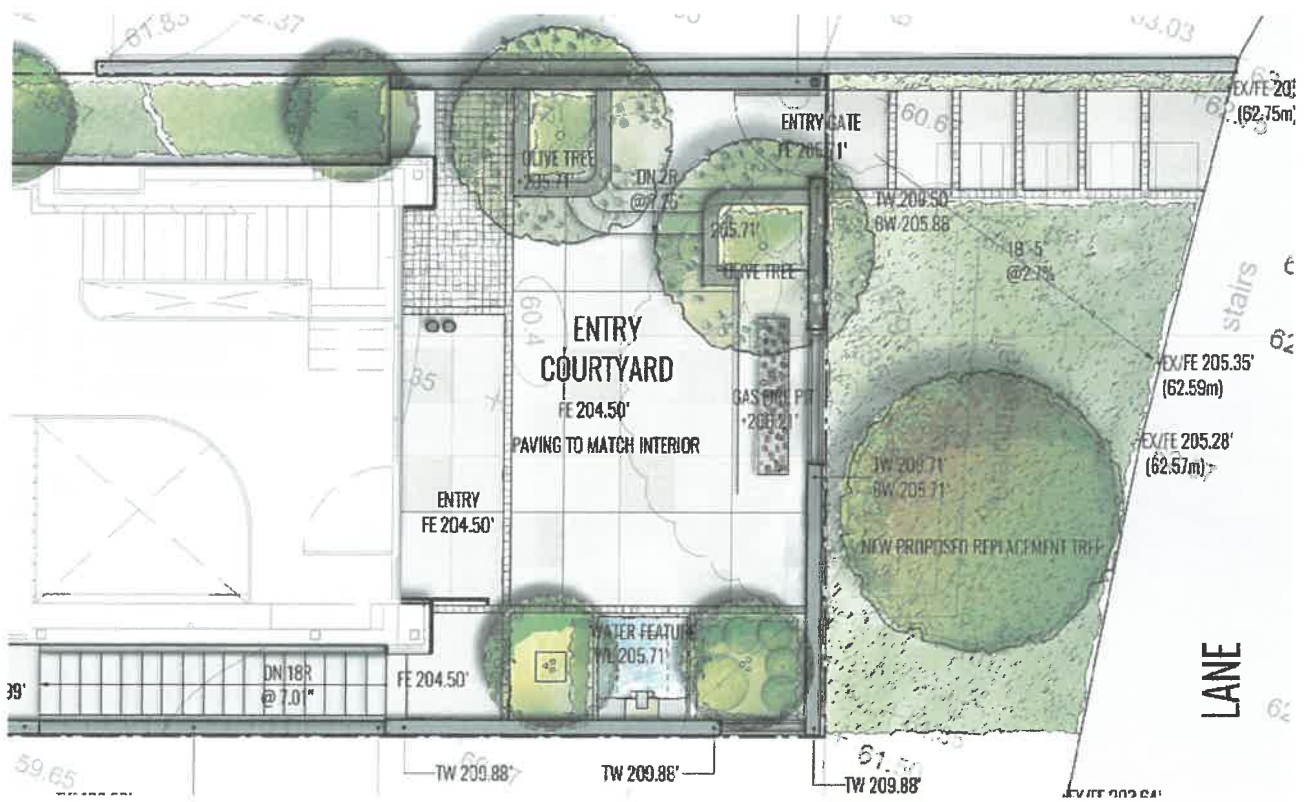
In addition to the above, the homeowners have enlisted a landscape architect to create an intensive landscape design for their property. This plan includes ten new trees, as well as many new shrubs and grasses, which will greatly contribute to the overall tree canopy and diversity of White Rock's Urban Forest. **The net increase of the tree canopy is 3 times greater than the existing Fir Tree**, without counting the proposed off site trees. The result will improve air quality, reduce heat island effect, and will be a beautiful addition to the streetscape.



See the proposed landscape plan and renderings below:



Proposed Landscape Plan



Proposed Courtyard Plan



Rendering of Front Yard with Proposed Evergreen Tree (Bamboo Leaf Oak Tree)



Proposed Rendering of Rear Yard



Proposed Rendering of Front Courtyard

### Conclusion

Thank you for your time and consideration in reviewing this Application for Reconsideration. We are confident that you will agree that City Tree #791 is creating unfavorable conditions in the City Boulevard, is adding unreasonable limits on the development of the site, and is having a negative impact on the neighbouring properties. We believe this is an opportunity to improve both the conditions of the City Boulevard and to enhance the City's Urban Forest through new site appropriate planting, all while allowing the full use and enjoyment of the property.

Please don't hesitate to contact us with any questions or requests for additional information.

Best Regards,

Eric Petite,  
Associate, BSc. Arch  
Openspace Architecture

[eric@openspacearchitecture.com](mailto:eric@openspacearchitecture.com)  
604-984-7722

Ra & Debbie McGuire  
15280 Columbia Avenue  
White Rock BC  
V4B 1J6  
[ra@trooper.com](mailto:ra@trooper.com)  
604 506 8181

September 2nd, 2020

Dear Mr. Mayor and Members of the Planning Department,

With regard to the tree removal application by the property owners located at 15276 Columbia Ave, we, as homeowners located next-door to that property for thirty years, are writing in favour of the replacement and removal of the Douglas Fir #791 and the development of the property as submitted to the City for BP.

The lot in question has sat as an undeveloped neighborhood eyesore for years. The extremely challenging topography of the building lot and the large and unattractive tree nearly centered in the street-facing facade are the probable reasons for the lack of builder interest.

Ten years ago, the Kliever Brothers, as KBC, developed the outstanding home to our east, dramatically improving the aesthetic quality and land-value of our neighborhood. The fact that this same company is planning another first class home on the property to our west is a dream come true, and we're very sorry to hear that their plans have been challenged by a tree that no one in the neighborhood would miss. It makes us wonder who this challenge is meant to serve.

The Fir tree in question is not indigenous to the site. Our former neighbor, Rod Tonack, planted the seedling (that he brought home from the school he worked at ) in the mid-nineties. It has continued to grow at a rate of 10% a year since then. Soon it will overhang three lots, dropping drain-blocking fir needles on all three roofs.

From the point of view of livability and curb appeal, as a result of those fir needles, it will be difficult if not impossible to grow anything in the area under the tree - which is, essentially the home's front yard (and, eventually, the yards of both neighbors). It will also limit or curtail any use of that space as an outdoor living space.

If the tree remains, construction deliveries and activities will be blocked by its root fence at the north end of the lot. Having recently removed a larger tree from the same end of our lot, we can also see how easily the tree could be damaged during construction - resulting in its eventual removal down the road.

It seems to us unfair and shortsighted to ask that the entire street-facing facade of a top-quality home be redesigned specifically to accommodate a tree that is essentially a blight to the neighborhood.

Also, at the risk of stating the obvious, the views of Semiahmoo Bay are one of White Rock's major assets. Unblocking the views of our neighbors to the north was a factor in the removal of our large Copper Beach. While we appreciate the philosophy of the Urban Forest concept, we question it's broad and un-nuanced implementation in this case. Discouraging the construction of high-quality homes on the hill seems, overall, counterproductive to the positive growth of the city.

Sincerely,



Ra McGuire



Debbie McGuire

September 1, 2020

Attn: White Rock City Mayor and Planning Department

Re: Douglas Fir Tree #791 Removal and Replacement

Dear Sirs or Madam:

My name is David Houston, I am the owner of the property situated at 15272 Columbia Ave, White Rock, BC. I have owned this property for the past 4 years, before me was my father who owned the property since the early 1980's, who is also in agreement with my opinion about the tree in question.

The Douglas Fir Tree #791 has been an issue and a problem for many years and will continue to severely limit the development of the lot beside us for the current, or any future owner. The lot has now sat vacant for many years and is an eyesore on our street.

I have been very appreciative for the way the builders, KBC, have developed the Tieszen's property at 15284 Columbia Ave and not only would I benefit, but the entire street, from them development the Tieszen's new property at 15276 Columbia in a similar manner. I feel that the project will be a long-needed improvement to our neighborhood and our overall property values. Not only do I support the removal and replacement of the tree in question, but I strongly support the new project as submitted to the city for BP. The Tieszens and KBC developed these plans after in-depth consulting with the surrounding neighbors and I would strongly ask that the city approve the plans as presented.

As long as this tree is required to stand, the required setback will disqualify any quality builder and owner from choosing the site. A buildable footprint for a quality hillside home reflecting the high property values cannot be achieved without removing the tree. The economics of a building site with the tree remaining would not be viable for any owner. I looked at purchasing the land 3 years ago and concluded that the tree would have to be removed to accommodate any home on the property to make it worthwhile. If you do not grant this request, I am afraid of the downward pressure it would put on my, and the neighboring home values. The empty lot has already hurt all our values.

In addition to the above noted issues with the tree, I have also been very concerned about the tree falling in a strong winter wind.

Please do not hesitate to contact me at 778-839-8535 or by email at : [noblehouston@gmail.com](mailto:noblehouston@gmail.com)

Regards,



David Houston

To The Mayor and Planning + Development Department of The City of White Rock

I Susan McLennan & are homeowners and tax payers in The City of White Rock. We reside at 15285 Columbia Ave.

With regards to the development of the property located at 15276 Columbia Ave, we as homeowners living immediate above the property where the Douglas Fir #791 is standing are writing in favour of the removal and replacement of the tree and for the property to be finally developed to complete the neighbourhood.

The removal and replacement of this tree followed by the subsequent development of the property will have a positive impact on our neighborhood and the re-establishment of our view property investment. The proposed tree replacement and remedial plantings are generous and of benefit to the neighbourhood. Further, we welcome the development of the property as proposed by the owners in their submission for building permit application. The elevations are modest and the structure is designed to integrate well into the topography and existing development of the neighbourhood.

Over the 4 years of our ownership, the growth and enlargement of this tree has now significantly impeded and diminished our views. More importantly, our "view property" value has been reduced. Therefore we recommend that the tree removal and replacement be granted.

Signed; SMC

Dated; Sept 11, 2020

Contact #; 778-999-0625

To The Mayor and Planning + Development Department of The City of White Rock

Tom McConnell & Susan McConnell are homeowners and tax payers in The City of White Rock. We reside at 15277 Columbia Ave.

With regards to the development of the property located at 15276 Columbia Ave, we as homeowners living immediate above the property where the Douglas Fir #791 is standing are writing in favour of the removal and replacement of the tree and for the property to be finally developed to complete the neighbourhood.

The removal and replacement of this tree followed by the subsequent development of the property will have a positive impact on our neighborhood and the re-establishment of our view property investment. The proposed tree replacement and remedial plantings are generous and of benefit to the neighbourhood. Further, we welcome the development of the property as proposed by the owners in their submission for building permit application. The elevations are modest and the structure is designed to integrate well into the topography and existing development of the neighbourhood.

Over the 6 years of our ownership, the growth and enlargement of this tree has now significantly impeded and diminished our views. More importantly, our "view property" value has been reduced. Therefore we recommend that the tree removal and replacement be granted.

Signed, 

Dated; Sept 1st 2020

Contact #; 604-831-7653



To The Mayor and Planning + Development Department of The City of White Rock

I Yiwen Sun & \_\_\_\_\_ are homeowners and tax payers in The City of White Rock. We reside at 15271 Columbia Ave.

With regards to the development of the property located at 15276 Columbia Ave, we as homeowners living immediate above the property where the Douglas Fir #791 is standing are writing in favour of the removal and replacement of the tree and for the property to be finally developed to complete the neighbourhood.

The removal and replacement of this tree followed by the subsequent development of the property will have a positive impact on our neighborhood and the re-establishment of our view property investment. The proposed tree replacement and remedial plantings are generous and of benefit to the neighbourhood. Further, we welcome the development of the property as proposed by the owners in their submission for building permit application. The elevations are modest and the structure is designed to integrate well into the topography and existing development of the neighbourhood.

Over the 4 (Four) years of our ownership, the growth and enlargement of this tree has now significantly impeded and diminished our views. More importantly, our "view property" value has been reduced. Therefore we recommend that the tree removal and replacement be granted.

Signed; 

Dated; 9/7/2020

Contact #; 778-861-3981

**McCONNAN  
BION  
O'CONNOR &  
PETERSON†**

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*Reply to the attention of: N. Nima Rohani*

File No.

September 16, 2020

Carl Isaak  
Director of Planning and Development Services  
City of White Rock

Dear Mr. Isaak:

**Re: Homeowner Expectations for 15276 Columbia Avenue, White Rock, BC  
(the "Property")**

I represent the owners of the Property. The owners are concerned with the City of White Rock's (the "City") denial of a tree management permit for City Tree #791 (the "Douglas Fir") on the Property.

Prior to the purchase of the Property, the owners attended City Hall to discuss a previously issued Tree Management Permit ("TMP 15-051") for the Douglas Fir. Enclosed is a copy of TMP 15-051 issued to the previous owners permitting them to remove the Douglas Fir.

Despite TMP 15-051 having lapsed due to time, a City representative in the Planning and Development Services Department assured the owners the City is not in the business of restricting or limiting property construction and, so long as the owners' proposal met engineering guidelines and building codes, the City would issue a new tree management permit granting the owners the right to remove the Douglas Fir. The owners would not have purchased the Property if not for these representations made by the City's representative, as the owners primary use of the Property was for construction of a luxury home including a fully developed front yard. The Property cannot be properly developed without the Douglas Fir being removed and replaced by the owners.

Further, the issues the Douglas Fir imposes on the Property and surrounding neighbourhood are still in existence. This letter accompanies a detailed breakdown by the owners' architect setting out why replacement of the Douglas Fir will benefit the surrounding properties and the City. TMP 15-051 references an Arborist Report prepared by Urban Grove Tree Care dated the 17<sup>th</sup> day of August 2015 (the "Report"). The Report addresses these issues and acknowledges that removal of the Douglas Fir will assist in remediating the local area. In addition, the Report was the basis for the City's decision to grant TMP 15-051. The owners have undertaken a second Arborist Report which reiterates the concerns set out in the Report, a copy of which the City should already have on file.

Based on the aforementioned information, the owners strongly urge the City to reconsider its decision and grant the owners a tree management permit for the Douglas Fir. The owners in good faith want to continue to work with the City to achieve a mutually agreeable goal for the Douglas Fir. However, the owners may seek alternative approval methods to remove the Douglas Fir should the City continue to deny the owners the right to do so.

Yours very truly,

**McCONNAN BION O'CONNOR & PETERSON  
LAW CORPORATION**



Per:

**N. NIMA ROHANI**

NNR/sd

Enclosures

# Arborist Report

15276 Columbia Avenue  
White Rock, BC  
V4B 1J6

**Prepared For:**

**Brian Tieszan**  
15284 Columbia Avenue  
White Rock  
BC V4B 1J6



**Prepared By:**

**Urban Grove Tree Care  
& Consulting**  
15720 Russell Ave  
White Rock BC  
Phone 778-772-2597  
lesley@urbangrove.ca

**Date: June 1, 2020**  
**To be submitted with**  
**Tree Plan June 1, 2020**

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### Summary

Urban Grove Tree Care & Consulting was retained by the home owner Brian Tieszan and Ron Kliewer of Kliewer Bros. Construction to prepare an arborist report and tree plan for a single residential development at 15276 Columbia Avenue in White Rock, BC. A site plan by Openspace Architecture with a legal survey by Cameron Land Surveying and landscape plans by Paul Sangha Creative were provided to prepare the arborist report and tree plan. Lesley Gifford visited the site May 25, 2020 to collect a tree inventory.

The site is vacant; the home was previously demolished by the previous home owners. One protected sized City tree is located north of the site within the City Boulevard. No other trees are located on or off the site. A single multi-stemmed Lilac shrub at the east and multiple Cedar shrubs at the west are located on neighbouring properties. Offsite, non-protected sized shrubs can be retained and protected through construction without TPZ barriers by installing metal fencing along property boundaries.

Proposed grades and site retaining walls conflict with the city tree requiring its removal. One tree is proposed for replacement on the City Boulevard and at least four trees are proposed for planting on the site. Future tree planting locations are recommended to have soil protected from compaction to ensure establishment. There are no conflicts with water, storm, and sewer upgrades at the south of the site per the proposed plans. Hydro currently conflicts with the crown of the City tree. A Type 3-Tree Management Permit is required for the site. A consolidated site development plan (CSDP) and a Letter of Understanding are not required because no protected sized trees are proposed for retention and the home was demolished by previous home owners.

- Photographs of the site and trees are included within Appendix 1.
- Trees listed in the inventory correspond with trees on the attached tree plan.

## **Introduction**

### Background & History

A site plan by Openspace Architecture, a legal survey by Cameron Land Surveying (March 6, 2020), and landscape plans by Paul Sangha Creative were provided for review to prepare the arborist report and tree plan.

Urban Grove Tree Care and Consulting was retained by the previous home owner to prepare an arborist report and tree plan for their proposed development. The previous development only completed the house demolition prior to selling. The neighbouring Beech tree was removed by the adjacent home owners with a city issued permit. No other trees exist on the or off the site.

### Assignment.

The following requirements for the proposed development are:

1. Complete a tree inventory for the site.
2. Prepare an arborist report and tree plan (map).

### Limits of Assignment

- This report does not include an examination of the root system of the trees.
- This report does not estimate the time required to complete the work.
- This report is based solely on the visual assessment of the trees on May 25, 2020 and of my analysis of the photos taken and tree material gathered during the site inspections.

### Purpose & Use of Report

The purpose of this report is to provide the client and city with pertinent information regarding tree management on the site to support and retain permitting for the proposed development application. A Type 3 Tree Management Permit is required for the site. This report complies with the City of White Rock's Tree Management Bylaw No. 1831 (2008). The methods, findings and recommendations presented within this report conform to the International Society of Arboriculture (ISA) and WorkSafe BC industry standards for tree risk assessment (TRAQ).

## **Observations**

### Site & Tree Description

The site is located on the southern slopes of White Rock with Victoria Lane at the south and a frontage lane at the north parallel to Columbia Ave. The lot is sloped from Columbia Avenue at the north down to Victoria Lane at the south. There is almost 8 metres of grade

change between the north and south sides of the lot. The water, sanitary, and storm services are located at the south of the site with the exception of overhead Hydro which is currently connected at the northwest of the lot. The lot is vacant with no structures on the site.

The only protected sized tree associated with this lot is Douglas fir (*Pseudotsuga menziesii*) tag #791 located within the city boulevard at the north. It is located at a lower grade than the frontage lane and roadway and neighbouring home entrances and driveways. An old retaining wall and set of stairs are located on the north and northwest aspect of the tree within the trees' dripline.



**Figure 1. Aerial photograph from WROMS of the site at 15276 Columbia Avenue with water (blue), storm (green) and sanitary (red) located in the lane off the south side of the lot.**

## Testing & Analysis

### Tree Inventory

Trees on the development site greater than 30cm in diameter are required to be tagged per White Rock's Tree Management Bylaw #1831. There were no "protected" sized trees on the subject site. One City tree located adjacent the north boundary was included in the tree inventory because its root protection zone (TPZ) extends onto the development site requiring protection. An inventory of tree attributes was collected including species, diameter, height, health, structure and defects. See Table 1. below for greater detail. Trees within the inventory correspond to those on the attached tree plan.



Table 1. Tree Inventory

Tree #	Tree Species	DBH (cm)	Height (m)	LCR (%)	Comments	Recommendations	TPZ (m)
City #791	Douglas-fir	52	16	80	-City owned tree on north side of property. Single stem, ivy growing up stem, no major defects, well rooted. Tree has retainer on north and east aspects and stairwell on west. Crown is growing into Hydro lines at west. -Tree conflicts with proposed entranceway grades being raised to have front door at grade of road. -Tree proposed for removal and replacement. One city tree proposed for replacement at north. 4 trees proposed on site.	- Remove & replace with 3 trees One tree proposed, 2 deficits = cash in lieu for 2 trees planted on city property elsewhere.	3.1

### Tree Risk Assessment

Using WorkSafe BC and International Society of Arboriculture (ISA) Standards, tree risk assessing (TRAQ) was carried out to evaluate target, site factors, health, load factors and defects and conditions (tree parts) affecting the likelihood of failure. Risk categorized for each part, through a likelihood matrix and a risk rating matrix, determined the overall risk rating. **No high risk trees were noted on the site and offsite/City trees were not assessed.**

### **Discussion**

An existing retaining wall and set of stairs, in poor condition, are located north of the lot and city owned Douglas-fir #791. Proposed plans show an increase to grades at the north to enable a front entryway at similar existing grades of the frontage lane and neighbouring home entrances. The proposed design has the front door at the same elevation as the road requiring two retaining walls on the north property boundary and fill be added between the house and frontage lane. The raising of grades removes the need for an entryway stairwell and provides a level entryway and the ability to upgrade the landscape both on and within the City Boulevard.

The City Douglas-fir is in conflict with proposed plans requiring removal. The tree had ivy removed from the trunk and measured 52cm in diameter. City approval for the removal of Douglas-fir #791 requires replacement with 3 trees. If it is not feasible to plant the number of replacement trees within the City boulevard or the City does not approve the location then a cash-in-lieu contribution to the City's Green Fund will be required. Removal and replacement of this tree benefits the city, client and neighbouring residents as this native conifer is a large growing tree species that either currently or in the future presents conflicts with views, existing overhead hydro lines and proposed grades enabling lot improvements. Currently, one City tree is proposed for replanting in the city boulevard. At least four replacement trees are proposed for planting on the site. The proposed City tree planting location is recommended to have soil protected from compaction by placing and maintaining

¾" thick plywood on the ground. Plywood shall be secured and labelled as soil protection to ensure it's retained through the entire phase of construction. Plywood can be removed when hard landscaping is prepared. Refer to the attached tree plan for more details.

There are no other protected trees on or off the site so service upgrades at the south and retaining walls on the east and west of the site have no conflict. Neighbouring landscape shrubs at the east (Lilac) and the west (Cedar hedging) of the site can be avoided by ensuring construction clearances for works do not encroach on neighbouring properties. Installation of metal fencing along all property boundaries is recommended.

### **Closing**

There are no trees on or off the site proposed for retention and protection. City tree #791 conflicts with plans requiring removal and replacement. 1 replacement tree is proposed within the city boulevard with cash in lieu for 2 replacement deficits. At least 4 trees are proposed for planting on the site. A Type 3 Tree Management Permit is required to be retained prior to removing the City tree. A CSDP and Letter of Undertaking are not be required for the project since there are no trees to protect on or off the site through the building phase of the project and no works within TPZ's require arborist monitoring.

If you have any concerns or questions regarding the content of this report please contact the undersigned.

Urban Grove Tree Care & Consulting

Lesley Gifford  
 B.App.Sc  
 ISA Certified Arborist: PN-5432A  
 Tree Risk Assessor Qualified: #83



### Appendix 1 – Photographs



Photo 1. View southwest from Columbia Ave. of City Douglas-fir #791. Neighbours entrances at grade of frontage lane.



Photo 2. View southeast from Columbia Ave. of City Douglas-fir #791. View of Hydro lines conflicting with crown, stairwell on west side of tree and retained wall and entrance at road grade of neighbour to west.



Photo 3. View north of City Douglas fir #791 from within lot with no offsite trees to east or west.



Photo 4. Close-up of tag #791 and ivy growing on trunk.



Photo 5. View southeast of Lilac shrub with multiple stems (<5cm each) on adjacent property.



Photo 6. View southwest of Cedar shrubs <15cm diameter on adjacent property.

## **Appendix 2 - Assumptions & Limiting Conditions**

This arboriculture assessment report is based on site observations on the dates noted. Effort has been made to ensure that the opinions expressed are a reasonable and accurate representation of the condition of the trees reviewed. All trees or groups of trees have the potential to fail. No guarantees are offered or implied by Urban Grove Tree Care & Consulting that the trees are safe given all conditions. The inspection is limited to visual examination without excavation, probing, coring or climbing, unless specified. The findings and opinions within this report are representative of the conditions found on the day of the review only. Any trees retained should be reviewed on a regular basis. This assessment does not estimate the cost to perform the work prescribed.

**Tree Management Permit**  
Type 3 Permit  
TMP 15-051  
15276 Columbia Ave

---

**Issued To:** Yan Cheung and Ha Chiu

1. This Tree Management Permit is issued to Yan Cheung as the owners and shall apply only to ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

**Legal Description:** LOT 10 BLOCK 33 SECTION 11 NEW WESTMINSTER DISTRICT PLAN 488  
TOWNSHIP 1 PART SW 1/4.  
**PID:** 011-621-192  
**Civic Address:** 15276 Columbia Avenue

2. This Tree Management Permit is issued pursuant to the authority of Sections 8(3)(c) and 50 to 52 of the Community Charter, and in conformity with the procedure prescribed by City of White Rock Planning Procedures Bylaw, 2009, No. 1869, and amendments thereto.
3. The terms, conditions and guidelines as set out in the White Rock Tree Management Bylaw No. 2008 No. 1831 and amendments thereto shall apply to the area of land and premises hereinbefore described and which are covered by this Tree Management Permit.
4. This Tree Management Permit is issued in accordance with the information provided in the Arborist Report prepared by Urban Grove Tree Care, August 17, 2015 which has been reviewed and approved by the City Arborist. No works shall be performed upon the lands covered by this Tree Management Permit, nor shall any tree be damaged or removed, building or structure be erected, constructed, repaired, renovated or sited, or any use permitted, that is not in accordance with all terms and conditions of this Permit.
5. This permit is issued in conjunction with Demolition Permit D15046 and Building Permit 15-089 and applies to tree protection for the demolition stage and tree protection, removal, and replacement for the building stage. Any trees removed or damaged contrary to the terms of this permit will result in the forfeit of securities for those trees, in addition to any penalties the City may impose in accordance with White Rock Tree Management Bylaw, 2008 No. 1831 and Ticketing for Bylaw Offences Bylaw, 2011, No. 1929.
6. Works and development on the property shall conform to the Arborist Report, attached hereto as Schedule A, as well as the Coordinated Site Development Plan attached hereto as Schedule B.
7. Tree removal is not permitted prior to the issuance of a Building Permit for the construction of a new home on the subject property. Tree removals are not permitted during demolition.

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

**WHITE ROCK**  
*My City by the Sea!*  
[www.whiterockcity.ca](http://www.whiterockcity.ca)

8. The City requires securities for tree protection and replacement in the amount of \$12,000 to be submitted prior to the issuance of the Demolition Permit and Building Permit, as indicated in Schedule C. Tree removals during demolition, unless previously authorized by the City, are a violation of this tree management permit and will result in the confiscation of the tree protection or replacement security.
9. The applicant shall provide tree replacement in substantial compliance with the tree replacement requirements outlined in Schedule C, to the acceptance of the Director of Planning and Development Services.
10. Tree protection barriers must remain in place throughout the demolition and building stages, and may only be moved if approved by and under the supervision of the project arborist. Disturbance within tree protection zones is prohibited including, but not limited to, regrading, deposition or storage of soil or any other material, access by any vehicle or heavy equipment, or use of tree trunks as a winch support, anchorage, or temporary power.
11. The owner shall erect a notice at the property line, in a location visible to the public and facing the street, prior to the cutting or removal of any protected trees and shall remain posted until all work related to the removal of protected trees has been completed. The notice shall include a copy of this tree management permit as well as contact numbers for the owner and the City.
12. The owner shall register a restrictive covenant on the property for the preservation and maintenance of all protected trees.
13. Securities deposited for tree protection in accordance with Schedule C will be held by the City pending satisfactory completion of the demolition stage.
14. Securities deposited for tree protection, in accordance with Schedule C, will be held by the City pending a one (1) warranty period after final building permit approval and receipt of reports from a qualified arborist outlining the health and protection measures of the trees during construction and the health of the trees at the end of the warranty period in accordance with the *White Rock Tree Management Bylaw No. 2008 No. 1831* and this Permit.
15. Securities deposited for tree replacement, in accordance with Schedule C, will be held by the City pending a one (1) warranty period after final building permit approval and receipt of reports from a qualified arborist outlining the health and protection measures of the trees during construction and the health of the trees at the end of the warranty period in accordance with the *White Rock Tree Management Bylaw No. 2008 No. 1831* and this Permit.
16. In the interpretation of the Tree Management Permit all definitions of words and phrases contained in the *White Rock Tree Management Bylaw No. 2008 No. 1831*, as amended, shall apply to this Tree Management Permit and to the attachments thereto.
17. The City may revoke this tree management permit if the terms and conditions have been breached or the information supplied by the owner in support of the permit is found by the City to be inaccurate, incomplete, or erroneous.

18. If at any time the owner fails to comply with the tree retention or replacement requirements of this permit, the City may by its employees or others under its direction, enter upon these lands, at all reasonable times and after notification to the owner, to plant replacement trees or maintain protected trees and for such purposes may draw upon the securities provided and expend the funds to cover all costs and expenses of doing so.
19. Where the holder of this Permit does not substantially commence the works as outlined in this Tree Management Permit within two years after the date this Permit was authorized by the Director of Planning and Development Services, the Permit shall lapse.
20. This permit does not constitute a development permit, a subdivision approval, or a building permit. Nothing herein contained shall be construed to authorize the owner of the said lands to develop the same other than in accordance with the provisions of this Permit.

APPROVED ON THIS 9 DAY OF September, 2015.

  
Karen Cooper, MCIP, RPP  
Director of Planning and Development Services



## APPENDIX C

### Tree Management Permit (2015)

#### Tree Management Permit

Type 3 Permit

TMP 15-051

15276 Columbia Ave

---

Issued To: **Yan Cheung and Ha Chiu**

1. This Tree Management Permit is issued to **Yan Cheung** as the owners and shall apply only to ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

Legal Description: LOT 10 BLOCK 33 SECTION 11 NEW WESTMINSTER DISTRICT PLAN 488  
TOWNSHIP 1 PART SW 1/4.  
PID: 011-621-192  
Civic Address: 15276 Columbia Avenue

2. This Tree Management Permit is issued pursuant to the authority of *Sections 8(3)(c) and 50 to 52 of the Community Charter*, and in conformity with the procedure prescribed by *City of White Rock Planning Procedures Bylaw, 2009, No. 1869*, and amendments thereto.
3. The terms, conditions and guidelines as set out in the *White Rock Tree Management Bylaw No. 2008 No. 1831* and amendments thereto shall apply to the area of land and premises hereinbefore described and which are covered by this Tree Management Permit.
4. This Tree Management Permit is issued in accordance with the information provided in the Arborist Report prepared by Urban Grove Tree Care, August 17, 2015 which has been reviewed and approved by the City Arborist. No works shall be performed upon the lands covered by this Tree Management Permit, nor shall any tree be damaged or removed, building or structure be erected, constructed, repaired, renovated or sited, or any use permitted, that is not in accordance with all terms and conditions of this Permit.
5. This permit is issued in conjunction with Demolition Permit D15046 and Building Permit 15-089 and applies to tree protection for the demolition stage and tree protection, removal, and replacement for the building stage. Any trees removed or damaged contrary to the terms of this permit will result in the forfeit of securities for those trees, in addition to any penalties the City may impose in accordance with *White Rock Tree Management Bylaw, 2008 No. 1831* and *Ticketing for Bylaw Offences Bylaw, 2011, No. 1929*.
6. Works and development on the property shall conform to the Arborist Report, attached hereto as Schedule A, as well as the Coordinated Site Development Plan attached hereto as Schedule B.
7. Tree removal is not permitted prior to the issuance of a Building Permit for the construction of a new home on the subject property. Tree removals are not permitted during demolition.

City of White Rock

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

**WHITE ROCK**  
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www.whiterockcity.ca

8. The City requires securities for tree protection and replacement in the amount of \$12,000 to be submitted prior to the issuance of the Demolition Permit and Building Permit, as indicated in Schedule C. Tree removals during demolition, unless previously authorized by the City, are a violation of this tree management permit and will result in the confiscation of the tree protection or replacement security.
9. The applicant shall provide tree replacement in substantial compliance with the tree replacement requirements outlined in Schedule C, to the acceptance of the Director of Planning and Development Services.
10. Tree protection barriers must remain in place throughout the demolition and building stages, and may only be moved if approved by and under the supervision of the project arborist. Disturbance within tree protection zones is prohibited including, but not limited to, regrading, deposition or storage of soil or any other material, access by any vehicle or heavy equipment, or use of tree trunks as a winch support, anchorage, or temporary power.
11. The owner shall erect a notice at the property line, in a location visible to the public and facing the street, prior to the cutting or removal of any protected trees and shall remain posted until all work related to the removal of protected trees has been completed. The notice shall include a copy of this tree management permit as well as contact numbers for the owner and the City.
12. The owner shall register a restrictive covenant on the property for the preservation and maintenance of all protected trees.
13. Securities deposited for tree protection in accordance with Schedule C will be held by the City pending satisfactory completion of the demolition stage.
14. Securities deposited for tree protection, in accordance with Schedule C, will be held by the City pending a one (1) warranty period after final building permit approval and receipt of reports from a qualified arborist outlining the health and protection measures of the trees during construction and the health of the trees at the end of the warranty period in accordance with the *White Rock Tree Management Bylaw No. 2008 No. 1831* and this Permit.
15. Securities deposited for tree replacement, in accordance with Schedule C, will be held by the City pending a one (1) warranty period after final building permit approval and receipt of reports from a qualified arborist outlining the health and protection measures of the trees during construction and the health of the trees at the end of the warranty period in accordance with the *White Rock Tree Management Bylaw No. 2008 No. 1831* and this Permit.
16. In the interpretation of the Tree Management Permit all definitions of words and phrases contained in the *White Rock Tree Management Bylaw No. 2008 No. 1831*, as amended, shall apply to this Tree Management Permit and to the attachments thereto.
17. The City may revoke this tree management permit if the terms and conditions have been breached or the information supplied by the owner in support of the permit is found by the City to be inaccurate, incomplete, or erroneous.

18. If at any time the owner fails to comply with the tree retention or replacement requirements of this permit, the City may by its employees or others under its direction, enter upon these lands, at all reasonable times and after notification to the owner, to plant replacement trees or maintain protected trees and for such purposes may draw upon the securities provided and expend the funds to cover all costs and expenses of doing so.
19. Where the holder of this Permit does not substantially commence the works as outlined in this Tree Management Permit within two years after the date this Permit was authorized by the Director of Planning and Development Services, the Permit shall lapse.
20. This permit does not constitute a development permit, a subdivision approval, or a building permit. Nothing herein contained shall be construed to authorize the owner of the said lands to develop the same other than in accordance with the provisions of this Permit.

APPROVED ON THIS 9 DAY OF September, 2015.



Karen Cooper, MCIP, RPP  
Director of Planning and Development Services

## APPENDIX D

### Excerpt from the Tree Management Bylaw, 2008, No. 1831

**THE CORPORATION OF THE  
CITY OF WHITE ROCK  
BYLAW 1831**

---



A Bylaw to regulate and prohibit the cutting, removal and damage of trees, the issuance of permits for the same, and the requirement for replacement trees and of securities for their provision and maintenance.

**WHEREAS** pursuant to Sections 8(3) (c) and 50 to 52 of the *Community Charter*, a city may, by bylaw, exercise certain powers to preserve and protect trees within the city, regulate the removal of trees and require their replacement;

**AND WHEREAS** trees provide an essential environmental function contributing to a clean air environment as well as providing habitat for birds and wildlife;

**AND WHEREAS** Council considers it is in the public interest to provide for the conservation and propagation of trees, and the regulation of their removal and replacement;

Under its statutory powers, including Sections 8(3) (c) and 50 to 52 of the *Community Charter*, the Council of the Corporation of the City of White Rock, in open meeting assembled, enacts the following provisions:

#### **Part 1 –Introductory Provisions**

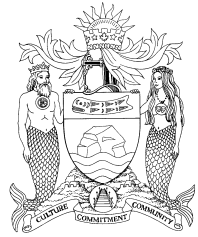
##### **Title**

1. This Bylaw may be cited as “White Rock Tree Management Bylaw, 2008 No. 1831.”

##### **Purpose**

2. This Bylaw is intended to:
  - (a) Protect trees on private property and City-owned properties within the City;
  - (b) Prohibit the removal of protected trees in the City of White Rock without a permit;
  - (c) Prohibit the damaging of protected trees;
  - (d) Regulate and establish requirements for the removal, preservation, protection and replacement of protected trees through a permit process; and,
  - (e) Set forth inspection and enforcement provisions for protected tree conservation, removal and replacement, and penalties for damaging or removing protected trees without a permit.

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



**DATE:** October 5, 2020

**TO:** Land Use and Planning Committee

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

**SUBJECT:** Application for Major Development Permit (Signage) Amendment – 15177 Thrift Avenue

---

**RECOMMENDATION**

THAT the Land Use and Planning Committee recommend that Council authorize staff to schedule the required Public Meeting for proposed Development Permit No. 429, which includes variances to Sign Bylaw, 2010, No. 1923.

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**EXECUTIVE SUMMARY**

The Miramar Village development in the Town Centre has an existing Development Permit (DP) that relates only to the comprehensive sign plan on the property (including the White Rock Community Centre signage and the signage for businesses). This permit, being DP No. 288, was issued on July 23, 2007 and contained several variances to the City's Sign Bylaw, 1986, No. 1042. The Sign Bylaw has since been replaced by a new bylaw (Sign Bylaw, 2010, No. 1923).

The first two buildings within the four-building development were completed and signage was installed according to DP No. 288. The remaining two buildings are now nearing completion. Since the issuance of DP No. 288, there have been changes in both the design and method of presentation of signage desired for the Miramar Village project, in part due to lessons learned in the first phase of construction and industry trends in the marketing of commercial space. The property owner has accordingly applied to amend the sign plan tied to DP No. 288 and, in doing so, to replace portions of this Development Permit with an Exterior Design Program specific to Buildings 3 and 4 (i.e., the two southernmost buildings nearing completion). Further, to support the amendment to DP No. 288, the proponent is seeking variances from several of the provisions of the Sign Bylaw, enabled by Section 3(5) of the Bylaw and, specifically, Council's approval of a "Comprehensive Sign Plan."

A virtual Public Information Meeting and Advisory Design Panel meeting were held for this proposal on August 19 and September 15, 2020 respectively. Staff have reviewed the comments received and are supportive of the proposed comprehensive sign plan (i.e., the Exterior Design Program), including the variances to the Sign Bylaw which are considered to fit well with the existing signage and the context of the area, providing wayfinding guidance primarily to customers accessing the businesses on foot, as well as vehicular traffic. Staff support the

issuance of the draft Development Permit No. 429, attached as Appendix A, and recommend that Council authorize the necessary Public Meeting to receive comments from the public before considering issuance of the permit.

### **PREVIOUS COUNCIL DIRECTION**

Development Permit No. 288 for signage was issued on July 23, 2007. This previously issued permit is attached to this corporate report as Appendix B.

### **INTRODUCTION/BACKGROUND**

Bosa Properties (White Rock) Inc. has applied to amend the comprehensive sign plan for the Miramar Village development, which was originally approved under a sign-specific Development Permit (DP) No. 288 in July 2007. DP No. 288 included variances to the Sign Bylaw related to the following aspects: perpendicular blade signs; primary / secondary pylon signs; tenant directory signs and fascia sign vertical dimension copy area and projections.

The proposed amendments to DP No. 288 deal specifically with the signage for the property, being limited to the two southernmost buildings, and do not propose changes to approved items such as land use, building height or density, which are regulated in the property's CD-16 (Comprehensive Development) Zone in Zoning Bylaw, 2012, No. 2000.

The property has a 'Town Centre' land use designation in the White Rock Official Community Plan, 2017, No. 2220 (the OCP). This designation notes that the Town Centre is the centre for cultural, civic, economic, and public life in the City, and allows for commercial, residential, and civic uses.

### **ANALYSIS**

#### **Site Context**

The Miramar Village development is located east of Bryant Park, with frontages on Russell Avenue (north), Johnston Road (east), and Thrift Avenue (south), in a prominent location at the top of the hill on the City's commercial "high street" of Johnston Road. Surrounding land uses are predominantly commercial and/or multi-family residential.

The residential portions of the Phase 2 buildings are expected to receive occupancy in late October/November, and the commercial tenants are expected to begin moving in before the end of the year. The confirmed commercial tenants in Phase 2 include 3 Dogs Brewing (expanding from their current location at Russell Avenue and Johnston Road), HSBC Bank and Prospera Credit Union. An additional 24,500 square foot space is allocated to a grocery/food store, currently under negotiation, and there are 7-8 additional commercial retail units (CRUs) which will have new businesses.

#### **Public Information Meeting**

A virtual Public Information Meeting was held for the application on August 19, 2020. 768 letters were delivered to property owners and occupants within 100 metres of the property, and the meeting was also advertised in the August 6 and 13 issues of the Peace Arch News.

Six attendees signed into the (PIM). No feedback forms were submitted, and the property owner's signage consultant/applicant (Experience Design Group Inc.) has provided a summary of the input from the PIM, attached as Appendix C.

During the PIM, a concern was raised by an attendee that the commercial signage would be bright and result in light pollution. The applicant noted that retail tenant signage would be equipped with timer and/or dimmer switches to mitigate excess glare and light spillover into neighbouring residential units. This has been added as a condition in draft DP No. 429.

### **Advisory Design Panel Review and Revisions by the Applicant**

The Advisory Design Panel (ADP) reviewed the application on September 15, 2020, and supported that the application be forwarded to Council, with the following motion:

THAT the Advisory Design Panel recommends that the application for the development proposal at 15177 Thrift Avenue be referred to Council and that it be noted to Council that the Panel expressed some concern with the large scale of Anchor Tenant and Freestanding Tenant Directory as it relates to the human scale.

Members of the Panel made specific reference to Sign Number 1.3 and Sign Number 11.1 as labelled in the Exterior Signage Program prepared by Experience Design Group (EDG). Sign No. 1.3, being an “Anchor Tenant Sign”, is located within the central courtyard / plaza. The ADP noted that this sign is slightly larger than the limits of the architectural design components behind which the signage would be situated and further, that the scale of the sign may take away from the human scale of the courtyard.

In response to these concerns the applicant has reduced the height of Sign 1.3 from 1.07 metres (3.5 feet) to 0.91 metres (3.0 feet), which staff consider to be an appropriate scale for the sign.

Sign No. 11.1 is a “Freestanding Tenant Directory” proposed at the eastern edge of the property along Johnston Road. As noted in EDG’s Exterior Signage Program, the size of and design of this sign are intended to support the visibility requirements of first-time and occasional visitors and the visibility requirements of passing motorists. Industry standards regarding the minimum letter size for both pedestrian and motorist readability are presented in the sign program.

It is noted that the letter size for individual signs (i.e., logos), within the Freestanding Tenant Directory, exceed the minimum letter size required for motorist readability when one is travelling at a speed of approximately 50 kilometres per hour, being the “design speed” of Johnston Road. The spaces in the Directory for business logos are proposed with a maximum height of 10 inches whereas between 7 and 8 inches are reportedly required for motorist readability. It is recognized that industry standards support greater sign heights within the Directory for pedestrian visibility, supporting the heights as presented in the proposal; however, it is the opinion of staff that there will be ample signage throughout the Village for easy identification of the businesses occupying the area. In particular, the Exterior Sign Program proposes three Tenant Map Directories adequately spaced throughout the site to ensure pedestrians are able to easily find the store/business they are looking for without having to rely on the larger-scaled Freestanding Tenant Directory, which based on its location along Johnston Road, appears to be more-specifically intended for motorists.

In response to these comments, the applicant has reduced the height of the Freestanding Tenant Directory from 3.65 metres (12.0 feet) to 3.35 metres (11.0 feet) for a more pedestrian scale. Staff note that this is a significant improvement in pedestrian scale from the previous monument sign at the site (the Hillcrest Mall), which was over twice the proposed height at 7.6 metres (25 feet).

One member of the ADP acknowledged that, while outside the scope of the variances sought, the individual civic address signs associated with the proposed ground-oriented townhomes along

Thrift Avenue are vertically low and may not be easily visible as a result. In response to this comment the applicant has raised the civic address signage.

The aforementioned changes made by the applicant are believed to have adequately addressed the comments received by members of the ADP and staff.

A written statement from the applicant regarding the importance of the proposed signage for their commercial leasing, specifically the grocery anchor tenant, is included as Appendix D.

### **Planning Review**

The proposal is consistent with the objectives of the OCP ‘Town Centre’ Development Permit Area guidelines, being coordinated throughout the development, with a pedestrian scale, and compatible with signage on adjacent properties.

Staff recommend that the draft DP No. 288 be issued.

### **FINANCIAL IMPLICATIONS**

Not applicable.

### **LEGAL IMPLICATIONS**

Not applicable.

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

A virtual Public Information Meeting for this application was held on August 19, 2020.

The next step in this application process would be Council authorizing a Public Meeting to hear directly from the public via electronic means, per Schedule L Items (j) to (l) of the Planning Procedures Bylaw, 2017, No. 2234. Notification to property owners within 100 metres would be mailed out prior to the Public Meeting as well as notice being advertised in the City section of the newspaper.

### **INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS**

The rezoning application was circulated to internal City departments and comments requiring a response / resolution by the proponent have been addressed.

### **CLIMATE CHANGE IMPLICATIONS**

Not applicable.

### **ALIGNMENT WITH STRATEGIC PRIORITIES**

Not applicable.

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

As an alternative to the recommendation at the outset of this corporate report (to authorize the Public Meeting and subsequently consider issuance of draft Development Permit No. 429), the Land Use and Planning Committee can also deny the application or defer to staff for the applicant to revise the proposal as indicated by LUPC. This may result in the delay in the leasing of the commercial spaces and of businesses being able to open in the new building.



**CONCLUSION**

The City of White Rock has received an application to amend the existing comprehensive sign plan for Miramar Village, by issuing a new signage Major Development Permit with variances to the Sign Bylaw. The application has been the subject of a Public Information Meeting and review by the Advisory Design Panel. Staff recommend Council authorize a Public Meeting prior to considering issuance of the draft Development Permit No. 429.

Respectfully submitted,



Carl Isaak, MCIP, RPP.

Director of Planning and Development Services

**Comments from the Chief Administrative Officer**

I concur with the recommendation of this corporate report.



Guillermo Ferrero

Chief Administrative Officer

Appendix A: Draft Development Permit No. 429

Appendix B: Issued Development Permit No. 288

Appendix C: Public Information Meeting Summary by Applicant

Appendix D: Written Submission from Applicant

## APPENDIX A

### **Draft Development Permit No. 429**

## THE CORPORATION OF THE CITY OF WHITE ROCK

### DEVELOPMENT PERMIT NO. 429



1. This Development Permit No. 429 is issued to **Bosa Properties (White Rock) Inc. and The Corporation of the City of White Rock** as the owners and shall apply only to ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

Legal Description:

LOT 1 Section 10 Township 1 New Westminster District Plan BCP38589  
(15177 Thrift Avenue)  
PID: 027-688-615

Air Space Parcel 1 Section 10 Township 1 New Westminster District Air Space  
Plan BCP39026  
PID: 027-746-763

as indicated on Schedule A.

2. This Development Permit No. 429 is issued pursuant to the authority of Sections 490 and 491 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, the "White Rock Official Community Plan Bylaw, 2017, No. 2220" as amended, and in conformity with the procedures prescribed by the "City of White Rock Planning Procedures Bylaw, 2017, No. 2234" as amended.
3. The terms, conditions and guidelines as set out in "White Rock Official Community Plan Bylaw, 2017, No. 2220" as amended, that relate to "Town Centre Development Permit Area" shall apply to the area of land and premises hereinbefore described and which are covered by this Development Permit.
4. The intent of this Development Permit No. 429 is to amend the comprehensive sign plan as contained within Development Permit No. 288.

Unless expressly stated, described, or illustrated in this Development Permit No. 429, all other sections, variances, terms and conditions contained within Development Permit No. 288 remain valid in their original form.

The amended comprehensive sign plan, prepared by Experience Design Group Inc., is attached hereto in accordance with the provisions of Section 491 of the Local Government Act, and shall amend the plans contained in Development Permit No. 288, as follows:

Schedule B Exterior Sign Program

These Plans form part of this development permit.

5. Permitted Uses of Land, Buildings and Structures

- (i) Land, buildings, and structures shall only be used in accordance with the provisions of the “CR-1 Town Centre Area Commercial / Residential Zone” of the “White Rock Zoning Bylaw, 2012, No. 2000” as amended.
- (ii) The provisions of the “White Rock Sign Bylaw, 2010, No. 1923”, as amended is varied to permit signage on the area of land and premises hereinbefore described as indicated in Schedule B.

6. Dimensions, Quantity, Orientation, and Siting of Signage

All signage to be constructed on said lands shall conform in every respect to the plans and elevations shown in Schedule B.

7. Terms and Conditions:

- a) The retail tenant signage with lighting shall incorporate a timer and/or dimmer to reduce light spillover effects.
8. In the interpretation of the Development Permit all definitions of words and phrases contained in Sections 490 and 491 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, and the “White Rock Official Community Plan Bylaw, 2017, No. 2220”, as amended, shall apply to this Development Permit and attachments.
9. This permit does not constitute a subdivision approval, a tree management permit, a demolition permit, or a building permit.

Authorizing Resolution passed by the Council for the City of White Rock on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

This development permit has been executed at White Rock, British Columbia on the \_\_\_\_\_ day of \_\_\_\_\_ 2020.

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

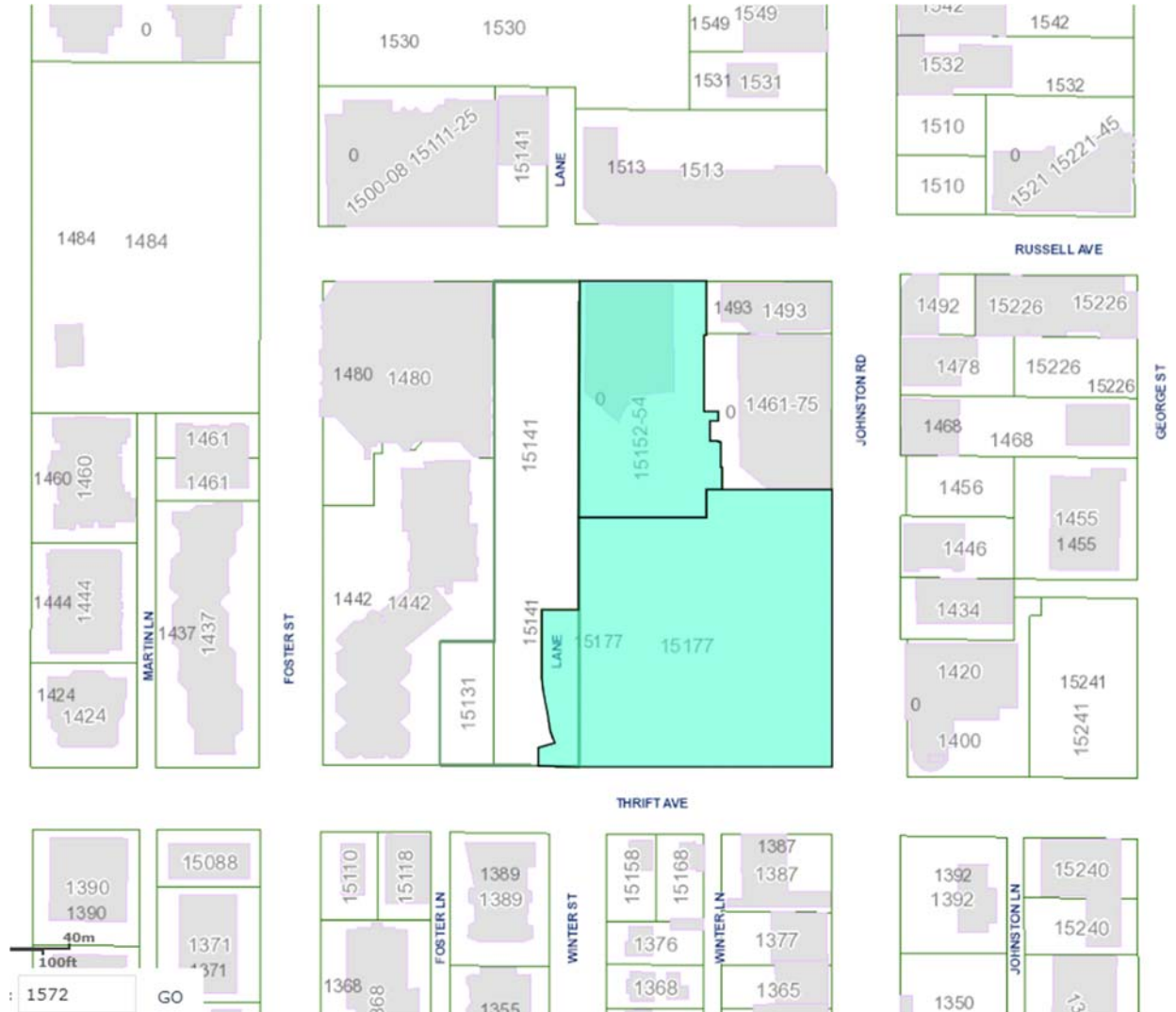
---

Mayor  
Authorized Signatory

---

Director of Corporate Administration  
Authorized Signatory

### Schedule A – Location Map



**Schedule B –Exterior Sign Program**

[attached separately]

**MIRAMAR TOWERS 3 & 4  
MIXED-USE DEVELOPMENT**  
City of White Rock  
Development Variance Permit

**EXTERIOR SIGN PROGRAM**  
DRAFT 11

September 23<sup>rd</sup>, 2020



Produced by EDG Experience Design Group Inc.  
© 2020 for Bosa Properties Inc.

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Project rendering of Miramar Towers 3 & 4 Mixed-Use Development in White Rock

## INTRODUCTION

EDG has been engaged by Bosa Properties to produce a site-wide Exterior Sign Program to aid visitor wayfinding and enhance the guest experience at the new Towers 3 and 4 of the Miramar Mixed-Use Development in White Rock. This package is being submitted and coordinated with the City of White Rock as a Development Variance Permit.

### Background

Miramar Development is located West of Johnston Road between Thrift Avenue (South) and Russell Avenue (North). Miramar Tower 1 (North West) and Tower 2 (North East) are completed with shared parking, entrance off Russell Avenue/ Tower 1. Current rentals on Tower 1 and 2 consist of small CRUs and majority are located on Johnston Road (Tower 2). A local Community Centre (Tower 1 near the Central Plaza) is a key tenant for Tower 1.

### Towers 3 & 4

New construction to be located South of Towers 1 and 2 and the Central Plaza. Tower 2 is located on the South East corner and Tower 4 (with a major food store) on South West Corner. Shared residential, visitor, and retail underground parking entrance is accessible on the South side of Tower 4 via Thrift Ave and via lane on West side of Tower 4 (enter via Thrift Ave). Retail Parking is on P1 while Residence Parking is on P2 and P3 with separated gate entrance on P1. There are 11 CRUs in Tower 3 and 6 CRUs in Tower 4, with one of them as the Anchor Food Store tenant. The Anchor tenant pedestrian entrance via Central Plaza.

The Exterior Sign Program is intended to be integrated with the architectural design of the development, while complementing the existing buildings and signage of Tower 1 and 2. The intent is that the new sign program includes a design that appears as a unified “family” of Sign Types.

### “Town Centre Development Permit Area” Guidelines

This Exterior Sign Program has been specifically considered to unify with the objectives set forth in the City of White Rock’s “Official Community Plan”, Section 22.3 “Town Centre Development Permit Area” guidelines.

By utilizing best professional wayfinding practices, the Exterior Sign Program enhances the pedestrian realm by signalling a sense of arrival, reassuring first-time and occasional visitors, and facilitating clear navigation and circulation routes. The scale is carefully calculated to reinforce the minimum visibility requirements of pedestrians, supplemented with appropriate legibility considerations for motorists, while avoiding overwhelming of street views and architectural façades.

A cohesive family of sign types is tastefully integrated with the architectural finishes, façades, and landscaping—intended to cultivate a unified visual aesthetic applicable to an attractive commercial destination, whilst discrete enough to complement both the architecture and contemporary natural colours (e.g. granite grey, limited usage of jarring colours on building signage).

Signage must be fabricated to mitigate light spillover and excess glare into neighbouring residential units. The power supply for any retail tenant signage specifically requires usage of a 24-hour timer and/or dimmer to control illumination, determined by the City of White Rock requirements, where required.

### Address:

1441 Johnston Road & 15165 Thrift Avenue, White Rock, BC

### Developer:

Bosa Properties Inc.

### Architect:

NSDA Architects

### Landscape Architect:

Perry + Associates Inc.

### Wayfinding & Signage Consultant:

EDG Experience Design Group Inc.

**RECOMMENDED USE OF PICTOGRAMS**

Pictograms are also known as pictographs, glyphs and symbols. They are symbol signs that cut across linguistic barriers to aid visitors' orientation and wayfinding.

The pictograms illustrated below may form part of the Wayfinding Program, and should be connected with the appropriate message. They are part of internationally recognized standards for public wayfinding. The pictograms below may change or evolve over time, however it is important that only pictograms specified here or new pictograms specified from Bosa Properties Inc. are to be used in the site wayfinding program.



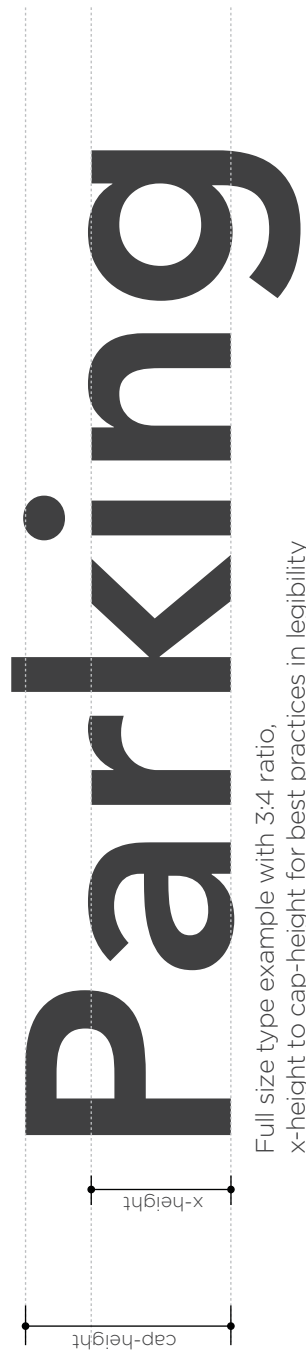
**RECOMMENDED USE OF TYPOGRAPHY**

The typeface selected for site wayfinding programs needs to meet international standards for legibility and easy recognition by viewers whether pedestrians, bicyclists, or drivers.

The typeface for the Sign Program is Avenir Heavy. Lighter weights, such as Avenir Book, may be used in certain instances and for secondary messages.

To ensure site-wide brand consistency and visual impact typography used in signage and supporting visitor communications should be set in a consistent font throughout the site wayfinding.

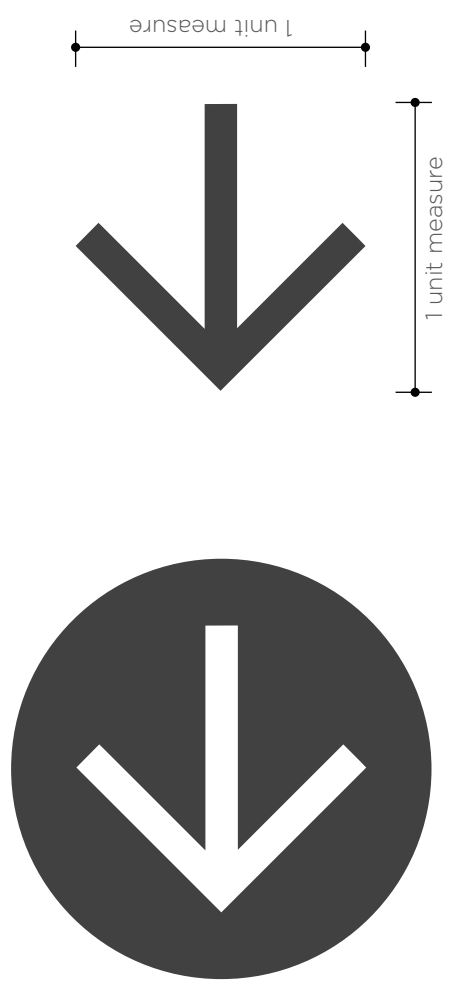
**abcdefghijklmnopqrstuvwxy**      abcdefghijklmnopqrstuvwxyz  
**ABCDEFGHIJKLMNPOQRSTU**      ABCDEFGHIJKLMNPOQRSTUV  
**WXYZ1234567890.,'()/-**      WXYZ1234567890.,'()/-  
 Avenir Heavy      Avenir Book



Full size type example with 3:4 ratio, x-height to cap-height for best practices in legibility

**RECOMMENDED USE OF ARROWS**

Reversing the arrow out of a background makes the arrow appear to be larger. It also makes the arrow visually stand out from the adjacent messaging text.



**ARROW SIZE**

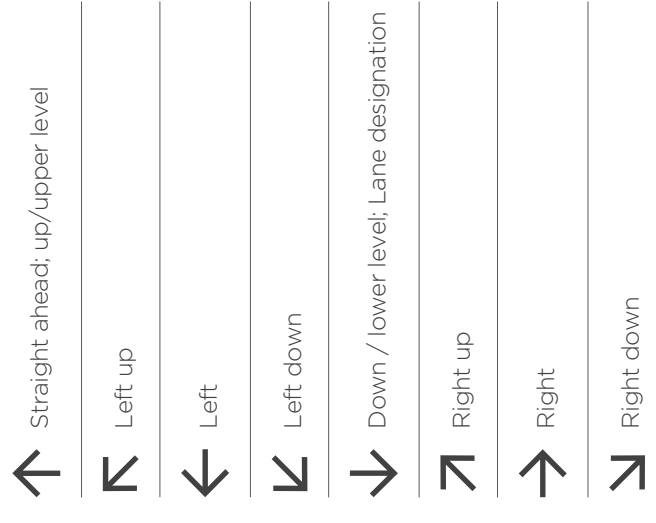
The size of the arrow is determined by the associated letter size.

**ARROW PLACEMENT**

Recommend all arrows appear on visible edge (curb side) where appropriate, for legibility.

**RECOMMENDED USE OF DIRECTIONAL ARROWS & DESTINATIONS**

- Use no more than 3 destinations per directional arrow
- Use only one arrow per direction
- Use a maximum of 3 directions on one sign face
- Place all arrows on one side of sign
- Destinations to be listed in the order of arrival
- Use no more than 5 destinations per sign face



**SITE AUDIT**

A look at the existing signage of Towers 1 and 2 at Miramar in White Rock.

**TOWER 1**

Existing Residential Entrance and Parkade Entrance Signage on Russell Ave



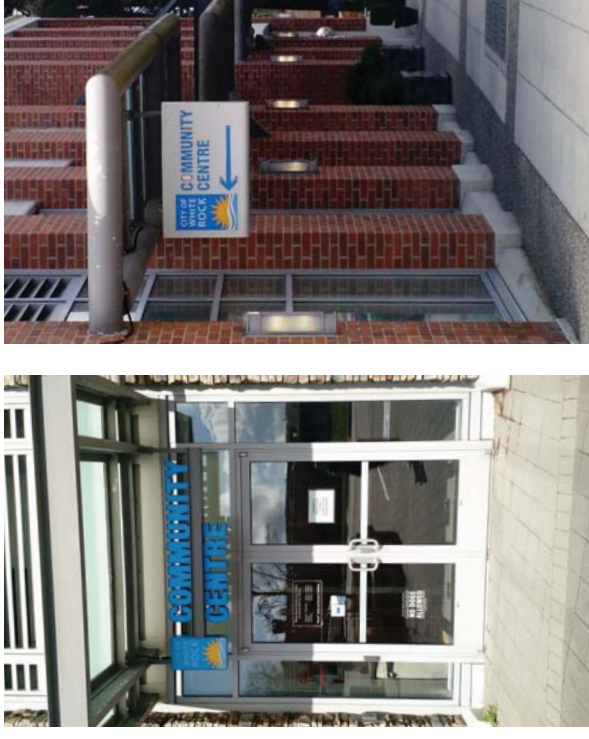
**TOWER 2**

Existing Canopy and Tenant Blade Signage (Suspended and Projected) on Johnston Road



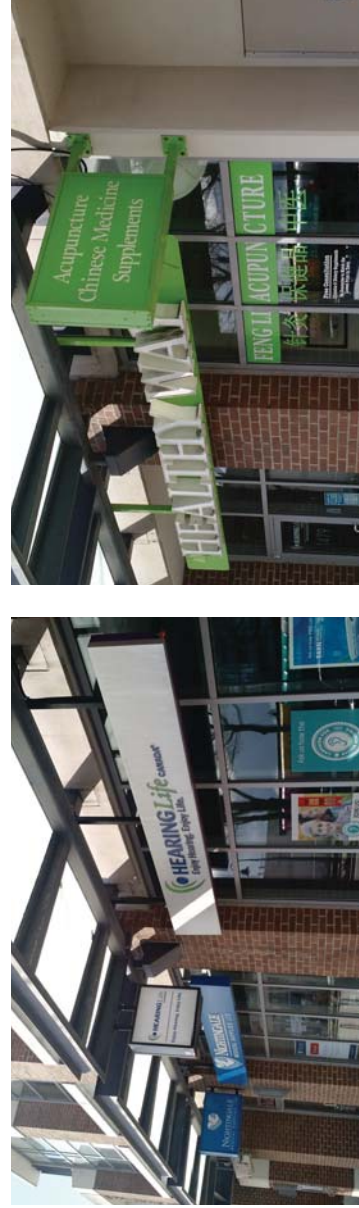
**TOWER 1**

Existing Canopy and Suspended Blade Signage



**TOWER 2**

Existing Office Entrance Signage and Window Graphics



**KEY ISSUES FOR LEGIBILITY OF SIGNAGE**

Signage must often be read at a distance by visitors in various modes of transportation, sometimes traveling at full roadway speeds, and frequently in a multitude of seasonal conditions. Therefore letterform legibility is critical to the success of a wayfinding and signage program.

To ensure legibility, consideration must be made to the following:

- Letterform / typeface selection (including x-height, letter width, and stroke contrast)
- Colour contrast of sign copy against a background
- Irradiation and halation
- Lighting, sign illumination, and specular glare
- Scale and placement
- Layout and hierarchy of message

**SCALE & PLACEMENT**

It is imperative to plan for signs that make the most effective use of the available space. The scale of the sign must be appropriate for the architectural façade or site conditions. An unsuitably-sized sign could easily be overwhelmed and lost within a space—rendering it completely useless for first-time and occasional visitors.

One must also consider if a sign is intended to be visible for motorists versus pedestrians. Large fascia-mounted signs or freestanding signs are typically meant for passing motorists, whereas a smaller freestanding sign will function best for pedestrians.

**ACCEPTABLE COLOUR CONTRAST**

Numerous studies have explored signage and graphic legibility, particularly involving outdoor environment subject to unpredictable weather conditions. The ideal colour contrast is white text on a black background, or approximately a 91% contrast ratio. Other various colour combinations have been highlighted below, and contrast ratios below 70% should be avoided entirely.

	beige	white	grey	black	brown	pink	purple	green	orange	blue	yellow	red
red	78	84	32	38	7	57	28	24	62	13	82	0
yellow	14	16	73	89	80	58	75	76	52	79	0	
blue	75	82	21	47	7	50	17	12	56	0		
orange	44	60	44	76	59	12	47	50	0			
green	72	80	11	53	18	43	6	0				
purple	70	79	5	56	22	40	0					
pink	51	65	37	73	53	0						
brown	77	84	26	43	0							
black	89	91	58	0								
grey	69	78	0									do not use
white	28	0										acceptable
beige	0											

**DETERMINING THE APPROPRIATE LETTER SIZE FOR MOTORISTS VS. PEDESTRIANS**

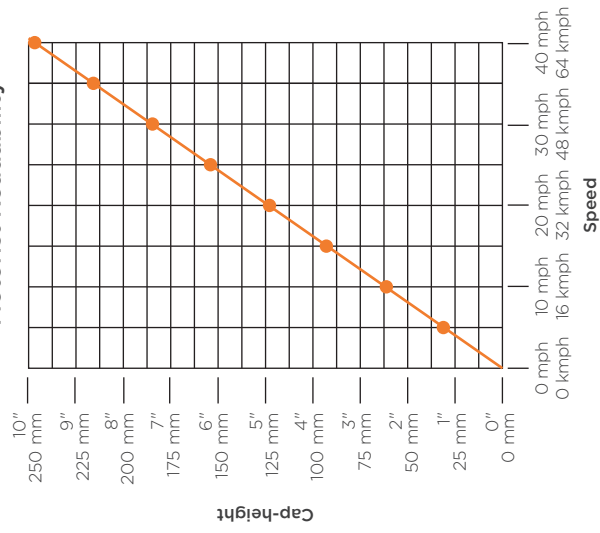
A successful sign program must consider the various readability needs of motorists and pedestrians, the two most common visitor types with very distinctive requirements. Careful consideration of the optimal letter size of a sign is based on a number of variables, including the speed at which a visitor is traveling, their distance from the sign, viewing angle, road conditions, lighting (ambient and artificial), time of day, and weather conditions. There is, of course, a careful balance between readability and visual excess. Dominating a site with oversized signage should be avoided.

Based on the current site conditions, motorist readability will be most dependent on the typical speed of travel along arterial roads. The United States Sign Council “Sign Legibility Rules of Thumb” has established a complex formula to determine the appropriate letter size for signage. Based on a 5-second reaction time and a 20-foot setback from the nearest curb lane, signage should be sized at a minimum 2.45” for every 10 mph of motorist travel. The cap height should be increased to accommodate motorist visibility while traveling at speed in all weather conditions, particularly where the sign is not within the cone of vision or has an increased setback distance.

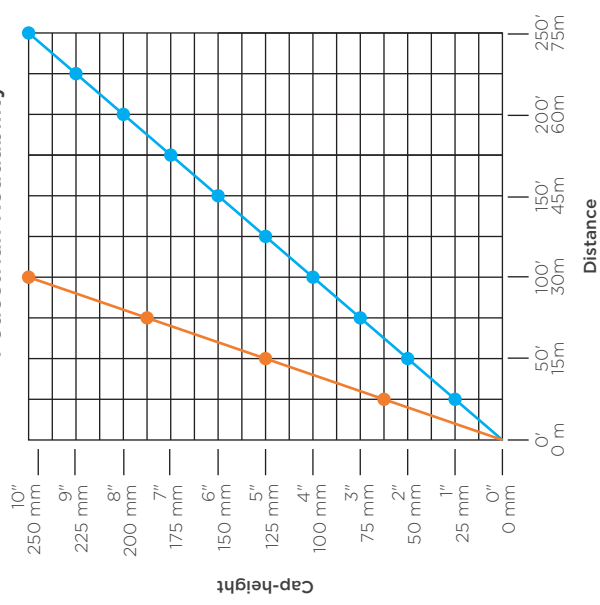
The Registered Graphic Designers (RGD) association’s “Access Ability handbook recommends a minimum letter size of 1” per 25 feet of viewing distance. Note these figures are the minimum required for signs viewed in favourable weather and lighting conditions, unobscured and directly within the cone of vision at eye level, while the viewer is stationary. As these perfect conditions cannot be guaranteed, professional practices indicate that letter height for a pedestrian or parked car is calculated as 1” per 10 feet of pedestrian distance.

The charts below illustrate the recommended text (cap-height) sizes applicable for motorist and pedestrian readability. Note that these numbers are representative on the assumption of light characters on a dark background, with clearly distinguishable letterforms in a standard sans serif typeface. Actual readability may vary, particularly where unique retailer brand identities have deviated from recommended typeface/colour selections.

**Minimum Letter Size (Cap-height) for Motorist Readability**



**Minimum Letter Size (Cap-height) for Pedestrian Readability**



Recommended size for motorists (2.45" per 10 mph), based on 5-second reaction time and 20' setback from curb

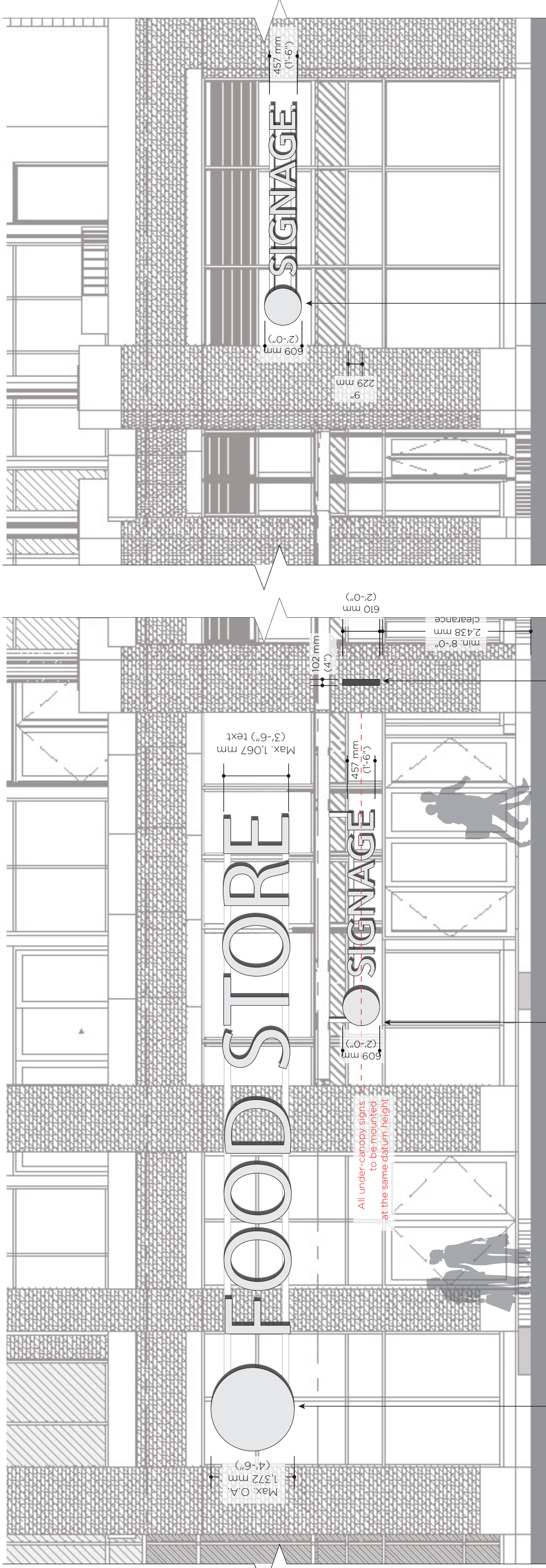
Minimum size for optimal pedestrian viewing impact (1" per 10')

Minimum size for stationary pedestrian viewing in perfect conditions (1" per 25')

**PARALLEL LETTER HEIGHT**

Approximate letter heights for signs being viewed from a passing car are subject to a complex legibility index equation based on the number of lanes of traffic, the viewing angle (offset) from the adjacent curb, and the speed of the vehicle. It is essential to optimize “reading speed” with simple legible signage in order to minimize the duration and frequency of a drivers “glance time” which distracts from the primary task—driving.

The Exterior Sign Program is comprised of a cohesive family of Sign Types, organized into a logical hierarchy for vehicular and pedestrian visibility. The program ties together similar materials to ensure visual consistency.



**1 SIGN TYPE 1: ANCHOR TENANT SIGN**

Individual max. 5" deep internally illuminated channel letters mounted to either a single 3" x 3" (75 mm x 75 mm) integrated aluminum raceway or two 3" x 3" (75 mm x 75 mm) aluminum raceways (for stacked logos), to conceal electric supply, mounted below building canopy and painted to match architectural mullions finish. Power supply is to be controlled by a dimmer and/or 24-hour time clock and must be on a separate circuit from other lighting. The fabricator MUST mitigate light spillover and excess glare to neighbouring residential units.

(Single Line) 4'-6" (1372 mm) Max. logo height with 3'-6" (1067mm) Max. Letter Height, except where noted (Stacked/Box Logo) Max. 10'-0" (3048mm) O.A. height

Variance required to allow for increase sign height, with sizes carefully calculated to ensure visibility requirements of first-time and occasional visitors, as well as to establish hierarchy for anchor tenants.

**2 SIGN TYPE 2: TENANT CANOPY SIGN**

Individual max. 5" deep internally illuminated channel letters/logo mounted on painted 3" x 3" (75 mm x 75 mm) aluminum raceway(s) with concealed electrical supply, suspended below canopy structure. Power supply is to be controlled by a dimmer and/or 24-hour time clock and must be on a separate circuit from other lighting. The fabricator MUST mitigate light spillover and excess glare to neighbouring residential units.

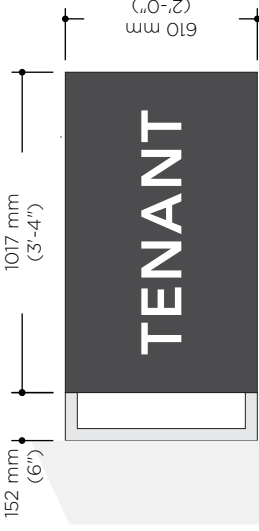
Min. 2438 mm (8'-0") clearance to street grade  
Max. 610 mm (2'-0") H logo  
457 mm (1'-6") H letters

Variance required to allow for mounting of sign below the face of architectural canopy support, as architectural conditions cannot support signage at a size adequate enough for motorist and first-time visitor legibility.

**3 SIGN TYPE 3: TENANT BLADE SIGN**

Double-sided, internally illuminated sign cabinet with push-thru letters with concealed electrical supply. Mounted perpendicular to building facade with anodized aluminum bracket. Power supply is to be controlled by a dimmer and/or 24-hour time clock and must be on a separate circuit from other lighting. The fabricator MUST mitigate light spillover and excess glare to neighbouring residential units. Only tenant name and logo permitted.

Min. 2438 mm (8'-0") clearance to street grade  
O.A. 1017 mm W x 610 mm H x 100 mm D  
(3'-4" W x 2'-0" H x 4" D)



**4 SIGN TYPE 4: TENANT FASCIA SIGN**

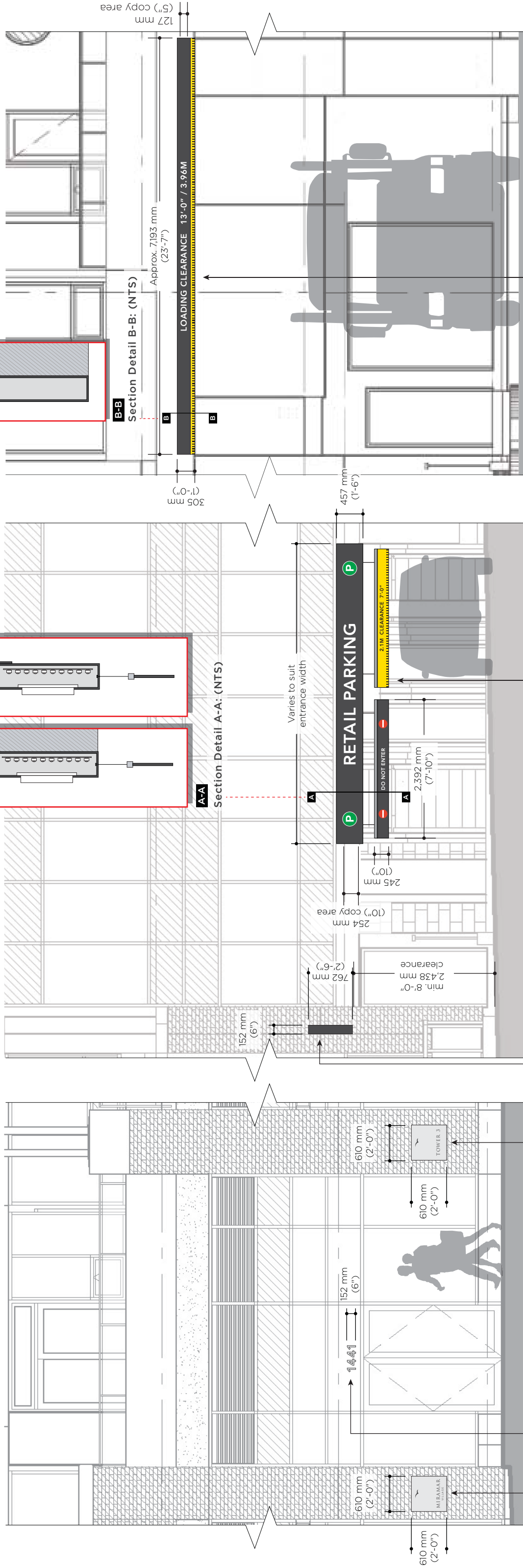
Individual max. 5" deep internally illuminated channel letters/logo mounted on painted 3" x 3" (75 mm x 75 mm) aluminum raceway(s) with concealed electrical supply, mounted to building facade. Fascia signs to be only located where a canopy is not available for mounting. Power supply is to be controlled by a dimmer and/or 24-hour time clock and must be on a separate circuit from other lighting. The fabricator MUST mitigate light spillover and excess glare to neighbouring residential units.

Min. 2197 mm (8'-0") clearance to street grade  
Max. 610 mm (2'-0") H logo  
457 mm (1'-6") H letters



**NOTE:**  
ELEVATIONS FOR VISUAL REFERENCE ONLY.  
FINAL PLACEMENT, SIZE, AND DETAILS TBC.

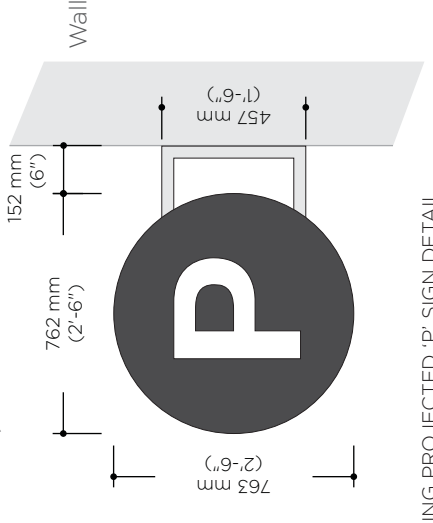
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**6 SIGN TYPE 6: BUILDING ID SIGN**  
 Non-illuminated sign panel with building identification, mounted to column.  
 610 mm H x 610 mm W x 6 mm D  
 (2'-0" W x 2'-0" H x 1/4" D)  
*Details and Messaging TBD*

**5 SIGN TYPE 5: ADDRESS NUMBER**  
 Non-illuminated, individual dimensional building address numbers mounted directly to glazing, painted to match natural anodized aluminum  
 Max. 152 mm H (6" H) text  
*Details and Messaging TBD*

**8 SIGN TYPE 8: PARKING PROJECTING 'P' SIGN**  
 Internally illuminated sign cabinet with push-thru acrylic 'P', mounted perpendicular to building facade with anodized aluminum bracket with concealed electrical supply.  
 914 mm W x 763 mm H x 152 mm D  
 (3'-0" W x 2'-6" H x 6" D)



**7 SIGN TYPE 7: PARKING ENTRANCE SIGN**  
 76 mm (3") D slimline painted aluminum sign panel with 1/2" thick white push-thru acrylic graphics and face-applied vinyl, internally illuminated with 4100K LEDs. Sign below parking entrance bulkhead where clearance allows (flush to building facade), alternatively mounted on bulkhead above parking entrance with electrical supply concealed behind. Non-illuminated painted aluminum panel "crash bars" with vinyl cutout graphics applied to face, suspended below sign.  
 Approx. 304 mm H x 76 mm D (1'-0" H x 3" D)  
 with max. 254 mm (10") copy area, length to suit entrance width  
 2392 mm W x 245 mm H x 6 mm D (7'-10" W x 10" H x 1/4" D)  
 crash bars suspended below  
*Clearance height TBD, messaging shown for reference only.*

*Note: Sign variance requested to allow for increased sign area in excess of maximum allowable area, as this is required to contain sufficient information at legible sizes to safely direct motorist circulation, as well as provision of crash bars to ensure visitor safety and prevent building/vehicle damage.*

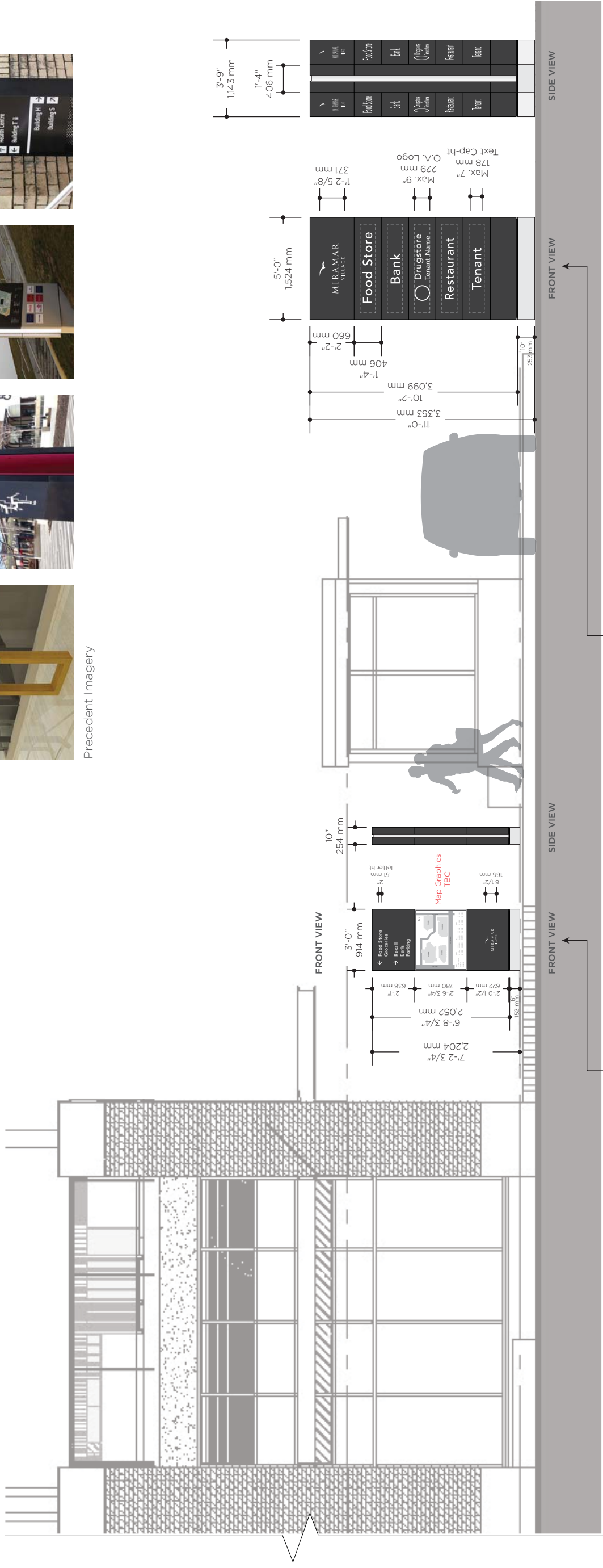
**9 SIGN TYPE 9: LOADING ENTRANCE SIGN**  
 Non-illuminated 76 mm (3") D slimline painted aluminum sign panel with reflective white vinyl letters and graphics applied to face, mounted on loading entrance bulkhead.  
 Approx. 7193 mm W x 304 mm H x 76 mm D  
 (23'-7 3/16" W x 1'-0" H x 3" D)  
 Length to suit entrance width  
 127 mm (5") H copy area  
*Clearance height TBD, messaging shown for reference only.*

**NOTE: ELEVATIONS FOR VISUAL REFERENCE ONLY. FINAL PLACEMENT, SIZE, AND DETAILS TBC.**

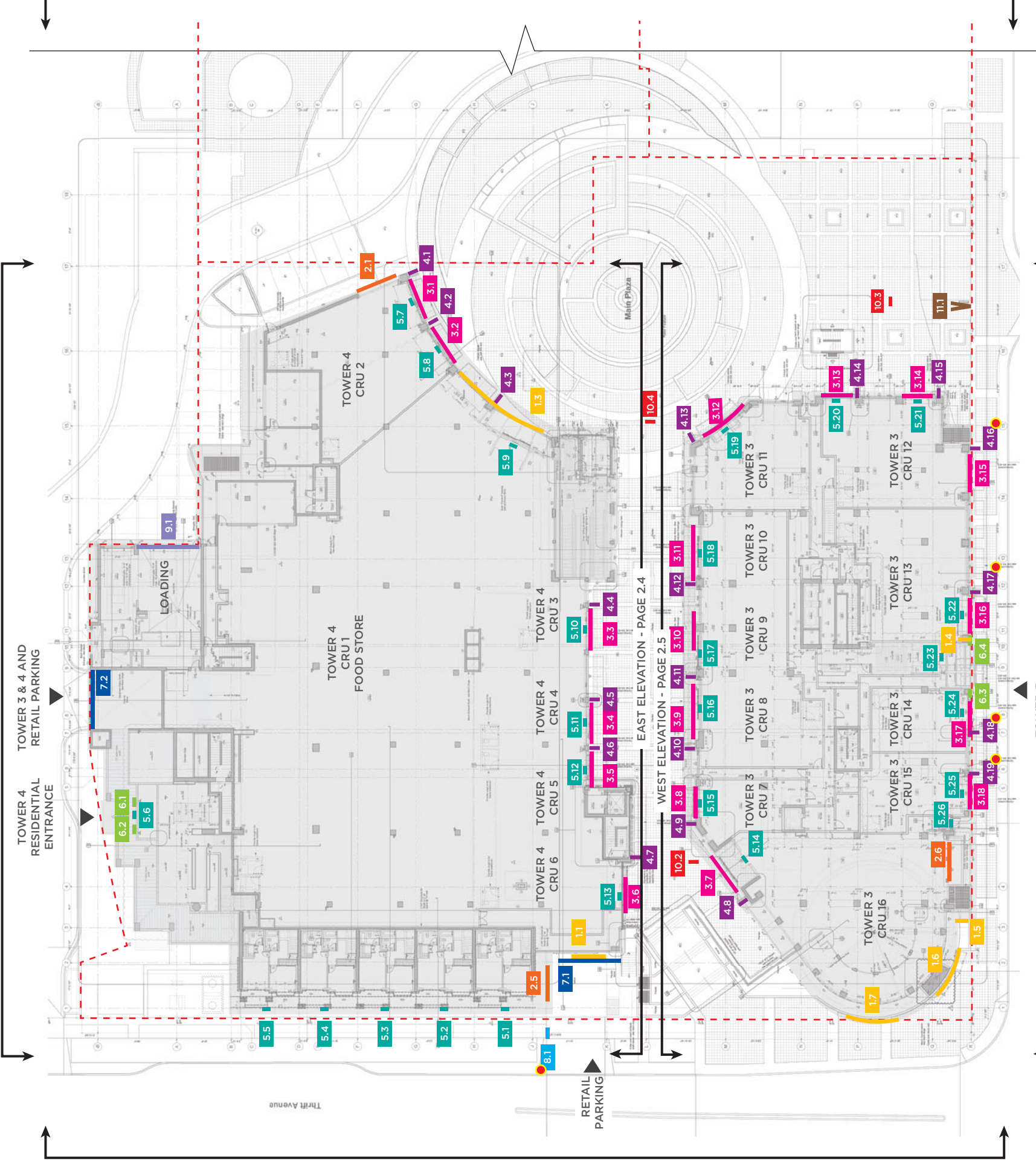
The Exterior Sign Program is comprised of a cohesive family of Sign Types, organized into a logical hierarchy for vehicular and pedestrian visibility. The program ties together similar materials to ensure visual consistency.



Precedent Imagery



**NOTE:  
 ELEVATIONS FOR VISUAL REFERENCE ONLY.  
 FINAL PLACEMENT, SIZE, AND DETAILS TBC.**



SOUTH ELEVATION - PAGE 2.1  
THRIFT AVENUE

NORTH ELEVATION - PAGE 2.3  
TOWER 1 & TOWER 2



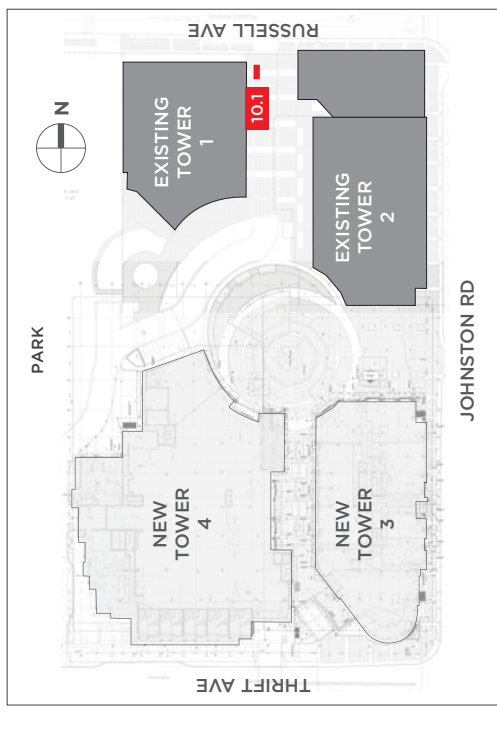
Nº	SIGN TYPE	QTY
1	Anchor Tenant Sign	6
2	Tenant Fascia Sign	3
3	Tenant Canopy Sign	18
4	Tenant Blade Sign	19
5	Address Number	26
6	Building ID Sign	4
7	Parking Entrance Sign	2
8	Parking Projecting 'P' Sign	1
9	Loading Entrance Sign	1
10	Freestanding Map Directory	3
11	Freestanding Tenant Directory	1

Property Line

Signs Requiring Encroachment Agreement

Note: 8.1, 4.16, 4.17, 4.18, & 4.19 require an encroachment agreement to indemnify the city and formally license as signs slightly go over the SROW.

SITE PLAN



Note: Sign 10.1 will be subject to a separate sign permit due to location offsite. Shown for reference only, location recommended to facilitate cohesive visitor navigation.

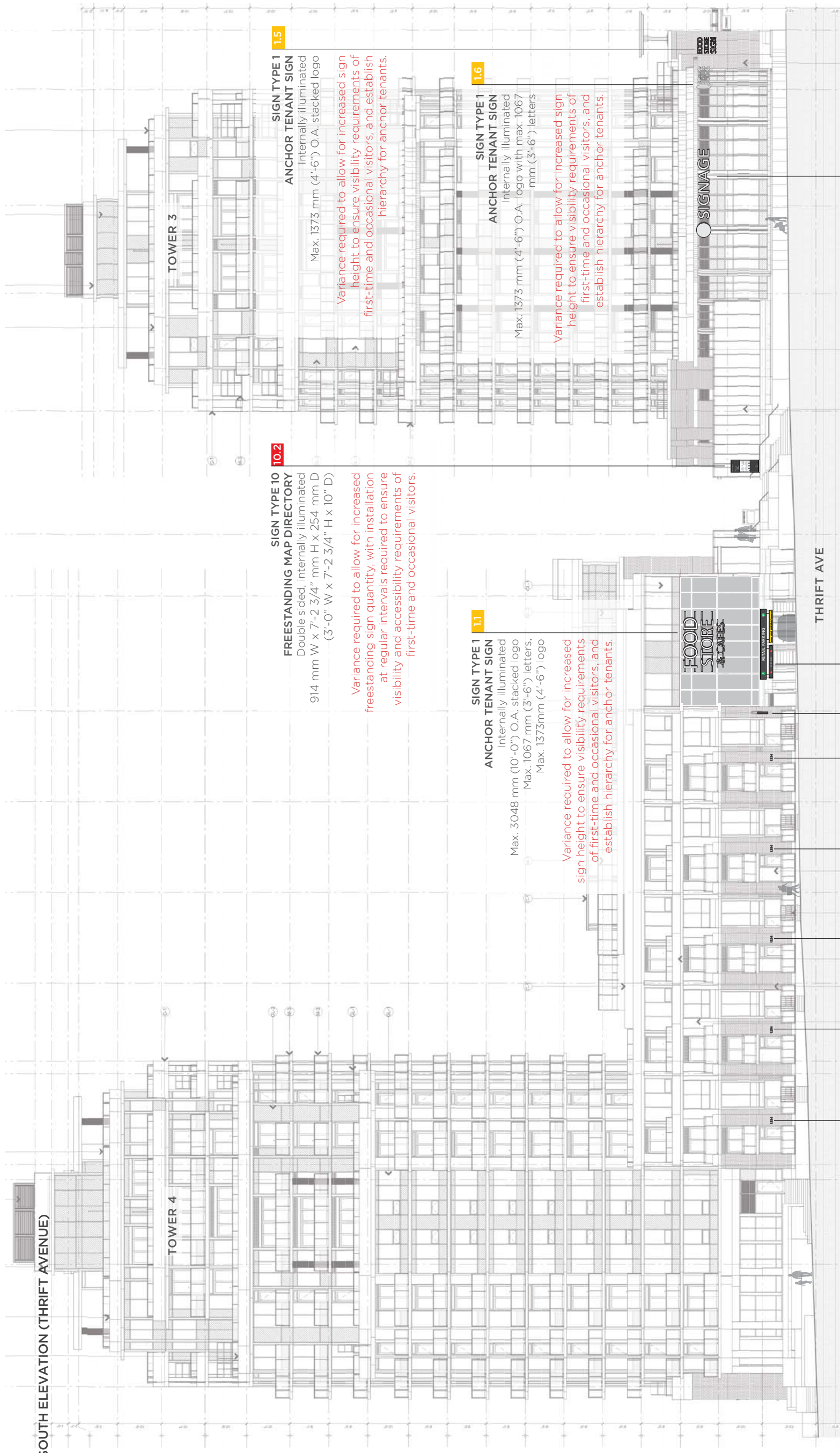
2 SITE PLAN  
1.0 SCALE: NTS

TOWER 3  
RESIDENTIAL ENTRANCE  
EAST ELEVATION - PAGE 2.6  
JOHNSTON ROAD

1 SIGN PLAN  
1.0 SCALE: NTS



TOWER 3 & 4 SOUTH ELEVATION (THRIFT AVENUE)



**SIGN TYPE 10**  
**FREESTANDING MAP DIRECTORY**  
 Double sided, internally illuminated  
 914 mm W x 7'-2 3/4" mm H x 254 mm D  
 (3'-0" W x 7'-2 3/4" H x 10" D)

Variance required to allow for increased freestanding sign quantity, with installation at regular intervals required to ensure visibility and accessibility requirements of first-time and occasional visitors.

**SIGN TYPE 1**  
**ANCHOR TENANT SIGN**  
 Internally illuminated  
 Max. 1373 mm (4'-6") O.A. stacked logo

Variance required to allow for increased sign height to ensure visibility requirements of first-time and occasional visitors, and establish hierarchy for anchor tenants.

**SIGN TYPE 1**  
**ANCHOR TENANT SIGN**  
 Internally illuminated  
 Max. 3048 mm (10'-0") O.A. stacked logo  
 Max. 1067 mm (3'-6") letters,  
 Max. 1373mm (4'-6") logo

Variance required to allow for increased sign height to ensure visibility requirements of first-time and occasional visitors, and establish hierarchy for anchor tenants.

**SIGN TYPE 1**  
**ANCHOR TENANT SIGN**  
 Internally illuminated  
 Max. 1373 mm (4'-6") O.A. logo with max. 1067 mm (3'-6") letters

Variance required to allow for increased sign height to ensure visibility requirements of first-time and occasional visitors, and establish hierarchy for anchor tenants.

**SIGN TYPE 5**  
**ADDRESS NUMBER**  
 Non-illuminated  
 (Mounting details/ text TBC)  
 Max. 152 mm H (6" H) text

**SIGN TYPE 8**  
**PARKING PROJECTING 'P' SIGN**  
 Illuminated sign cabinet with push-thru acrylic 'P'  
 O.A. 914 mm W x 763 mm H x 152 mm D  
 (3'-0" W x 2'-6" H x 6" D)

Sign subject to "encroachment agreement" to indemnify the City and formally licence, as sign slightly extend over SROW.

**SIGN TYPE 7**  
**PARKING ENTRANCE SIGN**  
 Internally illuminated  
 panel approx. 5182 mm W x 457 mm H x 76 mm D (17'-0" W x 1'-6" H x 3" D)  
 with max. 254 mm (10") copy area, length to suit entrance width

2392 mm W x 245 mm H x 6 mm D (7'-10" W x 10" H x 1/4" D) crash bars  
 Clearance height TBC

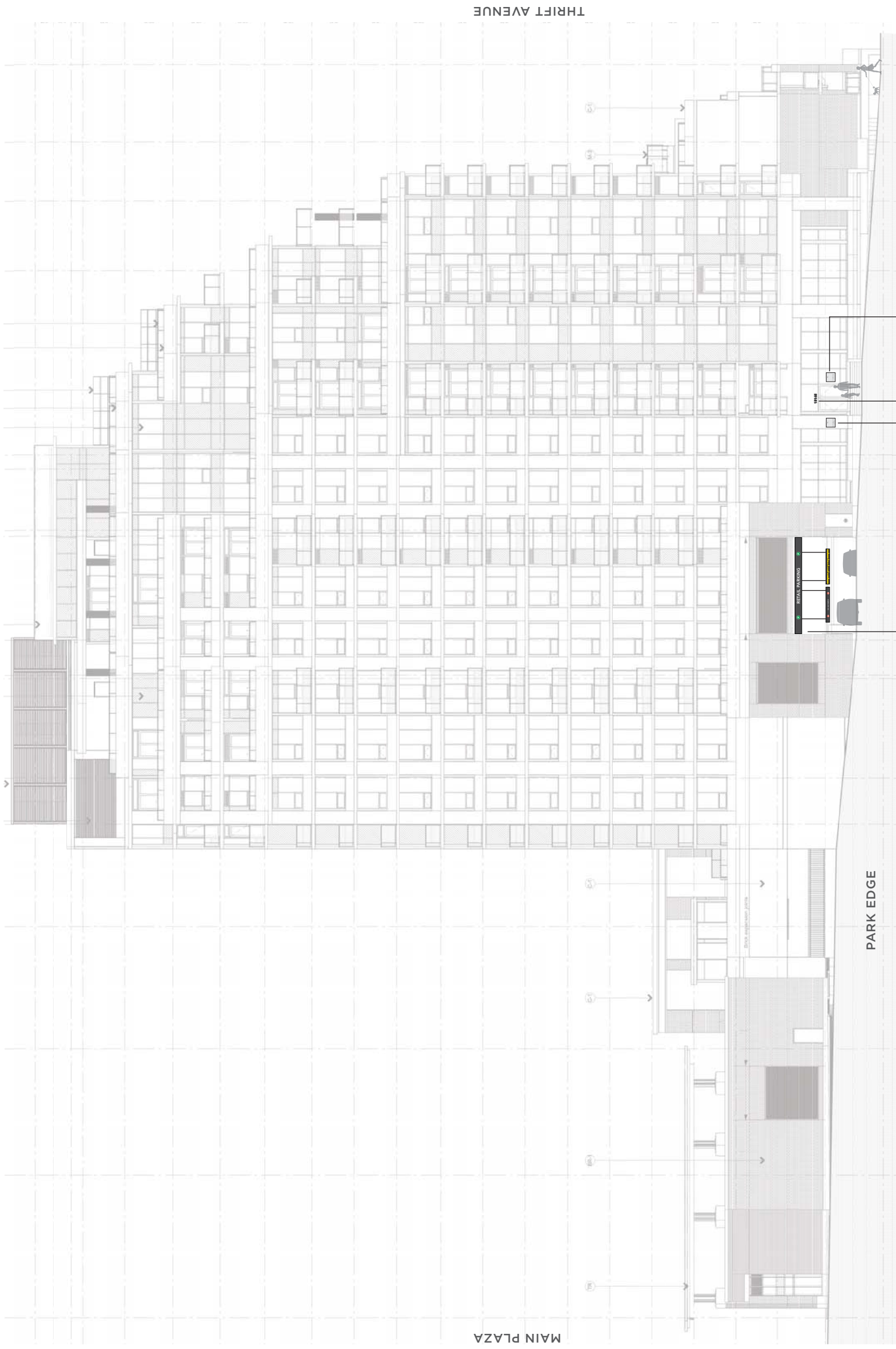
Variance required to allow for increased sign area in excess of maximum allowable area to ensure sufficient information at legible sizes to safely direct motorist circulation, supplemented with provision of crash bars to ensure visitor safety and prevent building/vehicle damage.

**SIGN TYPE 1**  
**ANCHOR TENANT SIGN**  
 Internally illuminated  
 Max. 1373 mm (4'-6") O.A. logo with max. 1067 mm (3'-6") letters

Variance required to allow for increased sign height to ensure visibility requirements of first-time and occasional visitors, and establish hierarchy for anchor tenants.

1 TOWER 3 & 4 SOUTH ELEVATION (THRIFT AVENUE)

2.1 SCALE: 1:300



**7.2 SIGN TYPE 7**  
**PARKING ENTRANCE SIGN**  
 Internally illuminated  
 Panel approx. 6553 mm W x 457 mm H x 76 mm D (21'-6" W x 1'-6" H x 3" D)  
 with max. 254 mm (10") copy area, length to suit entrance width  
 2392 mm W x 245 mm H x 6 mm D (7'-10" W x 10" H x 1/4" D) crash bars  
 Clearance height TBC

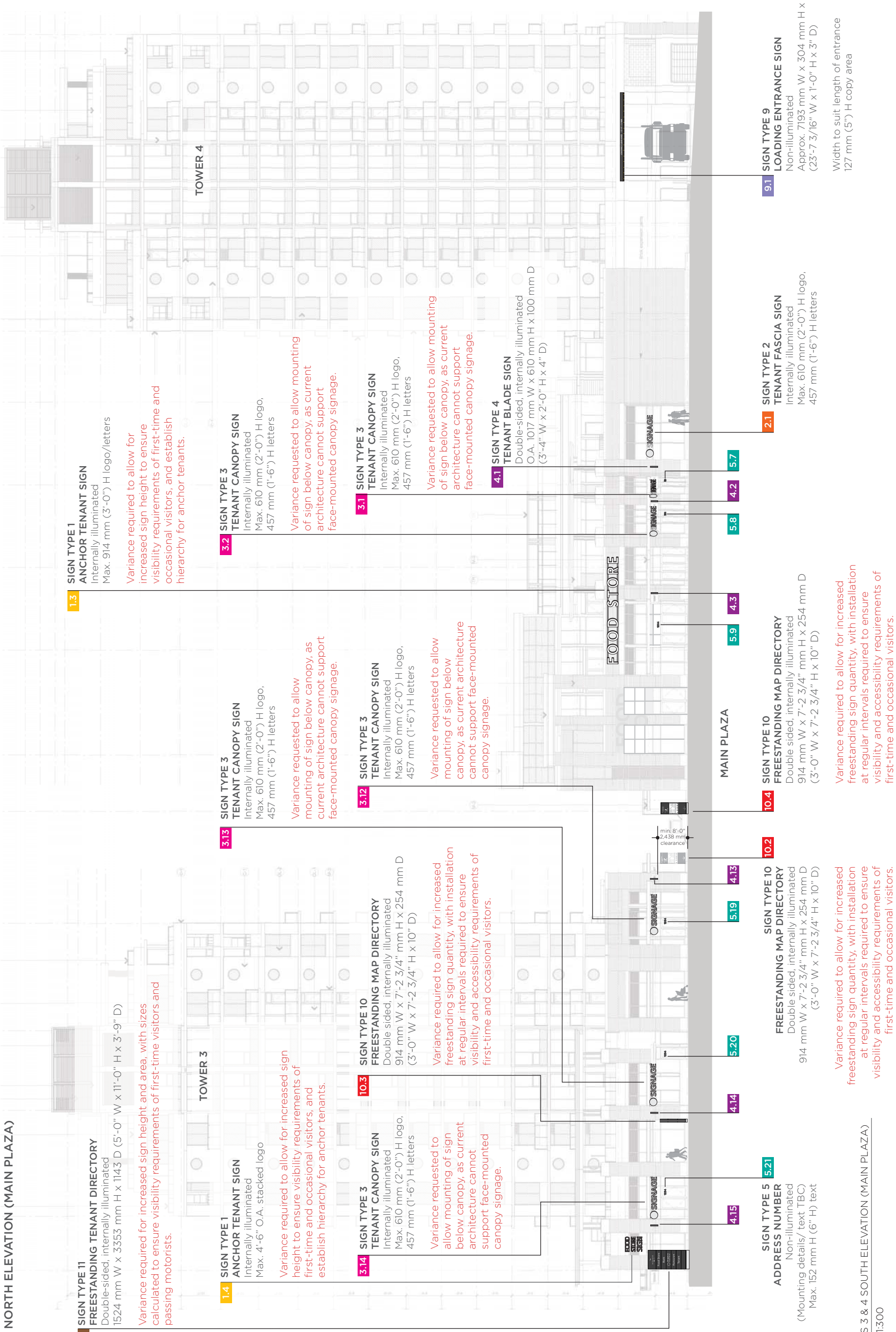
**6.1 SIGN TYPE 5**  
**ADDRESS NUMBER**  
 Non-illuminated  
 (Mounting details/ text TBC)  
 Max. 152 mm H (6" H) text

**6.2 SIGN TYPE 6**  
**BUILDING ID SIGN**  
 Non-illuminated  
 610 mm H x 610 mm W x 6 mm D  
 (2'-0" W x 2'-0" H x 1/4" D)  
 Messaging TBD

1 TOWER 4 WEST ELEVATION (PARK EDGE)  
 2.2 SCALE: 1:300

TOWERS 3 & 4 NORTH ELEVATION (MAIN PLAZA)

PARK EDGE



**11.1** SIGN TYPE 11  
**FREESTANDING TENANT DIRECTORY**  
 Double-sided, internally illuminated  
 1524 mm W x 3353 mm H x 1143 D (5'-0" W x 11'-0" H x 3'-9" D)  
 Variance required for increased sign height and area, with sizes calculated to ensure visibility requirements of first-time visitors and passing motorists.

**1.3** SIGN TYPE 1  
**ANCHOR TENANT SIGN**  
 Internally illuminated  
 Max. 914 mm (3'-0") H logo/letters  
 Variance required to allow for increased sign height to ensure visibility requirements of first-time and occasional visitors, and establish hierarchy for anchor tenants.

**1.4** SIGN TYPE 1  
**ANCHOR TENANT SIGN**  
 Internally illuminated  
 Max. 4'-6" O.A. stacked logo  
 Variance required to allow for increased sign height to ensure visibility requirements of first-time and occasional visitors, and establish hierarchy for anchor tenants.

**3.13** SIGN TYPE 3  
**TENANT CANOPY SIGN**  
 Internally illuminated  
 Max. 610 mm (2'-0") H logo,  
 457 mm (1'-6") H letters  
 Variance requested to allow mounting of sign below canopy, as current architecture cannot support face-mounted canopy signage.

**3.2** SIGN TYPE 3  
**TENANT CANOPY SIGN**  
 Internally illuminated  
 Max. 610 mm (2'-0") H logo,  
 457 mm (1'-6") H letters  
 Variance requested to allow mounting of sign below canopy, as current architecture cannot support face-mounted canopy signage.

**3.14** SIGN TYPE 3  
**TENANT CANOPY SIGN**  
 Internally illuminated  
 Max. 610 mm (2'-0") H logo,  
 457 mm (1'-6") H letters  
 Variance requested to allow mounting of sign below canopy, as current architecture cannot support face-mounted canopy signage.

**10.3** SIGN TYPE 10  
**FREESTANDING MAP DIRECTORY**  
 Double sided, internally illuminated  
 914 mm W x 7'-2 3/4" mm H x 254 mm D  
 (3'-0" W x 7'-2 3/4" H x 10" D)  
 Variance required to allow for increased freestanding sign quantity, with installation at regular intervals required to ensure visibility and accessibility requirements of first-time and occasional visitors.

**3.12** SIGN TYPE 3  
**TENANT CANOPY SIGN**  
 Internally illuminated  
 Max. 610 mm (2'-0") H logo,  
 457 mm (1'-6") H letters  
 Variance requested to allow mounting of sign below canopy, as current architecture cannot support face-mounted canopy signage.

**3.1** SIGN TYPE 3  
**TENANT CANOPY SIGN**  
 Internally illuminated  
 Max. 610 mm (2'-0") H logo,  
 457 mm (1'-6") H letters  
 Variance requested to allow mounting of sign below canopy, as current architecture cannot support face-mounted canopy signage.

**4.15** SIGN TYPE 5  
**ADDRESS NUMBER**  
 Non-illuminated  
 (Mounting details/ text TBC)  
 Max. 152 mm H (6" H) text

**5.20** SIGN TYPE 10  
**FREESTANDING MAP DIRECTORY**  
 Double sided, internally illuminated  
 914 mm W x 7'-2 3/4" mm H x 254 mm D  
 (3'-0" W x 7'-2 3/4" H x 10" D)  
 Variance required to allow for increased freestanding sign quantity, with installation at regular intervals required to ensure visibility and accessibility requirements of first-time and occasional visitors.

**5.9** SIGN TYPE 10  
**FREESTANDING MAP DIRECTORY**  
 Double sided, internally illuminated  
 914 mm W x 7'-2 3/4" mm H x 254 mm D  
 (3'-0" W x 7'-2 3/4" H x 10" D)  
 Variance required to allow for increased freestanding sign quantity, with installation at regular intervals required to ensure visibility and accessibility requirements of first-time and occasional visitors.

**4.1** SIGN TYPE 4  
**TENANT BLADE SIGN**  
 Double-sided, internally illuminated  
 O.A. 1017 mm W x 610 mm H x 100 mm D  
 (3'-4" W x 2'-0" H x 4" D)

**4.1** SIGN TYPE 4  
**TENANT BLADE SIGN**  
 Double-sided, internally illuminated  
 O.A. 1017 mm W x 610 mm H x 100 mm D  
 (3'-4" W x 2'-0" H x 4" D)

**5.21** SIGN TYPE 5  
**ADDRESS NUMBER**  
 Non-illuminated  
 (Mounting details/ text TBC)  
 Max. 152 mm H (6" H) text

**10.2** SIGN TYPE 10  
**FREESTANDING MAP DIRECTORY**  
 Double sided, internally illuminated  
 914 mm W x 7'-2 3/4" mm H x 254 mm D  
 (3'-0" W x 7'-2 3/4" H x 10" D)  
 Variance required to allow for increased freestanding sign quantity, with installation at regular intervals required to ensure visibility and accessibility requirements of first-time and occasional visitors.

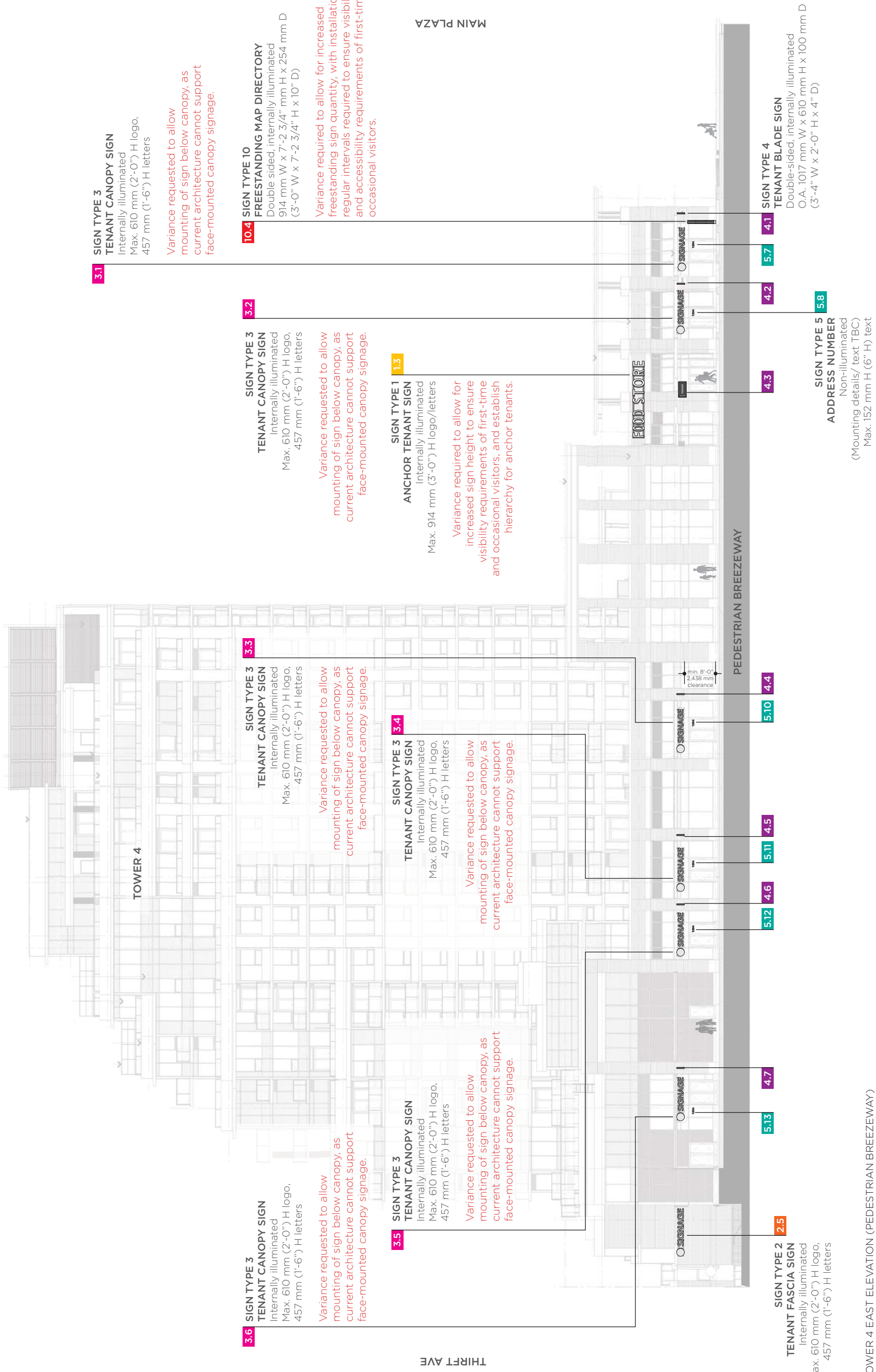
**10.4** SIGN TYPE 10  
**FREESTANDING MAP DIRECTORY**  
 Double sided, internally illuminated  
 914 mm W x 7'-2 3/4" mm H x 254 mm D  
 (3'-0" W x 7'-2 3/4" H x 10" D)  
 Variance required to allow for increased freestanding sign quantity, with installation at regular intervals required to ensure visibility and accessibility requirements of first-time and occasional visitors.

**2.1** SIGN TYPE 2  
**TENANT FASCIA SIGN**  
 Internally illuminated  
 Max. 610 mm (2'-0") H logo,  
 457 mm (1'-6") H letters

**9.1** SIGN TYPE 9  
**LOADING ENTRANCE SIGN**  
 Non-illuminated  
 Approx. 7193 mm W x 304 mm H x 76 mm D  
 (23'-7 3/16" W x 1'-0" H x 3" D)  
 Width to suit length of entrance  
 127 mm (5") H copy area

1 TOWERS 3 & 4 SOUTH ELEVATION (MAIN PLAZA)  
 2.3 SCALE: 1:300





**3.6** **SIGN TYPE 3**  
**TENANT CANOPY SIGN**  
 Internally illuminated  
 Max. 610 mm (2'-0") H logo,  
 457 mm (1'-6") H letters  
 Variance requested to allow mounting of sign below canopy, as current architecture cannot support face-mounted canopy signage.

**3.5** **SIGN TYPE 3**  
**TENANT CANOPY SIGN**  
 Internally illuminated  
 Max. 610 mm (2'-0") H logo,  
 457 mm (1'-6") H letters  
 Variance requested to allow mounting of sign below canopy, as current architecture cannot support face-mounted canopy signage.

**3.4** **SIGN TYPE 3**  
**TENANT CANOPY SIGN**  
 Internally illuminated  
 Max. 610 mm (2'-0") H logo,  
 457 mm (1'-6") H letters  
 Variance requested to allow mounting of sign below canopy, as current architecture cannot support face-mounted canopy signage.

**3.3** **SIGN TYPE 3**  
**TENANT CANOPY SIGN**  
 Internally illuminated  
 Max. 610 mm (2'-0") H logo,  
 457 mm (1'-6") H letters  
 Variance requested to allow mounting of sign below canopy, as current architecture cannot support face-mounted canopy signage.

**3.2** **SIGN TYPE 3**  
**TENANT CANOPY SIGN**  
 Internally illuminated  
 Max. 610 mm (2'-0") H logo,  
 457 mm (1'-6") H letters  
 Variance requested to allow mounting of sign below canopy, as current architecture cannot support face-mounted canopy signage.

**3.1** **SIGN TYPE 3**  
**TENANT CANOPY SIGN**  
 Internally illuminated  
 Max. 610 mm (2'-0") H logo,  
 457 mm (1'-6") H letters  
 Variance requested to allow mounting of sign below canopy, as current architecture cannot support face-mounted canopy signage.

**1.3** **SIGN TYPE 1**  
**ANCHOR TENANT SIGN**  
 Internally illuminated  
 Max. 914 mm (3'-0") H logo/letters  
 Variance requested to allow for increased sign height to ensure visibility requirements of first-time and occasional visitors, and establish hierarchy for anchor tenants.

**10.4** **SIGN TYPE 10**  
**FREESTANDING MAP DIRECTORY**  
 Double sided, internally illuminated  
 914 mm W x 7'-2 3/4" mm H x 254 mm D  
 (3'-0" W x 7'-2 3/4" H x 10" D)  
 Variance required to allow for increased freestanding sign quantity, with installation at regular intervals required to ensure visibility and accessibility requirements of first-time and occasional visitors.

**2.5** **SIGN TYPE 2**  
**TENANT FASCIA SIGN**  
 Internally illuminated  
 Max. 610 mm (2'-0") H logo,  
 457 mm (1'-6") H letters

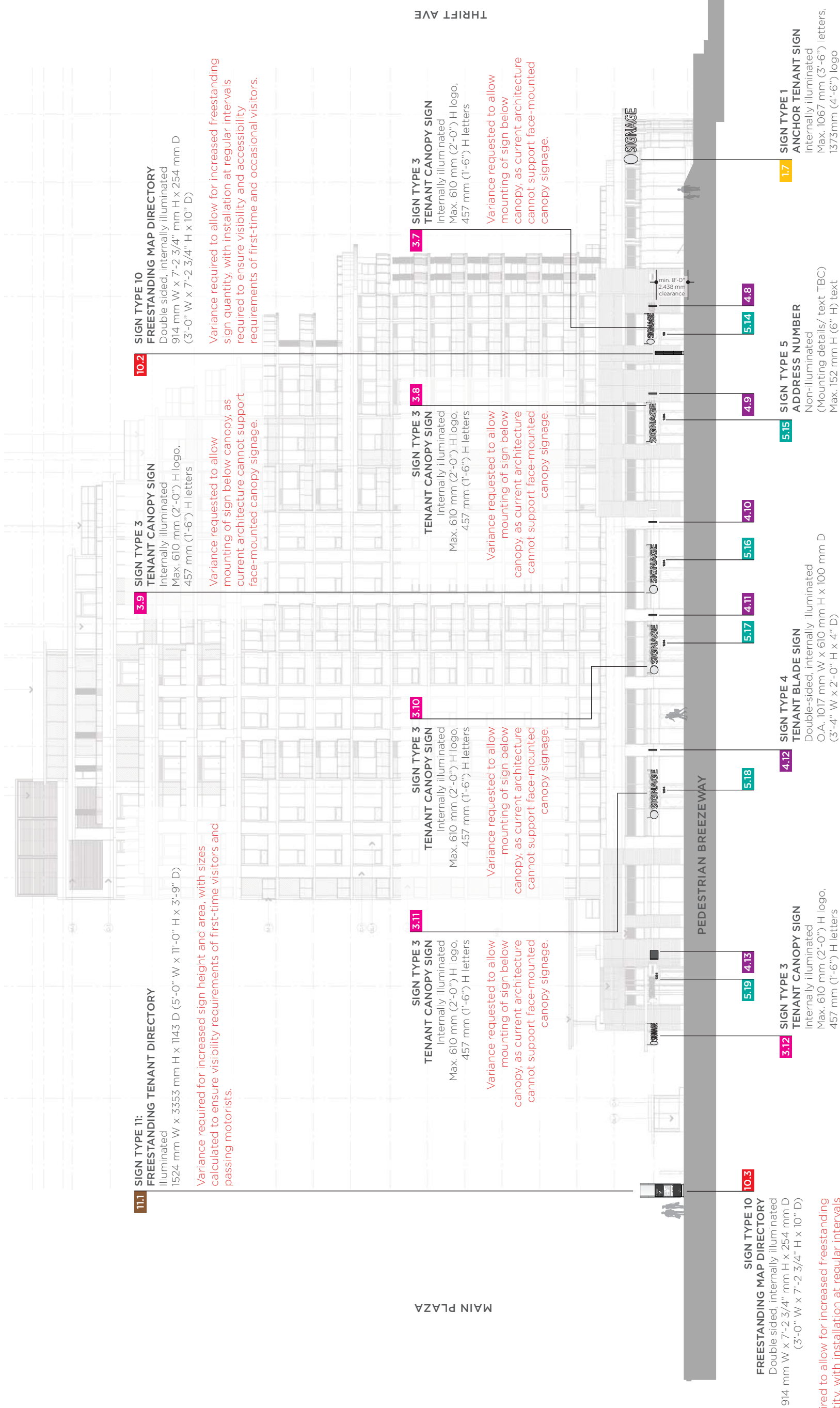
**4.7** **SIGN TYPE 4**  
**TENANT BLADE SIGN**  
 Double-sided, internally illuminated  
 O.A. 1017 mm W x 610 mm H x 100 mm D  
 (3'-4" W x 2'-0" H x 4" D)

**4.3** **SIGN TYPE 5**  
**ADDRESS NUMBER**  
 Non-illuminated  
 (Mounting details/ text TBC)  
 Max. 152 mm H (6" H) text

**4.2** **SIGN TYPE 5**  
**ADDRESS NUMBER**  
 Non-illuminated  
 (Mounting details/ text TBC)  
 Max. 152 mm H (6" H) text

**4.1** **SIGN TYPE 5**  
**ADDRESS NUMBER**  
 Non-illuminated  
 (Mounting details/ text TBC)  
 Max. 152 mm H (6" H) text

2.4  
 TOWER 4 EAST ELEVATION (PEDESTRIAN BREEZEWAY)  
 SCALE: 1:300



**11.1 SIGN TYPE 11: FREESTANDING TENANT DIRECTORY**  
 Illuminated  
 1524 mm W x 3353 mm H x 1143 D (5'-0" W x 11'-0" H x 3'-9" D)  
 Variance required for increased sign height and area, with sizes calculated to ensure visibility requirements of first-time visitors and passing motorists.

**3.9 SIGN TYPE 3 TENANT CANOPY SIGN**  
 Internally illuminated  
 Max. 610 mm (2'-0") H logo, 457 mm (1'-6") H letters  
 Variance requested to allow mounting of sign below canopy, as current architecture cannot support face-mounted canopy signage.

**10.2 SIGN TYPE 10 FREESTANDING MAP DIRECTORY**  
 Double sided, internally illuminated  
 914 mm W x 7'-2 3/4" mm H x 254 mm D (3'-0" W x 7'-2 3/4" H x 10" D)  
 Variance required to allow for increased freestanding sign quantity, with installation at regular intervals required to ensure visibility and accessibility requirements of first-time and occasional visitors.

**3.11 SIGN TYPE 3 TENANT CANOPY SIGN**  
 Internally illuminated  
 Max. 610 mm (2'-0") H logo, 457 mm (1'-6") H letters  
 Variance requested to allow mounting of sign below canopy, as current architecture cannot support face-mounted canopy signage.

**3.10 SIGN TYPE 3 TENANT CANOPY SIGN**  
 Internally illuminated  
 Max. 610 mm (2'-0") H logo, 457 mm (1'-6") H letters  
 Variance requested to allow mounting of sign below canopy, as current architecture cannot support face-mounted canopy signage.

**3.7 SIGN TYPE 3 TENANT CANOPY SIGN**  
 Internally illuminated  
 Max. 610 mm (2'-0") H logo, 457 mm (1'-6") H letters  
 Variance requested to allow mounting of sign below canopy, as current architecture cannot support face-mounted canopy signage.

**3.12 SIGN TYPE 3 TENANT CANOPY SIGN**  
 Internally illuminated  
 Max. 610 mm (2'-0") H logo, 457 mm (1'-6") H letters  
 Variance requested to allow mounting of sign below canopy, as current architecture cannot support face-mounted canopy signage.

**3.12 SIGN TYPE 3 TENANT CANOPY SIGN**  
 Internally illuminated  
 Max. 610 mm (2'-0") H logo, 457 mm (1'-6") H letters  
 Variance requested to allow mounting of sign below canopy, as current architecture cannot support face-mounted canopy signage.

**3.8 SIGN TYPE 3 TENANT CANOPY SIGN**  
 Internally illuminated  
 Max. 610 mm (2'-0") H logo, 457 mm (1'-6") H letters  
 Variance requested to allow mounting of sign below canopy, as current architecture cannot support face-mounted canopy signage.

**4.13 SIGN TYPE 3 TENANT CANOPY SIGN**  
 Internally illuminated  
 Max. 610 mm (2'-0") H logo, 457 mm (1'-6") H letters  
 Variance requested to allow mounting of sign below canopy, as current architecture cannot support face-mounted canopy signage.

**4.12 SIGN TYPE 4 TENANT BLADE SIGN**  
 Double-sided, internally illuminated  
 O.A. 1017 mm W x 610 mm H x 100 mm D (3'-4" W x 2'-0" H x 4" D)  
 Variance requested to allow mounting of sign below canopy, as current architecture cannot support face-mounted canopy signage.

**4.9 SIGN TYPE 5 ADDRESS NUMBER**  
 Non-illuminated  
 (Mounting details/ text TBC)  
 Max. 152 mm H (6" H) text

**10.3 SIGN TYPE 10 FREESTANDING MAP DIRECTORY**  
 Double sided, internally illuminated  
 914 mm W x 7'-2 3/4" mm H x 254 mm D (3'-0" W x 7'-2 3/4" H x 10" D)  
 Variance required to allow for increased freestanding sign quantity, with installation at regular intervals required to ensure visibility and accessibility requirements of first-time and occasional visitors.

**5.19 SIGN TYPE 3 TENANT CANOPY SIGN**  
 Internally illuminated  
 Max. 610 mm (2'-0") H logo, 457 mm (1'-6") H letters  
 Variance requested to allow mounting of sign below canopy, as current architecture cannot support face-mounted canopy signage.

**5.14 SIGN TYPE 5 ADDRESS NUMBER**  
 Non-illuminated  
 (Mounting details/ text TBC)  
 Max. 152 mm H (6" H) text

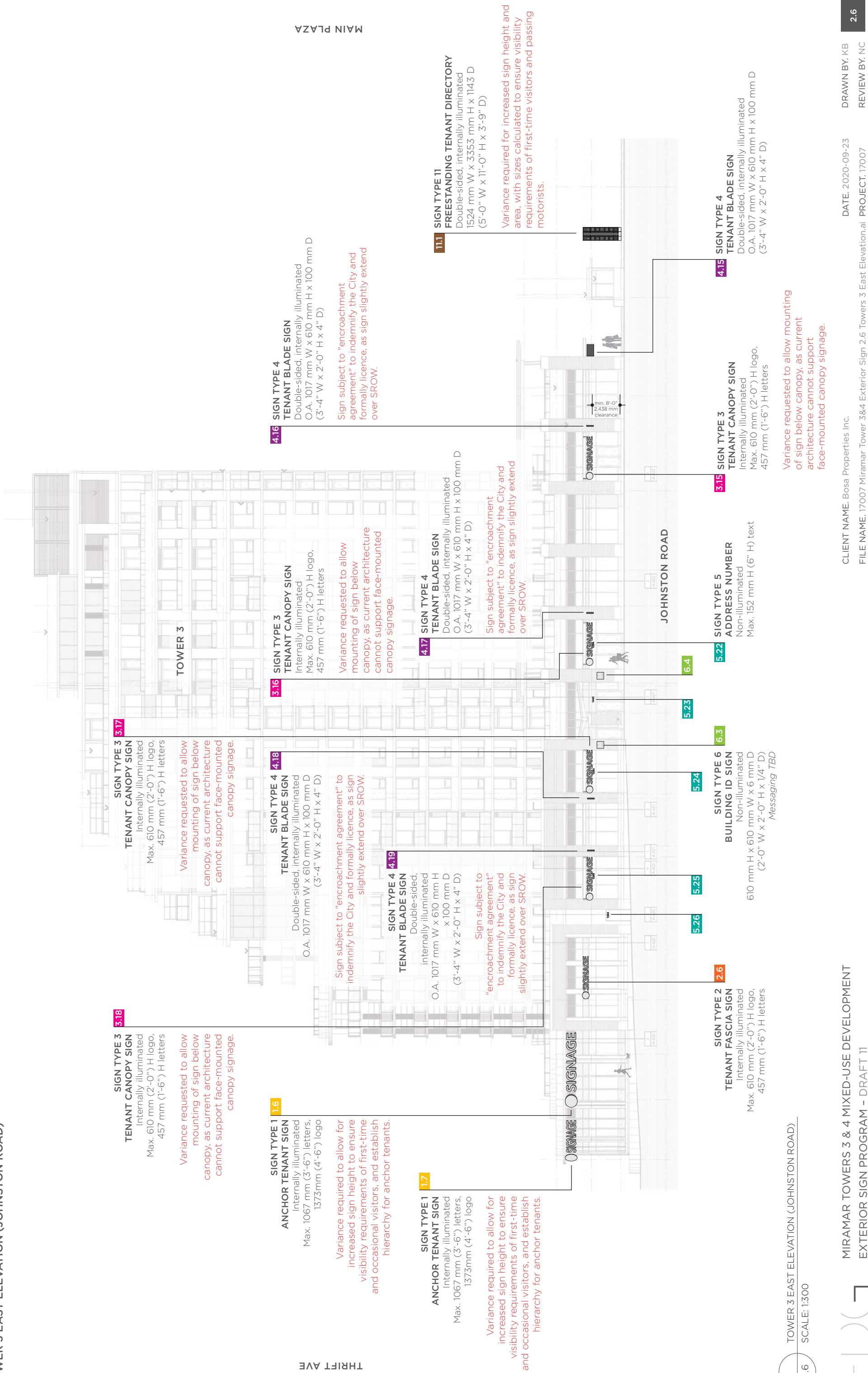
**1.7 SIGN TYPE 1 ANCHOR TENANT SIGN**  
 Internally illuminated  
 Max. 1067 mm (3'-6") letters, 1373mm (4'-6") logo  
 Variance required to allow for increased sign height to ensure visibility requirements of first-time and occasional visitors, and establish hierarchy for anchor tenants.

**5.16 SIGN TYPE 5 ADDRESS NUMBER**  
 Non-illuminated  
 (Mounting details/ text TBC)  
 Max. 152 mm H (6" H) text

**5.17 SIGN TYPE 5 ADDRESS NUMBER**  
 Non-illuminated  
 (Mounting details/ text TBC)  
 Max. 152 mm H (6" H) text

TOWER 3 WEST ELEVATION (PEDESTRIAN BREEZEWAY)  
 SCALE: 1:300





**SIGN TYPE 3**  
**TENANT CANOPY SIGN**  
 Internally illuminated  
 Max. 610 mm (2'-0") H logo,  
 457 mm (1'-6") H letters

Variance requested to allow mounting of sign below canopy, as current architecture cannot support face-mounted canopy signage.

**SIGN TYPE 3**  
**TENANT CANOPY SIGN**  
 Internally illuminated  
 Max. 610 mm (2'-0") H logo,  
 457 mm (1'-6") H letters

Variance requested to allow mounting of sign below canopy, as current architecture cannot support face-mounted canopy signage.

**SIGN TYPE 3**  
**TENANT CANOPY SIGN**  
 Internally illuminated  
 Max. 610 mm (2'-0") H logo,  
 457 mm (1'-6") H letters

Variance requested to allow mounting of sign below canopy, as current architecture cannot support face-mounted canopy signage.

**SIGN TYPE 1**  
**ANCHOR TENANT SIGN**  
 Internally illuminated  
 1373mm (4'-6") logo  
 Max. 1067 mm (3'-6") letters,

Variance required to allow for increased sign height to ensure visibility requirements of first-time and occasional visitors, and establish hierarchy for anchor tenants.

**SIGN TYPE 4**  
**TENANT BLADE SIGN**  
 Double-sided, internally illuminated  
 O.A. 1017 mm W x 610 mm H x 100 mm D  
 (3'-4" W x 2'-0" H x 4" D)

Sign subject to "encroachment agreement" to indemnify the City and formally licence, as sign slightly extend over SROW.

**SIGN TYPE 3**  
**TENANT CANOPY SIGN**  
 Internally illuminated  
 Max. 610 mm (2'-0") H logo,  
 457 mm (1'-6") H letters

Variance requested to allow mounting of sign below canopy, as current architecture cannot support face-mounted canopy signage.

**SIGN TYPE 4**  
**TENANT BLADE SIGN**  
 Double-sided, internally illuminated  
 O.A. 1017 mm W x 610 mm H x 100 mm D  
 (3'-4" W x 2'-0" H x 4" D)

Sign subject to "encroachment agreement" to indemnify the City and formally licence, as sign slightly extend over SROW.

**SIGN TYPE 1**  
**ANCHOR TENANT SIGN**  
 Internally illuminated  
 1373mm (4'-6") logo  
 Max. 1067 mm (3'-6") letters,

Variance required to allow for increased sign height to ensure visibility requirements of first-time and occasional visitors, and establish hierarchy for anchor tenants.

**SIGN TYPE 4**  
**TENANT BLADE SIGN**  
 Double-sided, internally illuminated  
 O.A. 1017 mm W x 610 mm H x 100 mm D  
 (3'-4" W x 2'-0" H x 4" D)

Sign subject to "encroachment agreement" to indemnify the City and formally licence, as sign slightly extend over SROW.

**SIGN TYPE 4**  
**TENANT BLADE SIGN**  
 Double-sided, internally illuminated  
 O.A. 1017 mm W x 610 mm H x 100 mm D  
 (3'-4" W x 2'-0" H x 4" D)

Sign subject to "encroachment agreement" to indemnify the City and formally licence, as sign slightly extend over SROW.

**SIGN TYPE 11**  
**FREESTANDING TENANT DIRECTORY**  
 Double-sided, internally illuminated  
 1524 mm W x 3353 mm H x 1143 D  
 (5'-0" W x 11'-0" H x 3'-9" D)

Variance required for increased sign height and area, with sizes calculated to ensure visibility requirements of first-time visitors and passing motorists.

**SIGN TYPE 2**  
**TENANT FASCIA SIGN**  
 Internally illuminated  
 Max. 610 mm (2'-0") H logo,  
 457 mm (1'-6") H letters

**SIGN TYPE 6**  
**BUILDING ID SIGN**  
 Non-illuminated  
 610 mm H x 610 mm W x 6 mm D  
 (2'-0" W x 2'-0" H x 1/4" D)  
*Messaging TBD*

**SIGN TYPE 5**  
**ADDRESS NUMBER**  
 Non-illuminated  
 Max. 152 mm H (6" H) text

**SIGN TYPE 3**  
**TENANT CANOPY SIGN**  
 Internally illuminated  
 Max. 610 mm (2'-0") H logo,  
 457 mm (1'-6") H letters

**SIGN TYPE 4**  
**TENANT BLADE SIGN**  
 Double-sided, internally illuminated  
 O.A. 1017 mm W x 610 mm H x 100 mm D  
 (3'-4" W x 2'-0" H x 4" D)

TOWER 3 EAST ELEVATION (JOHNSTON ROAD)  
 SCALE: 1:300

Variance requested to allow mounting of sign below canopy, as current architecture cannot support face-mounted canopy signage.

Variance requested to allow mounting of sign below canopy, as current architecture cannot support face-mounted canopy signage.

Variance requested to allow mounting of sign below canopy, as current architecture cannot support face-mounted canopy signage.

## SIGNAGE REQUIREMENT GUIDELINES

The following requirements apply to ALL tenant signs:

1. Imaginative signage designs are encouraged, however adaptation of current sign practices may be necessary in order to comply with these criteria.
2. Shop drawings for all signs, logos and graphics visible from the street and common area are to be submitted to the Landlord for final approval prior to fabrication/ installation.
3. Sign wording is limited to the Tenant's trade name and brand identity shall not include specification of merchandise sold or services rendered, regardless of the Tenant's legal name. Corporate crests, logos or insignia may be acceptable pending the Landlord's approval and provided they are an integral part of the Tenant's name and brand identity.
4. One Canopy or Fascia sign is permitted per store frontage only, and one Projecting Blade Sign permitted per store frontage.
5. Tenants occupying corner spaces may be permitted to utilize one projecting Tenant Blade Sign per each elevation with a maximum of two (2) blade signs.
6. Signs shall be designed as an integral part of the storefront, with letter size and location proportional to the overall storefront design, and in compliance with the current City Bylaws and any neighbourhood design criteria.
7. Sign mounting height above grade/finished floor clearance to bottom of any overhanging or projecting sign is to be a minimum of 8'-0" as per current City Sign Bylaw.
8. Proportional letter size is required; the sign design specifications that accompanies these Guidelines sets out the maximum allowed height of letters and any tenant logo/brand identity element.
9. Signs are to remain illuminated during the normal business hours. The power supply to signs are to be controlled by a dimmer and/or 24-hour time clock and must be on a separate circuit from other lighting.
10. Advertising placards, banners, pennants, names, insignia, trade-marks and other descriptive material may NOT be attached to the tenant storefront or glazing.
11. Signs may not obstruct views through glazed doors or windows at any time.
12. Backlit illumination components including electrical supply, drivers, and dimmer/ shut-off controls must be contained wholly within the depth of the sign/ letters and the support/ raceway. Preferred colour temperature of LED illumination is 4100K and all signage shall not exceed a maximum brightness of one hundred (100) foot-candles. The fabricator MUST mitigate light spillover and excess glare to neighbouring residential units.
13. Premium quality sign and graphic fabrication and installation is required. Hum, flicker and light leaks are NOT permitted. All attachment devices, bolts, clips, threaded rods, fasteners, light tubes, open raceways, conduit and other mechanisms are to be concealed from public view, which includes view from residential units above the retail and commercial area.

## SIGNAGE CONSIDERATIONS

The following Tenant Sign Types are encouraged:

### Non-illuminated Signage

WINDOWS SIGNS (Address and Operational Signs)

- Applied window signs may be considered on the storefront glazing—but not to obscure views at head height through the main entry doors.
- The window sign may not exceed 25% of the individual glazing area and individual signs/ graphics must NOT exceed a sign area of 0.3 m<sup>2</sup> (3 ft<sup>2</sup>). The window sign can use high quality vinyl, thin dimensional letters or metal leaf lettering, applied to the inside of the storefront glazing, and may not have an opaque background beyond the letters which blocks passerby views into the interior store display.
- Where allowed, window signage (upper case/ caps) letters shall not exceed 3" maximum height. NOTE: The individual CRU address usually mounted in the above entrance transom is not to exceed 6" / 152 mm height.
- The use of simulated gold and silver leaf, simulated etching, and simulated beveled or frosted glass is supported for use in window signing.
- Window signs should generally employ high contrast for legibility and to avoid the need for supplemental lighting in the daytime.
- Signs indicating name of business, days/hours of opening and emergency phone numbers are permitted, typically on the glass adjacent to the entry door, one at each store entrance.
- No advertising, promotional, sales graphics are allowed on windows viewable from public streets.

### Illuminated Signage

PUSH-THRU BACKLIT SIGN

- Sign cabinets with push-thru graphics are only permitted if integral to brand identity of Tenant. Signs cabinets must be constructed so that only the Tenant name and logo are illuminated, not the background.
- Signage with individual letters and logo cut out of the primary surface and illuminated from behind via a "push-thru" style lettering should have a minimum of 1/2" acrylic material thickness.
- Backlit signs must be integrated with the storefront design.

CANOPY / FASCIA SIGNS

- Individual letters for face-illuminated signs must be constructed from painted non-corroding metal, concealed-edge style illumination is encouraged. Exposed visible illumination from light fixtures, mounted above the canopy of the storefront is not permitted.

BLADE SIGN (subject to written approval by landlord)

- Only one projected blade sign in front of the store (unless in the opinion of the Landlord additional signage is merited due to the visibility or location of the storefront sign).
- Externally-illuminated signs are not permitted.
- Blade signs must be uniform in fabrication.
- Projecting blade signs are required to be mounted 8 feet\* above the finished grade as per current City Sign Bylaw.
- Blade sign material shall be a high quality material such as stainless steel, epoxy/ 2-part painted aluminum, or glass. Landlord will be sole judge as to the acceptability of materials and design. NO plywood or carved wood signs are permitted.

*\* Larger sign boxes and mounting with exposed electrical supply will NOT be permitted. Mounting heights, blade area and projecting distance to conform to current City Bylaws and other appropriate City regulations.*

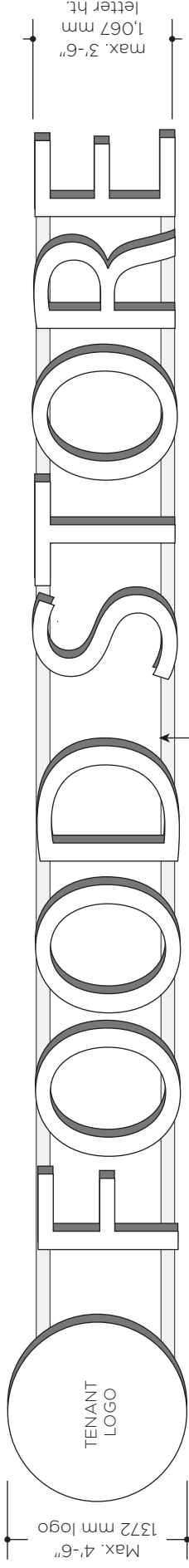
**SIGN TYPE 1: ANCHOR TENANT SIGN**

Individual internally illuminated channel letters mounted to either a single 3" x 3" (75 mm x 75 mm) integrated aluminum raceway or two 3" x 3" (75 mm x 75 mm) aluminum raceways (for stacked logos), to conceal electric supply, mounted to building fascia and painted to match architectural finishes. Power supply is to be controlled by a dimmer and/or 24-hour time clock and must be on a separate circuit from other lighting. The fabricator MUST mitigate light spillover and excess glare to neighbouring residential units.

(Single Line) 4'-6" (1372 mm) Max. logo height with 3'-6" (1067mm) Max. Letter Height, except where noted  
 (Stacked/Box Logo) 10'-0" (3048 mm) Max. Letter Height, at specified locations in the Sign Program only

Tenant Trade Name and Logo ONLY permitted, no taglines or third party advertising permitted.  
 Maximum one canopy/fascia sign per tenant per building frontage.

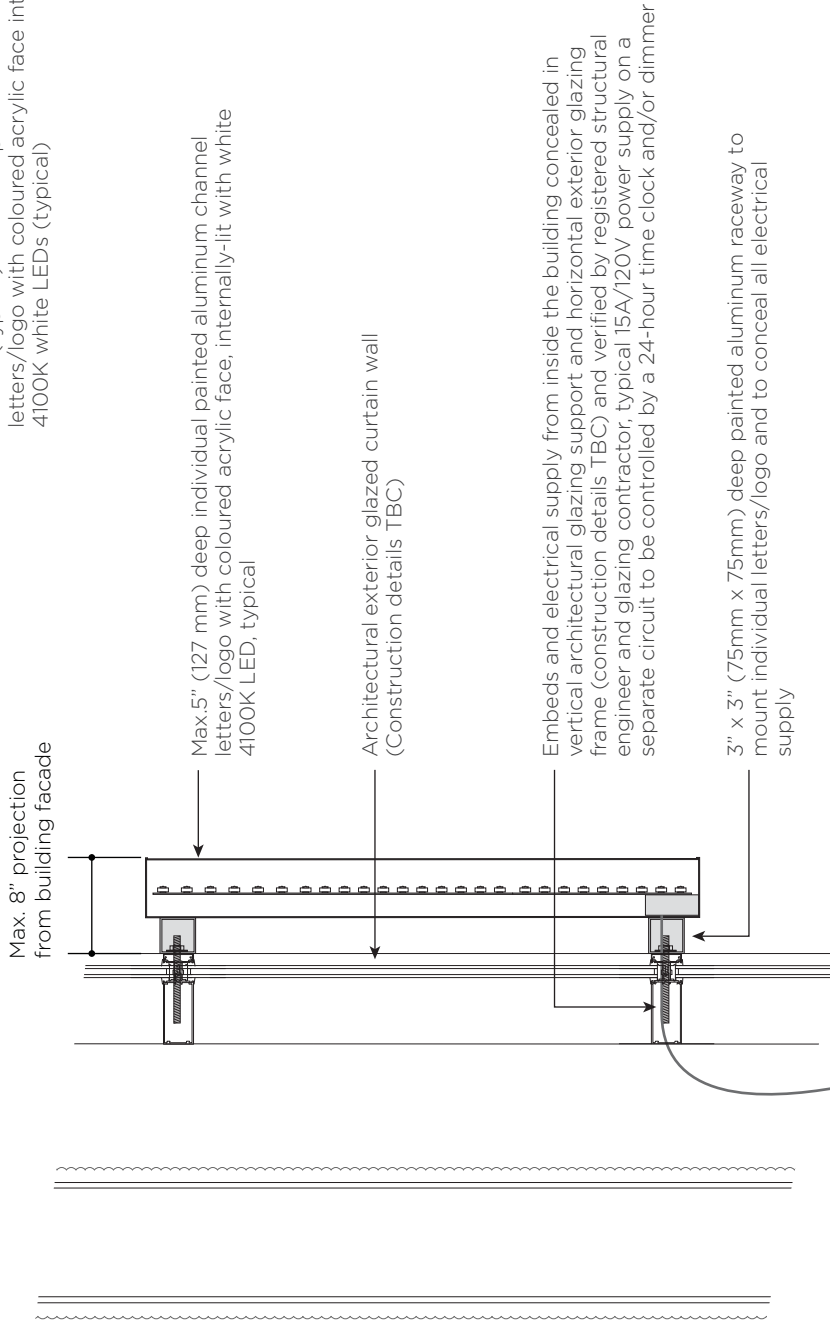
*NOTE: Variance may be required to allow for increased sign height and area, with proposed sizes carefully calculated to ensure visibility requirements of first-time and occasional visitors.*



1 ANCHOR TENANT SIGN - FRONT ELEVATION  
 SCALE: 1/4" = 1'-0"

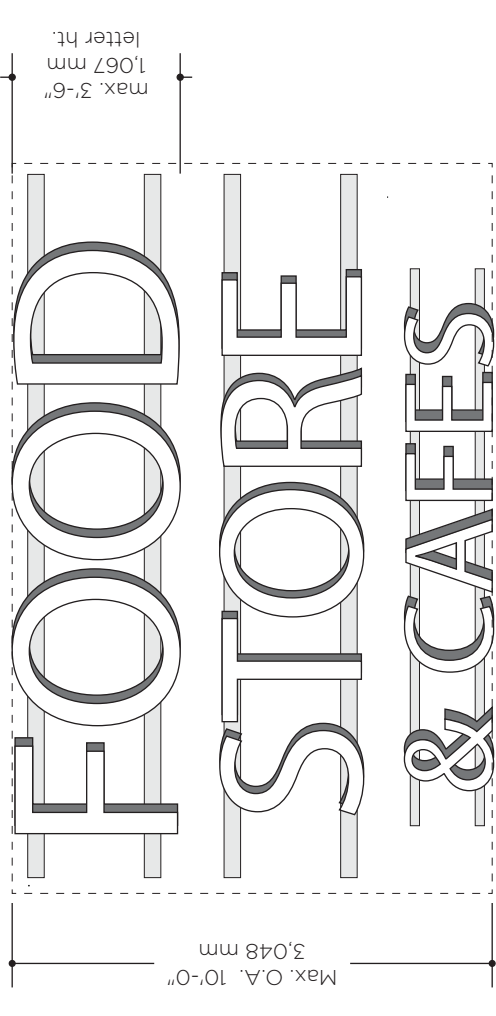
Pair of 3" x 3" (75mm x 75mm) typical painted aluminum mounting tenant (typical) Individual painted aluminum channel letters/logo with coloured acrylic face internally-lit with 4100K white LEDs (typical)

Channel letter set total weight at approx. 300lb per tenant (typical) Individual painted aluminum channel letters/logo with coloured acrylic face internally-lit with 4100K white LEDs (typical)



2 SECTION DETAIL (MOUNTING DETAILS TO GLAZED STOREFRONT)  
 SCALE: 3/4" = 1'-0"

**NOTE:**  
 DRAWINGS FOR VISUAL REFERENCE ONLY.  
 FINAL PLACEMENT, SIZE, AND CONSTRUCTION DETAILS TBC.



Individual internally lit letters and Logo mounted on double raceway, attached to building fascia.  
 (Single Line) 4'-6" (1372 mm) Max. height with 3'-6" (1067 mm) Max. Letter Height, except where noted  
 (Stacked) 10'-0" (3048 mm) Max. O.A. height with 3'-6" (1067mm) Max. Letter Height Max. 3 lines.

Example of Acceptable Anchor Tenant Signs



Sign well integrated with building glazed fascia

Example of Unacceptable Anchor Tenant Signs



Large backlit plastic faced box signs

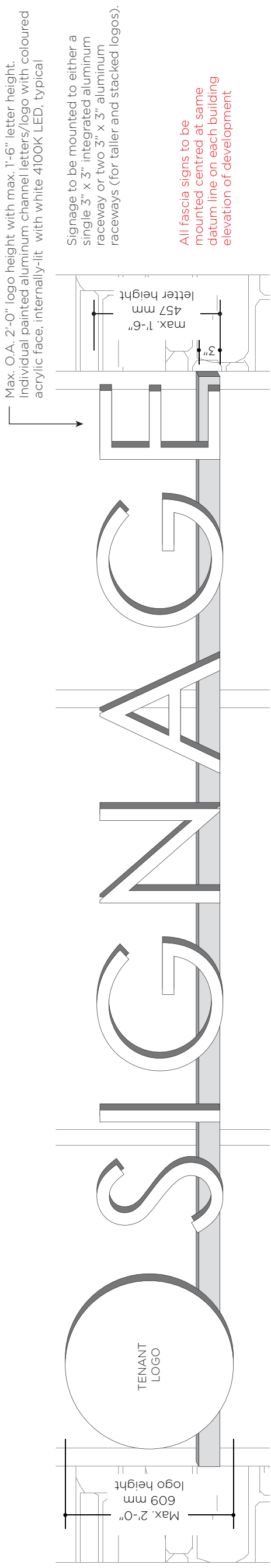


**SIGN TYPE 2: TENANT FASCIA SIGN**

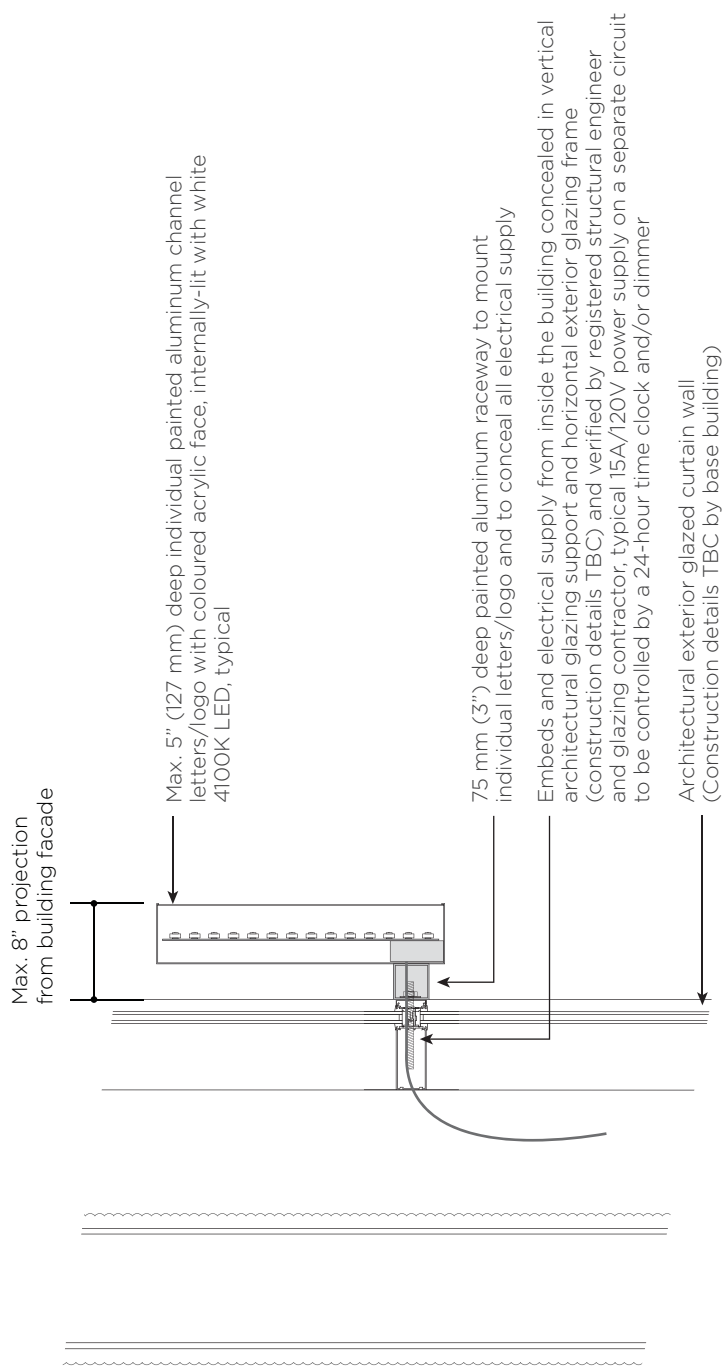
Individual internally illuminated channel letters mounted to either a single 3" x 3" (75 mm x 75 mm) integrated aluminum raceway or two 3" x 3" (75 mm x 75 mm) aluminum raceways (for stacked logos), to conceal electric supply, mounted to building fascia and painted to match architectural finishes. Power supply is to be controlled by a dimmer and/or 24-hour time clock and must be on a separate circuit from other lighting. The fabricator MUST mitigate light spillover and excess glare to neighbouring residential units.

Size: Maximum 2'-0" (610 mm) logo height and Max. 1'-6" (457 mm) letter height.  
 Tenant Trade Name and Logo ONLY permitted, no taglines or third party advertising permitted.  
 Maximum one canopy OR fascia sign per tenant per building frontage.

**NOTE:  
 DRAWINGS FOR VISUAL REFERENCE ONLY.  
 FINAL PLACEMENT, SIZE, AND CONSTRUCTION DETAILS TBC.**



1 FASCIA SIGN - FRONT ELEVATION  
 3.2 SCALE: 3/4" = 1'-0"

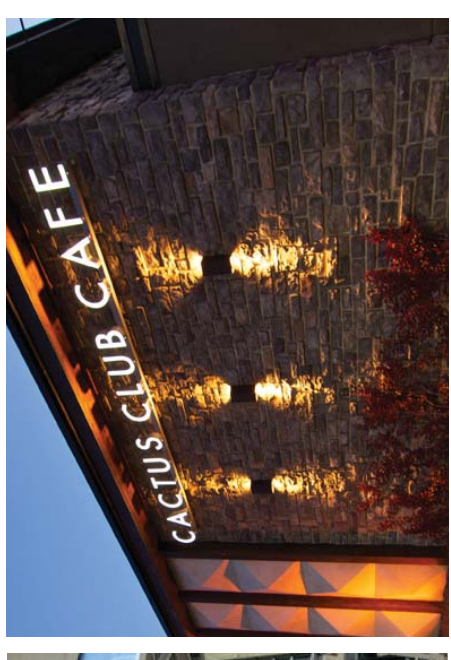


2 SECTION DETAIL (MOUNTING DETAILS TO GLAZED STOREFRONT)  
 3.2 SCALE: 3/4" = 1'-0"

**Example of Acceptable Fascia Signs**



Sign well integrated with building glazed fascia



Sign well integrated with building solid fascia

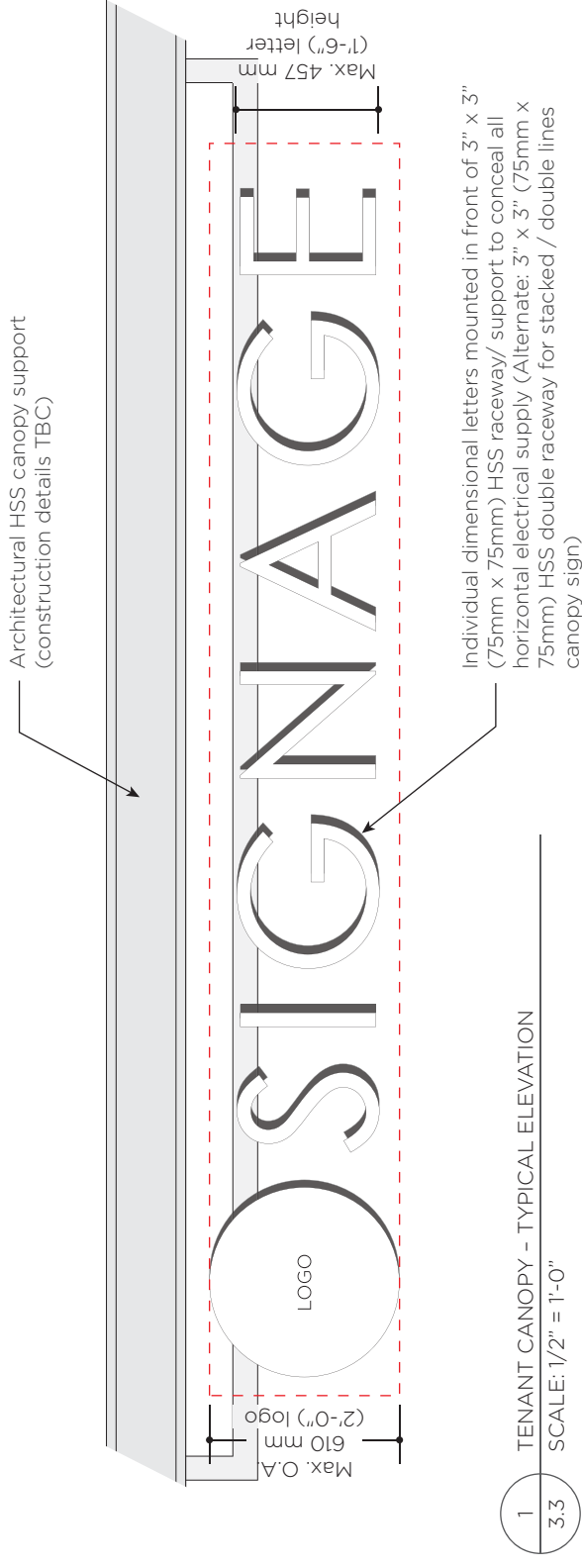
**SIGN TYPE 3: TENANT CANOPY SIGN**

Individual internally illuminated channel letters mounted to either a single 3" x 3" (76 mm x 76 mm) integrated aluminum raceway or two 3" x 3" (76 mm x 76 mm) aluminum raceways (for stacked logos), to conceal electric supply, mounted below building canopy and painted to match architectural mullions finish. Power supply is to be controlled by a dimmer and/or 24-hour time clock and must be on a separate circuit from other lighting. The fabricator MUST mitigate light spillover and excess glare to neighbouring residential units.

Size: Maximum 2'-0" (610 mm) logo and Max. 1'-6" (457 mm) letter height.

Tenant Trade Name and Logo ONLY permitted, no taglines or third party advertising permitted. Maximum one canopy/fascia sign per tenant per building frontage.

*NOTE: Variance may be required to allow for mounting below canopy, due to canopy conditions. Signage positioning is carefully calculated to ensure visibility requirements of first-time and occasional visitors.*



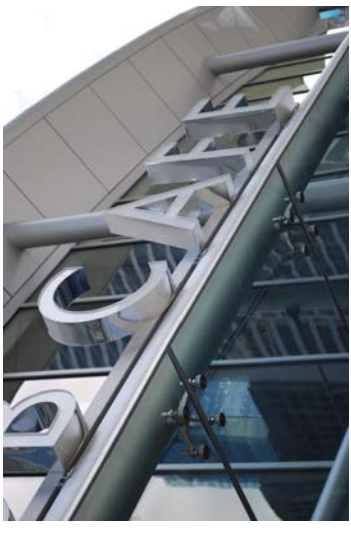
All canopy signs to be mounted centred at same datum line on each building elevation of development

**EXAMPLES OF ACCEPTABLE SIGNS**

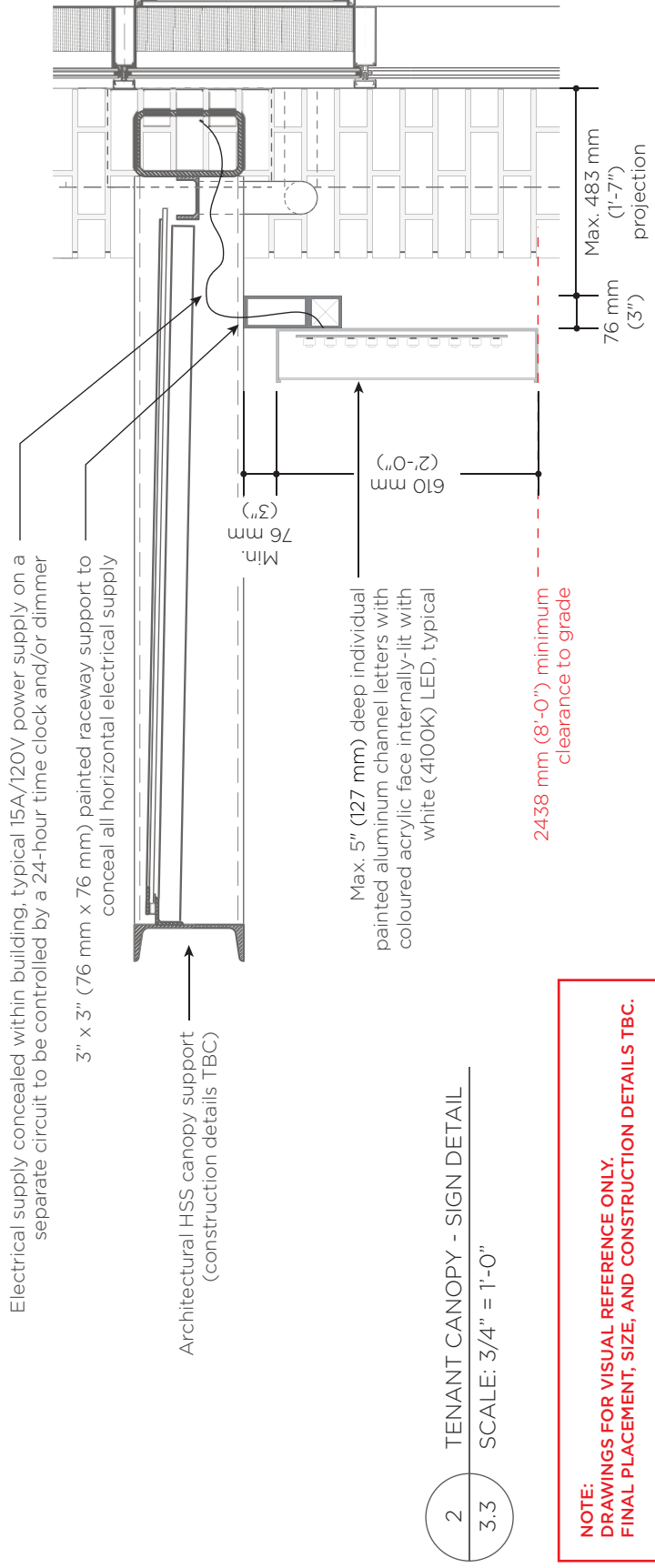


Sign positioning below and integrated with building canopy

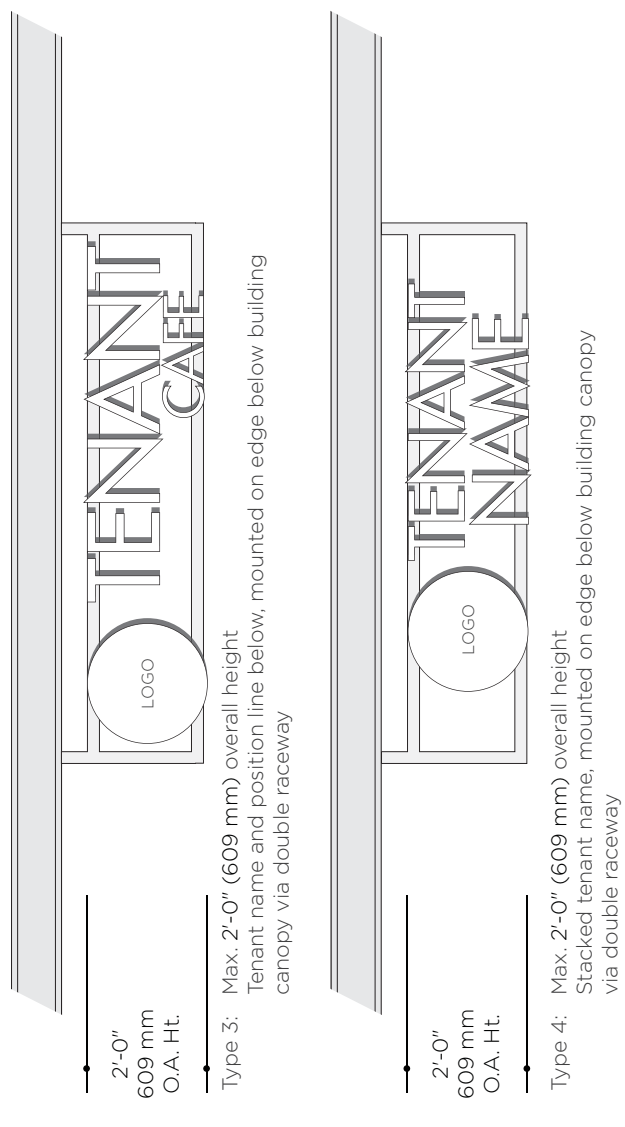
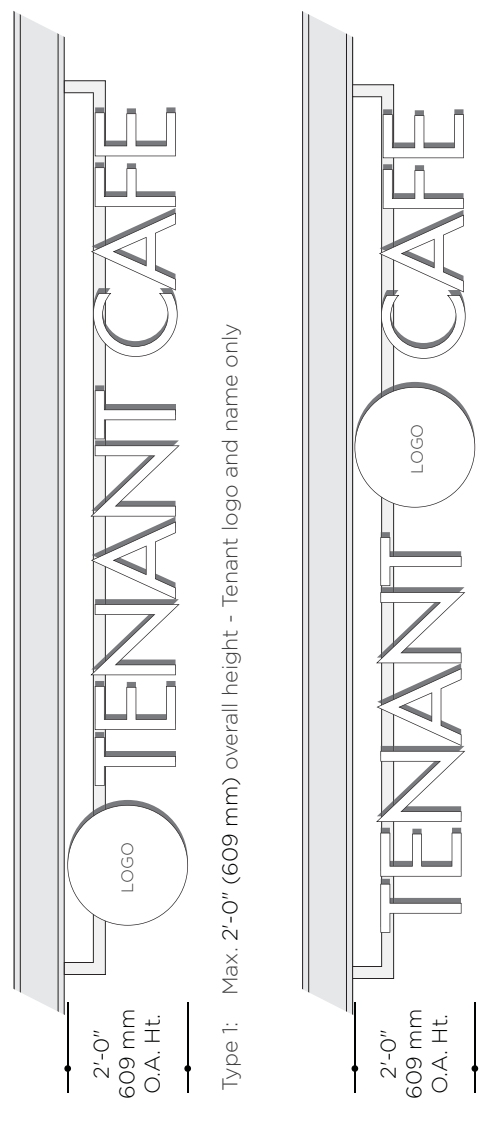
**EXAMPLES OF UNACCEPTABLE SIGNS**



Letters mounted above canopy



**NOTE: DRAWINGS FOR VISUAL REFERENCE ONLY. FINAL PLACEMENT, SIZE, AND CONSTRUCTION DETAILS TBC.**



3 TENANT CANOPY - OTHER CONFIGURATION OPTIONS  
SCALE: 5/16" = 1'-0"

**SIGN TYPE 4: TENANT BLADE SIGN**

Double sided, internally illuminated, sign blade suspended directly under building canopy or projection mounted perpendicular directly to building facade via matching mounting frame, with a minimum 8'-0" (2438 mm) clearance to grade. Power supply is to be controlled by a dimmer and/or 24-hour time clock and must be on a separate circuit from other lighting. The fabricator MUST mitigate light spillover and excess glare to neighbouring residential units.

O.A. Size: 3'-4" W x 2'-0" H x 4" D (1017 mm x 610 mm x 100 mm)

Sign cabinet to be fabricated in painted non-corrosive metal; ONLY Tenant logo and text to be illuminated. Push-through acrylic letter with white LED (4100K) illumination preferred. Externally illuminated blade signs are not acceptable (i.e. small exterior rated LED goose neck lighting), large exposed hologram flood lighting fixtures NOT permitted.

**All tenant signs must be uniform in design and mounting detail. Sign panel and support are to be fabricated to match specifications as shown.**

**NOTES:**

- Tenant Name / Logo displayed Only. NO taglines or third party advertising permitted.
- Maximum one double-sided blade sign per tenant frontage.
- All blade signs require Landlord and City of White Rock approval and necessary sign permits.
- Encroachment agreement may be necessary for any Signs that cross the Property Line, to indemnify the city and formally licence the signs.

**EXAMPLES OF ACCEPTABLE TENANT BLADE SIGNS**



Internally illuminated push-through blade sign. Slim architectural detail with integrated electrical



Non illuminated sign with integral bracket.

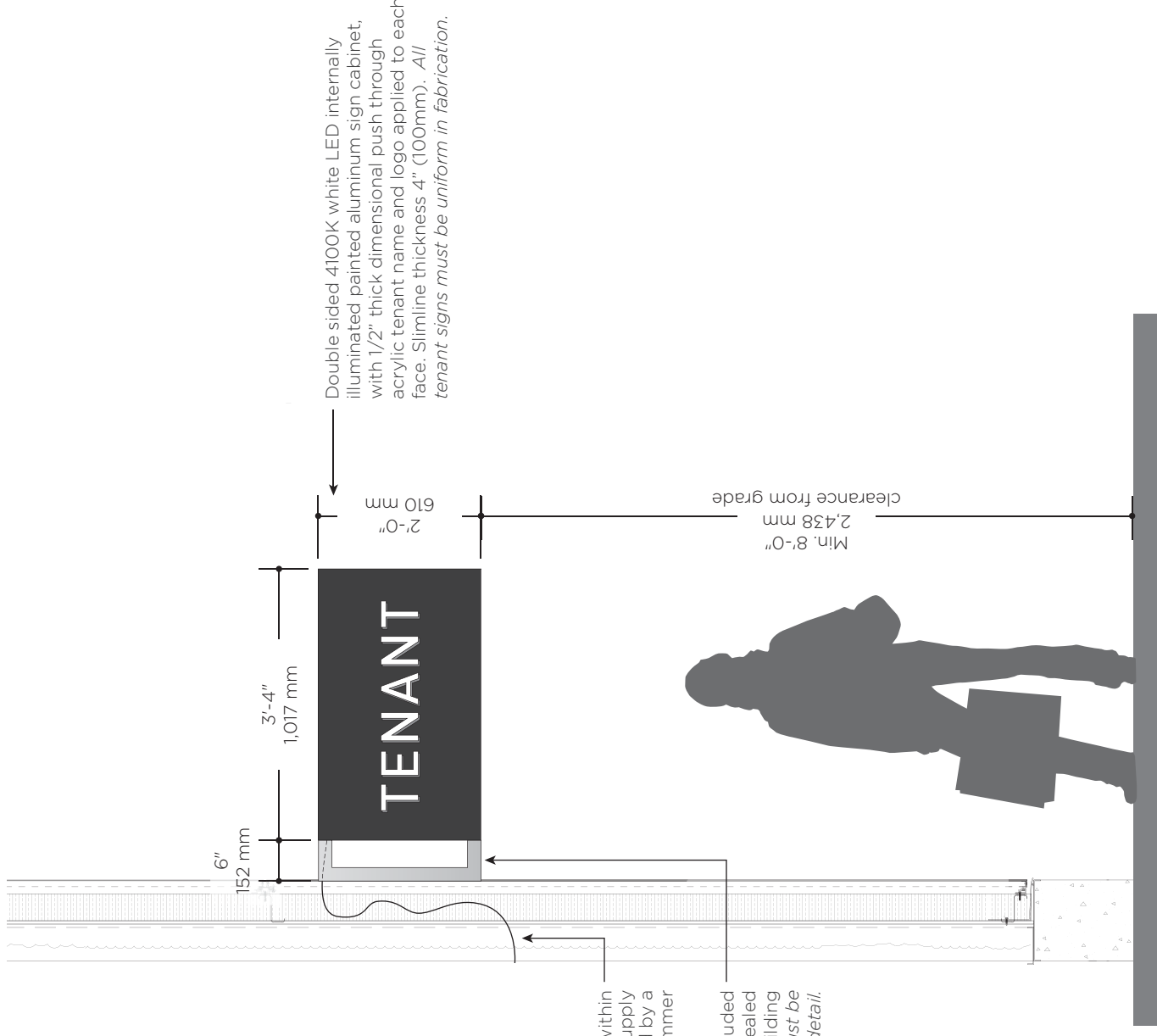
**EXAMPLES OF UNACCEPTABLE TENANT CANOPY SIGNS**



Unacceptable: Internally illuminated plastic face, back-lit "box" sign too thick and exposed electrical conduit to supply building.



Unacceptable: externally illuminated sign face. Exposed suspension wire/ cables from canopy and poor example of exposed lighting soffit fixture.



3.4 TENANT BLADE SIGN DETAIL  
SCALE: 1/2" = 1'-0"

**NOTE:  
ELEVATIONS FOR VISUAL REFERENCE ONLY.  
FINAL PLACEMENT, SIZE, AND DETAILS TBC.**

## GENERAL FABRICATION GUIDELINES

### Construction

All signage must be constructed of premium quality materials. All illuminated signs shall be fabricated and installed in compliance with all applicable building and electrical codes. Signs must be constructed to resist wind, seismic, and other applicable loads.

All illuminated signs shall bear an Underwriter's Laboratory (UL) or Canadian Standards Association (CSA) approval label located as per the applicable code.

Threaded rods or anchor bolts are to be concealed from public view, and shall be used to "float" sign elements from the "mounting surface". Non-integrated angle clips attached to letter sides will NOT be permitted. All bolts, fastenings and clips shall be non-corrosive, such as: hot-dipped galvanized steel, stainless steel, aluminum, brass or bronze. Untreated steel/ black iron materials are NOT permitted.

### Electrical

A 7-day, 24-hour time clock and/or dimmer shall be provided by the Tenant for control of the illumination of the Tenant's sign. Hours of illumination to be determined by the Landlord and will be subject to change, depending on City of White Rock requirements.

NO exposed raceways, crossovers or conduits will be permitted. All cabinets, conductors, transformers or other equipment related to lighting controls must be concealed from the public view or accessibility.

The fabricator must mitigate light spillover and excess glare into neighbouring residential units.

(Note that exposed raceways may be necessary for fascia signage applied in front of glazing. These raceways must be painted to match the background architectural materials.)

Electrical service to the Tenant's signs shall be from the individual Tenant's electrical panel. Access panels cannot be visible from the storefront. Signage to be on a circuit separate from other lighting, typical 15A/120V power supply.

All permits for signs and their installation (including sign, electrical and structural) will be obtained by the Tenant from the City of White Rock, with a copy sent to the Landlord prior to installation.

### Prohibited Signage

The following Sign Types are not appropriate for Miramar development and are prohibited for Tenant use:

- Any signage outside of the Tenant's storefront area
- Temporary or "SALE" type signs attached to the Storefront
- Detached special purpose signs, such as "sandwich board signs" are prohibited
- Any signage outside/beyond the Tenant's lease line
- Any exposed fluorescent lighting of signage
- Any and all types of bright overly illuminated face-lit channel letter signs, or signage which produces excessive light spillover to neighbouring properties
- Roof mounted Signs (signs above the roof line)
- Signs with exposed raceways, ballast boxes, transformers, crossovers or conduit
- Letters with exposed fastenings and unfinished edges
- Internally illuminated blade signs that exceed 3" or 4" in thickness
- Externally illuminated signage in any form
- Digital, animated, flashing, or audible signs as defined in the Sign By-law
- Illuminated box or can type signs, i.e. "box" signs with large translucent plastic face panel
- Signs constructed of paper, cardboard, Styrofoam or similar non-durable materials
- Signs painted directly onto the storefront
- Carpet or rubber entry mat signs
- Tenant banners and pennants unless approved by Landlord

## DRAWING SUBMISSION GUIDELINES

### Drawing Preparation

#### *Pre-Tenant Submittal*

Prior to the Tenant preparing calculations, design, construction drawings, elevations, specifications and material submittals, which pertain to the Tenant's Signage submittal, the Tenant's architect, designer, contractor and engineer shall thoroughly familiarize themselves with all applicable building codes, Sign By-laws and existing field conditions.

#### *Site Verification*

The Tenant's representatives shall make a physical on-site inspection of the premises to verify the "as-built" location, relationship with adjacent tenant CRU's, and physical dimensions of the premises. Failure to do so shall be at the risk and sole expense of the Tenant.

### Tenant Submittal Guidelines

#### 1. Preliminary Design Submittal

The preliminary design submittal is intended to acquaint the Landlord's Tenant Coordinator with the Tenant's design intent for the storefront/signage and to correct any conflict with the design criteria prior to commencing with construction drawings. Simplicity and restraint in material selection is important; however, the material selection, its method of application, or its detail of construction, should be consistent with the criteria contained in these Guidelines. Within twenty (20) days after receipt of this criteria (unless otherwise noted), the Tenant agrees to submit fully detailed and dimensioned, scaled preliminary drawings prepared at the Tenant's expense.

The Tenant's preliminary plans shall be prepared in full knowledge of and compliance with, all applicable City and national ordinances, rules and regulations.

#### 2. Review Process

Landlord's Tenant Coordinator shall review and approve Tenant's plans for conformance to the Guidelines criteria. Landlord's approval shall not be deemed to certify that Tenant's plans comply with building codes and shall not relieve Tenant of the responsibility to verify all job conditions including, without limitation, dimensions, locations, clearances and property lines.

Landlord's Tenant Coordinator shall notify Tenant's Architect/Designer (representative) of the matters, if any, in which said preliminary drawings fail to conform to the design criteria contained within these Guidelines. Immediately after receipt of any such notice from the Landlord's Tenant Coordinator, the Tenant's representative shall make the necessary revisions to the drawings as required to obtain Tenant Coordinator's approval and shall resubmit the REVISED preliminary drawings to Landlord for preliminary approval.

#### 3. Incomplete Submittals

Failure to provide the required information will be cause for return of the Tenant Submission with NO review.

*NOTE: Drawings prepared by a Tenant's representative who is not licensed for the discipline in question will NOT be accepted. Drawings received via facsimile will NOT be reviewed due to the poor image quality of the transmitted documents.*

#### 4. Drawing Requirements

Tenant's licensed sign contractor shall submit Sign Shop Drawings, PDF files only, directly to the Landlord's Tenant Coordinator, as instructed, for approval prior to fabrication of the signage. Drawings must be fully detailed, dimensioned, and shall include, but not be limited to the following information:

Elevation of the complete storefront, including: signage and graphics showing all doors, architectural features, etc., and fully detailed, scaled, dimensioned sections and details through the storefront. These fully detailed and dimensioned drawings shall be drawn to scale, as noted:

- Storefront Plan, Elevation and Sectional views at 1/2 inch scale minimum.
- Details of the storefront and proposed Tenant signage at 1/2 inch scale minimum.
- Letter style/font and typeface specifications.
- Colour and finish specifications for all components of the proposed signage.
- Material specifications and thickness.
- Electrical and supply wiring specifications, including input and output voltage of transformers. PK housing (or other U.L. approved insulating sleeve approved by Landlord and local building codes) is required for all through-wall penetrations and must be indicated on the signage shop drawings.

#### 5. Switching

Locations of service switches, timers, dimmers, access panels and drivers/transformers to be planned in advance and integrated into store design. NONE of these items shall be visible to the public from any portion of the development.

#### 6. Type of Lamps/Illumination

Sustainable, low energy LED or other lamp specifications should be noted in ALL projected signs, including type, wattage, beam spread and colour (Kelvin) of illumination.

#### 7. Mounting

Proposed mounting of all signs to storefront solid and glazed fascia/canopies should be noted, including: required embeds, attachment hardware, etc.

All tenant sign design and proposed attachments to be reviewed and verified by registered structural engineer and all shop drawings to be sealed prior to sign permit submission.

### Guideline Reference Documents

For further information and details on City of White Rock Sign By-law, please visit the following URL:

<http://www.whiterockcity.ca/assets/City--Services/Bylaws/Sign-1923.pdf>

Detailed drawings contained the Sign Plan and Tenant Signage requirements for The Miramar development can be found within the *Tenant Signage Guidelines* prepared by EDG Experience Design Group Inc. Confirm with Tenant Coordinator for supply of current package.

### The Miramar Tenant Coordinator Contact

Leasing Agent:

Name: **TBC**  
Phone Number:  
Address:  
Email Address:

## PROPOSED VARIANCES

The Exterior Sign program is designed to best confirm to the City of White Rock Sign Bylaw No. 1923. However in some situations, signage will require more flexibility to balance the hierarchy between tenants, enhance signage legibility from a distance, support best wayfinding practices and pedestrian circulation, and suit the proposed architectural conditions. The charts below outline the specific Signs that may require a variance and the rationale for each.

SIGN NO.	ST NAME	PROPOSED PARAMETERS	CoWR BYLAW PARAMETERS	VARIANCE REQUESTED	RATIONALE/HARDSHIP
<b>1.1</b>	Anchor Tenant Sign	Max. OA H = 3048 mm (10'-0") stacked logo Max. 1373 mm (4'-6") logo with Max. 1067 mm (3'-6") letters	(Classified a "Fascia Sign" under the Sign Bylaw) <b>The Sign Copy Area shall not exceed 0.61 m in Height and shall not exceed 45% of the Sign Area.</b>	Variance requested to allow for increased sign height (8'-0" over the maximum allowable to accommodate a stacked logo format)	Proposed sizes are carefully calculated to ensure visibility requirements of first-time and occasional visitors, and establishes hierarchy for anchor tenants.
<b>1.3</b>	Anchor Tenant Sign	Max. 914 mm (3'-0") logo/letters	(Classified a "Fascia Sign" under the Sign Bylaw) <b>The Sign Copy Area shall not exceed 0.61 m in Height and shall not exceed 45% of the Sign Area.</b>	Variance requested to allow for increased sign height (1'-0" over the maximum allowable)	Proposed sizes are carefully calculated to ensure visibility requirements of first-time and occasional visitors, and establishes hierarchy for anchor tenants.  Note that this particular sign location activates the main plaza entrance, and requires enhanced legibility as it is set back from Johnston Road considerably.
<b>1.4</b>	Anchor Tenant Sign	Max. 1373 mm (4'-6") logo with Max. 1067 mm (3'-6") letters	(Classified a "Fascia Sign" under the Sign Bylaw) <b>The Sign Copy Area shall not exceed 0.61 m in Height and shall not exceed 45% of the Sign Area.</b>	Variance requested to allow for increased sign height (2'-6" over the maximum allowable)	Proposed sizes are carefully calculated to ensure visibility requirements of first-time and occasional visitors, and establishes hierarchy for anchor tenants.
<b>1.5</b>					
<b>1.6</b>					
<b>1.7</b>					
<b>3.1</b>	Tenant Canopy Sign	Max. 609 mm (2'-0") logo with Max. 457 mm (1'-6") letters	(Classified a "Canopy Sign" under the Sign Bylaw) <b>Canopy signs must be affixed to the flat face of a canopy, and may not extend vertically or horizontally beyond the limits of the canopy.</b>  The Sign Copy Area shall not exceed 0.61 m in Height.	Variance requested to allow for mounting of canopy sign below the face of architectural HSS canopy support.	Architectural canopy conditions cannot support signage applied to face at a size adequate enough for motorist and first-time visitor visibility. Proposed variance is also in alignment with signage currently installed at existing Miramar Village Towers 1 & 2.
<b>3.2</b>					
<b>3.3</b>					
<b>3.4</b>					
<b>3.5</b>					
<b>3.6</b>					
<b>3.7</b>					
<b>3.8</b>					
<b>3.9</b>					
<b>3.10</b>					
<b>3.11</b>					
<b>3.12</b>					
<b>3.13</b>					
<b>3.14</b>					
<b>3.15</b>					
<b>3.16</b>					
<b>3.17</b>					
<b>3.18</b>					

SIGN NO.	ST NAME	PROPOSED PARAMETERS	CoWR BYLAW PARAMETERS	VARIANCE REQUESTED	RATIONALE/HARDSHIP
<b>7.1</b>	Parking Entrance Sign	Panel approx. 5182 mm W x 457 mm H x 76 mm D (17'-0" W x 1'-6" H x 3" D) Each crash bar 2392 mm W x 245 mm H x 6 mm D (7'-10" W x 10" H x 1/4" D)  Panel area 2.368 m <sup>2</sup> Each crash bar area 0.586 m <sup>2</sup> Total area 3.54 m <sup>2</sup>	(Classified a "Directional Sign" under the Sign Bylaw) <b>Max. OA sign area = 1.5 m<sup>2</sup> (16.15 ft<sup>2</sup>)</b>	Sign variance required to allow for increased sign area (2.04 m <sup>2</sup> over the maximum allowable area).	Increased sign area is required to contain sufficient information at legible sizes to safely direct motorist circulation. The addition of crash bars— a mandatory traffic signage measure to ensure visitor safety and prevent building/vehicle damage—is also included in the total sign area calculation, thus necessitating an area increase.
<b>7.2</b>	Parking Entrance Sign	Panel approx. 6553 mm W x 457 mm H x 76 mm D (21'-6" W x 1'-6" H x 3" D) Each crash bar 2392 mm W x 245 mm H x 6 mm D (7'-10" W x 10" H x 1/4" D) Panel area 2.995 m <sup>2</sup> Each crash bar area 0.586 m <sup>2</sup> Total area 4.167 m <sup>2</sup>	(Classified a "Directional Sign" under the Sign Bylaw) <b>Max. OA sign area = 1.5 m<sup>2</sup> (16.15 ft<sup>2</sup>)</b>	Sign variance required to allow for increased sign area (2.667 m <sup>2</sup> over the maximum allowable area).	Increased sign area is required to contain sufficient information at legible sizes to safely direct motorist circulation. The addition of crash bars— a mandatory traffic signage measure to ensure visitor safety and prevent building/vehicle damage—is also included in the total sign area calculation, thus necessitating an area increase.
<b>10.2</b>	Freestanding Map Directory	914 mm W x 2204 mm H x 254 mm D (3'-0" W x 7'-2 3/4" H x 10" D)  Sign Area 3.75 m <sup>2</sup> for both faces, excluding base	(Classified a "Free-Standing Sign" under the Sign Bylaw) <b>Only one (1) monument sign is allowed per lot in any CR or P zone</b> Max. OA H = 2.2 m Max. OA sign area for 2 faces = 4 m <sup>2</sup> excluding base	Sign variance may be required to allow for increased sign quantity for the project. A total of four (4) freestanding signs are requested (in conjunction with Sign Type 11), in excess of the normal single (1) quantity allowance by three (3) signs.	Given the large size and multiple phases of the development, Freestanding Map Directories are required at regular intervals to ensure visibility and accessibility requirements of first-time visitors, necessitating a higher sign quantity. Current phase of the project also consists of four (4) former lots and one (1) parcel, creating a larger site than is normally addressed by the Sign Bylaw.
<b>10.3</b>					
<b>10.4</b>					
<b>11.1</b>	Freestanding Tenant Directory	OA Dimensions 1524 mm W x 3353 mm H x 1143 mm D (5'-0" W x 11'-0" H x 3'-9" D) Sign Area 9.45 m <sup>2</sup> for both faces, excluding base	(Classified a "Free-Standing Sign" under the Sign Bylaw) <b>Only one (1) monument sign is allowed per lot in any CR or P zone</b> Max. OA H = 2.2 m Max. OA sign area for 2 faces = 4 m <sup>2</sup> excluding base	Sign variance required to allow for increased sign height (additional 1.153 m) and area (additional 5.45 m <sup>2</sup> ).	Proposed sign size is carefully calculated to ensure visibility requirements of first-time and occasional visitors, as well as minimum visibility requirements for passing motorists.

**IN SITU RENDERING - LOOKING SOUTHWEST FROM JOHNSTON STREET**

*NOTE: Renderings shown are for reference only.*



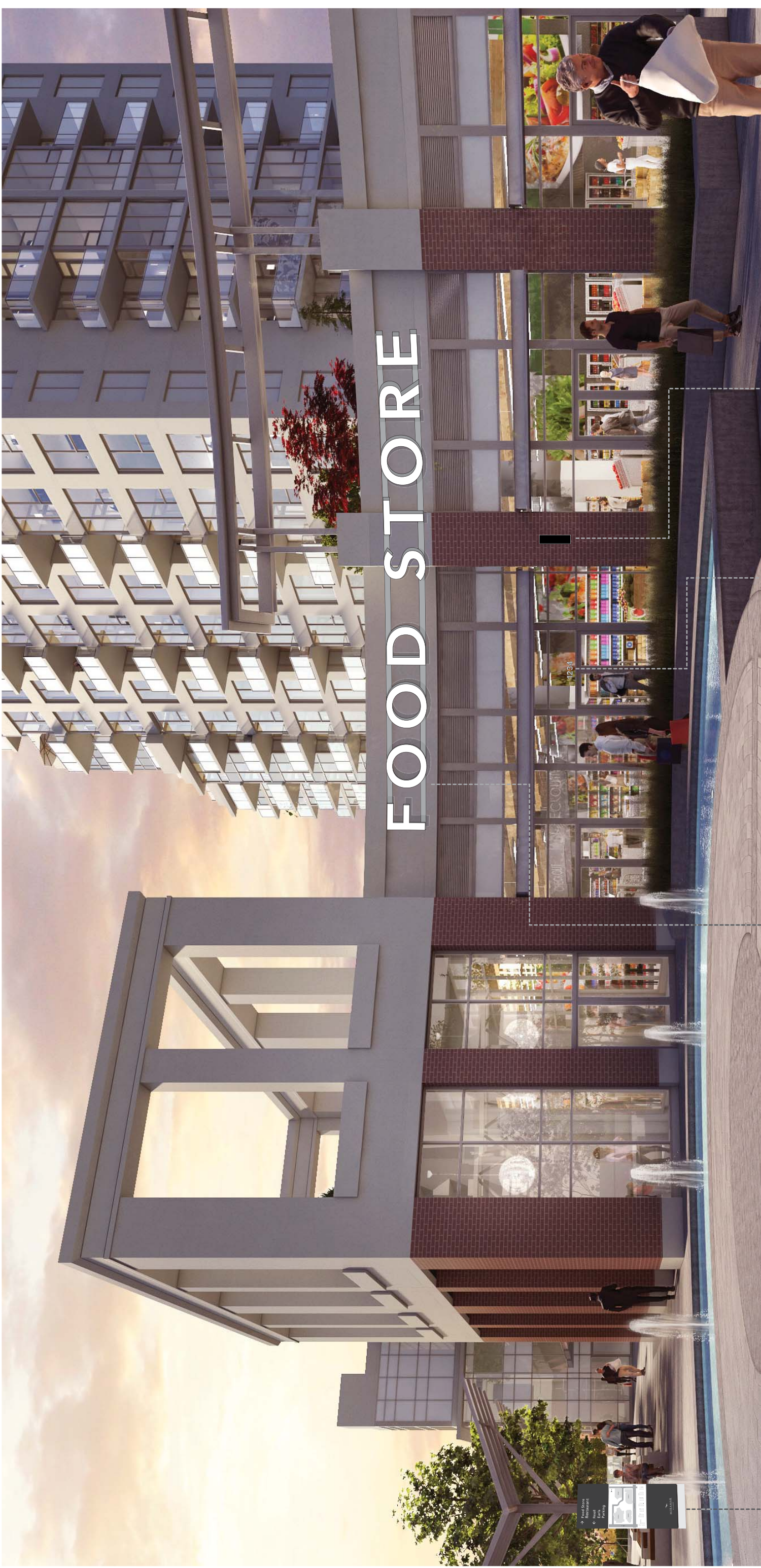
**1.4** SIGN TYPE 1  
ANCHOR  
TENANT SIGN

**11.1** SIGN TYPE 11  
FREESTANDING  
TENANT DIRECTORY

**1.3** SIGN TYPE 1  
ANCHOR  
TENANT SIGN

**IN SITU RENDERING - LOOKING SOUTH FROM PEDESTRIAN PLAZA**

*NOTE: Renderings shown are for reference only.*



**10.4** SIGN TYPE 10  
FREESTANDING  
MAP DIRECTORY

**1.3** SIGN TYPE 1  
ANCHOR TENANT SIGN

**5.9** SIGN TYPE 5  
ADDRESS NUMBER

**4.3** SIGN TYPE 4  
TENANT BLADE SIGN

TENANT

Side View



**IN SITU RENDERING - LOOKING NORTHWEST FROM THRIFT AVENUE**

*NOTE: Renderings shown are for reference only.*



1.3 SIGN TYPE 1  
ANCHOR TENANT SIGN

1.6 SIGN TYPE 1  
ANCHOR TENANT SIGN

1.5 SIGN TYPE 1  
ANCHOR TENANT SIGN

## APPENDIX B

### Issued Development Permit No. 288

#### ATTACHMENT E

#### THE CORPORATION OF THE CITY OF WHITE ROCK

#### DEVELOPMENT PERMIT NO. 288

I. This Development Permit No. 288 is issued to **Bosa Properties (White Rock) Inc.** as the owner (hereinafter called the "Permittee") and shall apply only to ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

Legal Description:

East Half Lot 6 Except: Firstly: North 240 Feet Secondly: Parcel "J" (Reference Plan 36117), Section 10, Township 1, New Westminster District Plan 5574 (15177 Thrift Avenue);

West Half Lot 6 Except: Firstly: North 282 Feet Secondly: West 63 Feet, Section 10, Township 1, New Westminster District Plan 5574 (15177 Thrift Avenue);

West 63 Feet of the West Half of Lot 6 Except: North 282 Feet (Explanatory Plan 13054) Section 10, Township 1, New Westminster District Plan 5574 (15177 Thrift Avenue);

Portion of East 99 Feet Lot 5, Section 10, Township 1, New Westminster District Plan 5574 (Portion of 15141 Thrift Avenue);

Lot 52, Section 10, Township 1, New Westminster District Plan 39083 (15150 Russell);

Lot 20 Except: Parcel "K" (Reference Plan 36117); Section 10, Township 1, New Westminster District Plan 27583 (1471 Johnston Road);

Lot 3 Except: Firstly: Part Subdivided by Plan 27583 Secondly: Parcel "L" (Reference Plan 36117), Section 10, Township 1, New Westminster District Plan 9988 (1475 Johnston Road);

Lot 2 Except: Parcel "M" (Reference Plan 36117), Section 10, Township 1, New Westminster District Plan 9988 (1477 Johnston Road)

as indicated on Schedule "A"

PID:

003-719-481 (15177 Thrift Avenue)  
003-719-537 (15177 Thrift Avenue)  
003-719-685 (15177 Thrift Avenue)  
010-985-158 (Portion of 15141 Thrift Avenue)  
008-600-813 (15150 Russell Avenue)  
008-916-713 (1471 Johnston Road)  
011-452-579 (1475 Johnston Road)  
011-452-510 (1477 Johnston Road)

Civic Addresses:

15177 Thrift Avenue, 15141 (portion) Thrift Avenue, 15150 Russell Avenue,  
1471 Johnston Road, 1475 Johnston Road and 1477 Johnston Road

(hereinafter referred to as "the lands herein").

2. This Development Permit No. 288 is issued pursuant to the authority of Sections 919.1 and 920 of the Local Government Act, R.S.B.C. 1996, Chapter 323 as amended, the "White Rock Official Community Plan Designation Bylaw, 2001, No. 1638" and amendments thereto; and in conformity with the procedure prescribed by "White Rock Zoning and Development Procedures Bylaw, 2002, No. 1678", and amendments thereto.

3. The terms, conditions and guidelines as set out in "White Rock Official Community Plan Designation Bylaw, 2001, No. 1638" and amendments thereto, that relate to Development Permit Area 1 shall apply to the area of land and premises hereinbefore described and which are covered by this Development Permit:

(a) Permitted Uses of Land, Buildings and Structures

- (i) Land, buildings and structures shall be used for CD-16 (Comprehensive Development) Zone of the City of White Rock Zoning Bylaw, 1999, No. 1591 and amendments thereto.

(ii) The provisions of the City of White Rock Sign Bylaw, 1986, No. 1042, as amended is varied to permit signage on the area of land and premises hereinbefore described as indicated in Schedules 'B' to 'D'

(b) Dimensions and Siting of Signage

All signage to be constructed on said lands shall conform in every respect to the following plans:

(i) Plans marked

G1	Site Plan dated June 8, 2007
G2	Elevation dated May 11, 2006
G3	Elevation dated May 29, 2007
G4	Elevation dated May 2, 2006
G5/6/7/8/9/10/11	Elevations dated May 11, 2006
G12	Elevations dated May 12, 2006
G13	Rental Tenant Signage Options dated May
	2006
G14	Signage Details dated May 8, 2006
G15/15.1	Signage Details dated May 1, 2006
G15.2	Signage Details dated February 16, 2006
G16/17/18	Signage Details dated May 2, 2006
G19	Signage Details dated June 26, 2006

as indicated in Schedules "B" to "E"

3,  
All approved by the Corporation on the 23 of July 2007.

4. The following maps and plans are attached hereto and are made part of this Development Permit and notwithstanding any other provision, no works shall be performed upon the lands covered by this Development Permit, nor shall any building or structure be erected, constructed, repaired, renovated or sited, or any use permitted that is not in accordance therewith and with all terms and conditions of this Development Permit:

Plans:

- |     |                  |   |
|-----|------------------|---|
| (i) | G1               | Site Plan dated June 8, 2007            |
|     | G2               | Elevation dated May 11, 2006            |
|     | G3               | Elevation dated May 29, 2007            |
|     | G4               | Elevation dated May 2, 2006             |
|     | G5/6/7/8/9/10/11 | Elevations dated May 11, 2006           |
|     | G12              | Elevation dated May 12, 2006            |
|     | G13              | Rental Tenant Signage Options dated May |
| 3,  |                  | 2006                                    |
|     | G14              | Signage Details dated May 8, 2006       |
|     | G15/15.1         | Signage Details dated May 1, 2006       |
|     | G15.2            | Signage Details dated February 16, 2006 |
|     | G16/17/18        | Signage Details dated May 2, 2006       |
|     | G19              | Signage Details dated June 26, 2006     |

as indicated in Schedules "B" to "E"

Terms and Conditions:

- a) Indemnification of the City and an indication of applicable insurance for any proposed signage or improvements that projects over a highway.

all as approved by the Corporation on the      day of      200 . Provided, however, that nothing herein contained shall be construed to authorize the owner of the said lands to develop the same other than in accordance with the provisions of Sections 919.1 and 920 of the Local Government Act, R.S.B.C. 1996, Chapter 323 as amended, and the White Rock Official Community Plan Designation Bylaw, 2001, No. 1638; as amended, and as the same may currently be in effect.

5.            In the interpretation of the Development Permit all definitions of words and phrases contained in Sections 919.1 and 920 of the Local Government Act, R.S.B.C. 1996, Chapter 323 as amended, and the White Rock Official Community Plan Designation Bylaw, 2001, No. 1638 shall apply to this Development Permit and to the attachments thereto.

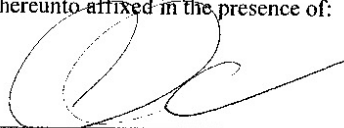
6.            Where the holder of this Permit does not substantially commence the construction authorized by this Permit within two years after the date this Permit was issued, the Permit shall lapse, unless the Council, prior to the date the Permit would have lapsed, has authorized the extension of the Permit for a period of no greater than two years.

7.            This permit does not constitute a subdivision approval or a building permit.

Authorizing Resolution passed by the Council on the 23 day of July 2007

IN WITNESS WHEREOF this Agreement has been executed under seal of Bosa Properties Inc at Burnaby the 27<sup>th</sup> day of July 2007 .

The Corporate Seal of  
Was hereunto affixed in the presence of:




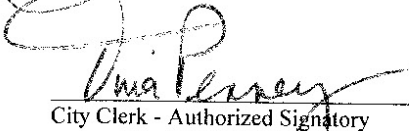
\_\_\_\_\_  
Authorized Signatory

\_\_\_\_\_  
Authorized Signatory

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

**Judy L. Forster**  
**Mayor**

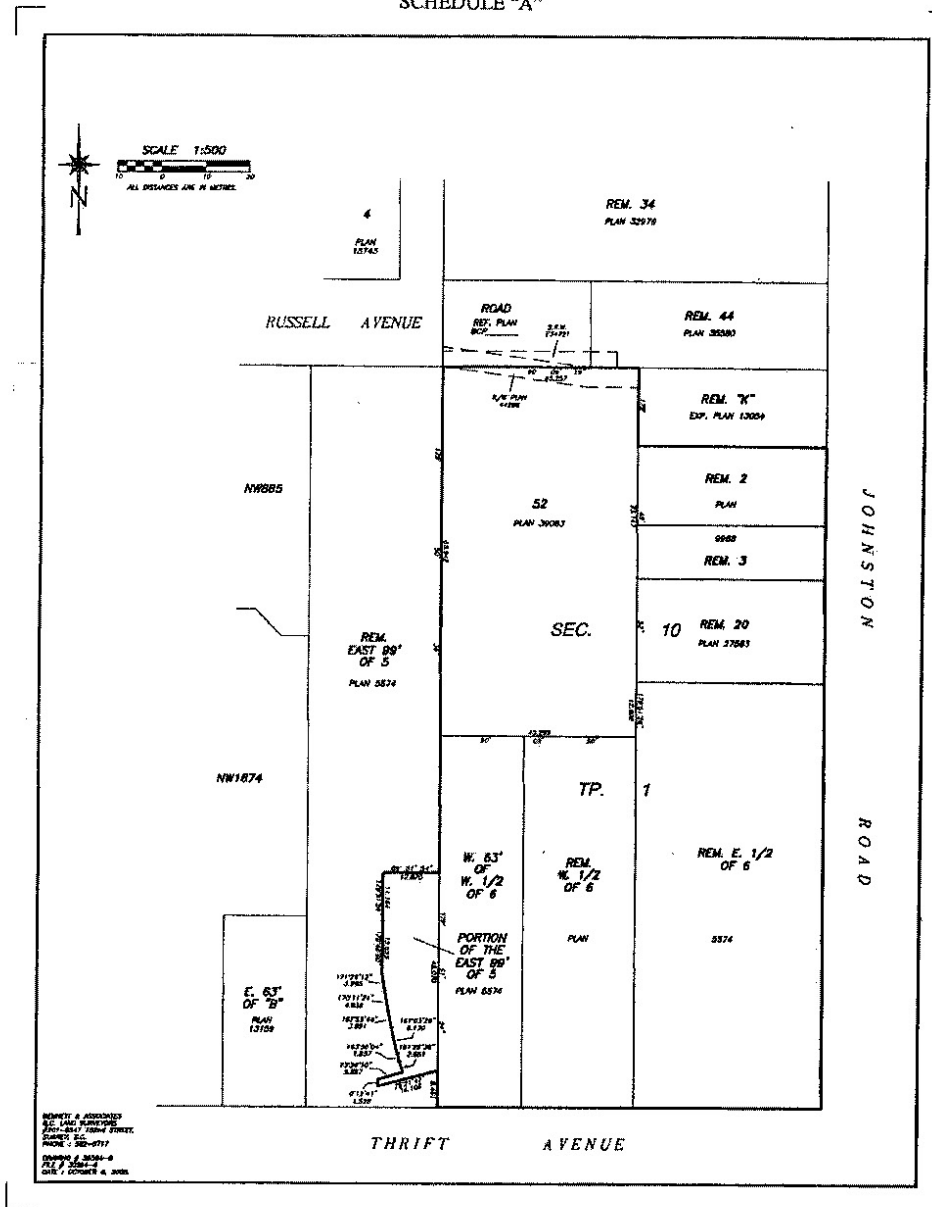
  
\_\_\_\_\_  
Mayor - Authorized Signatory

  
\_\_\_\_\_  
City Clerk - Authorized Signatory

**Tina Penney**  
**Director, Corporate Services**

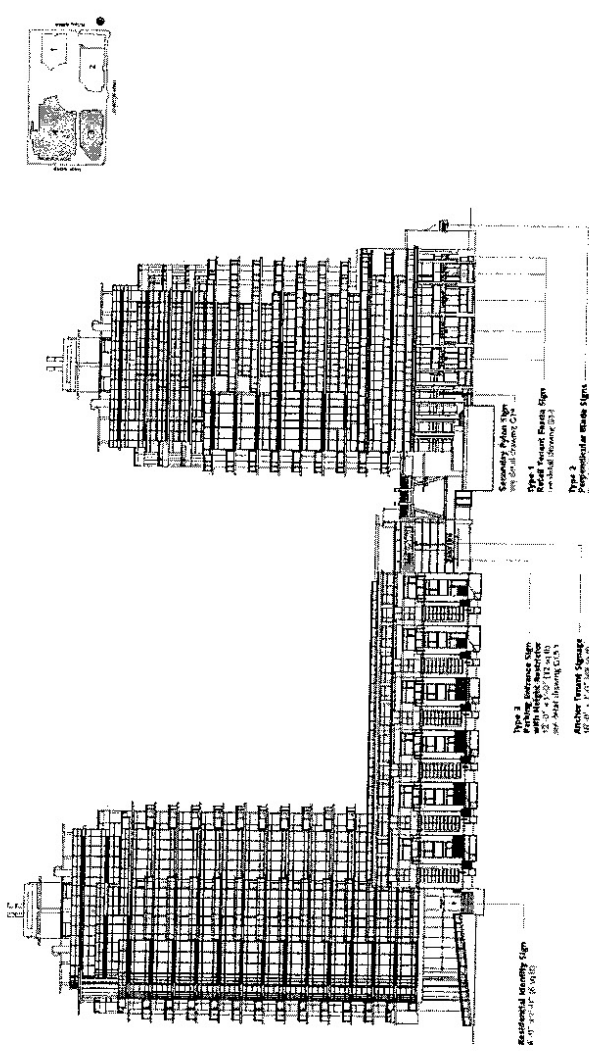
**Adopted by Resolution**  
**Dated July 23, 2007**

SCHEDULE "A"









**South Elevation Bldg 3+4 / THRIFT AVENUE**  
 1/32" = 1'-0"

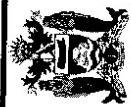
**Annotations:**

- Rectangular Identity Sign  
 6'-0" x 3'-0" x 2'-0" (H x W x D)
- Type 3  
 Archway Entrance Sign  
 12'-0" x 3'-0" x 12'-0" (H x W x D)  
 20' Sign Height (H x W)
- Arched Window Signage  
 10'-0" x 4'-0" (H x W)
- Secondary Python Sign  
 See Detail Drawing C14
- Type 4  
 Archway Entrance Sign  
 12'-0" x 3'-0" x 12'-0" (H x W x D)  
 20' Sign Height (H x W)
- Type 5  
 Perimeter Wall Signage  
 See Detail Drawing C14

**Letterbox:**  
 letterbox  
 300' x 118' x 100' (H x W x D)  
 10' Sign Height (H x W)

**Sign Details:**  
 Sign: Directional - Mirrored / White, White Back  
 Color: C2  
 Size: 11' x 5' (H x W)  
 Location: 24' x 6'

**South Elevation Bldg 3+4**



**Type 1**  
 Wall Mounted Freestanding Sign  
 on 3rd Floor, Facing C/S

**Type 2**  
 Wall Mounted Freestanding Sign  
 on 3rd Floor, Facing C/S

**Type 3**  
 Wall Mounted Freestanding Sign  
 on 3rd Floor, Facing C/S

**Type 4**  
 Wall Mounted Freestanding Sign  
 on 3rd Floor, Facing C/S

**BLDG 3 ELEVATION / JOHNSTON RD**  
 1/32" = 1' = 0"

Scale Conditions – Masonry: Yellow, White, Black  
 East Elevation Bldg 3

DATE: 24.01.06	DATE: 24.09.07	DATE: 24.09.07	DATE: 24.09.07
PROJECT NO: 15177	PROJECT NO: 15177	PROJECT NO: 15177	PROJECT NO: 15177
SCALE: 1/32" = 1' = 0"	SCALE: 1/32" = 1' = 0"	SCALE: 1/32" = 1' = 0"	SCALE: 1/32" = 1' = 0"

**letterbox**  
 15177 Thrift Avenue, Unit 101  
 Vancouver, BC V6N 1A1  
 TEL: (604) 271-2222  
 FAX: (604) 271-2222

**SCHEDULE C  
 ELEVATIONS**

**Primary Signs with Project ID**  
 10' x 10' x 10' (H x W x D)  
 10' x 10' x 10' (H x W x D)

**Type 2**  
 10' x 10' x 10' (H x W x D)

**Residential Address Sign**  
 10' x 10' x 10' (H x W x D)

**Perpendicular Parking Sign**  
 10' x 10' x 10' (H x W x D)

**Type 1 Metal Tower Exit Sign**  
 10' x 10' x 10' (H x W x D)

**Type 5 Metal Tower Glass Sign**  
 10' x 10' x 10' (H x W x D)

**BLDG 2 ELEVATION / JOHNSTON RD**  
 1/32" = 1'-0"

**letterbox**  
 100 1178 1178 1178  
 1178 1178 1178 1178  
 1178 1178 1178 1178  
 1178 1178 1178 1178

**Sign Schedule - Material/Color/Finish**  
 10' x 10' x 10' (H x W x D)  
 10' x 10' x 10' (H x W x D)

**East Elevation Bldg 2**

**SCHEDULE C ELEVATIONS**

**NORTH ELEVATION BLDG 1+2 / RUSSELL AVE**  
 1/32" = 1'-0"

**letterbox**  
 100 1778 48th Avenue  
 Vancouver British Columbia V6L 1P9  
 Telephone 604-754-5911  
 Facsimile 604-754-5117

**Project**  
 Site: Greenberg - Shumway Village - White Rock  
 North Elevation Bldg 1+2

**Scale**  
 1:1200  
 1:1000  
 1:500  
 1:250  
 1:125  
 1:62.5

**Sheet No.**  
 C5

## SCHEDULE C ELEVATIONS

**SOUTH ELEVATION BLDG 1+2**  
 1/32" = 1'-0"

**SOUTH ELEVATION BLDG 1+2**  
 1/32" = 1'-0"

**Sign Conditions - Altruism Village, White Rock**  
 21.01.04  
 11.09.06  
 040000  
 G6

**letterbox**  
 1501 17th Ave SW, White Rock  
 1501 17th Ave SW, White Rock  
 1501 17th Ave SW, White Rock  
 1501 17th Ave SW, White Rock

**Signage Schedule**  
 Type 5  
 Altruism Village Signage  
 Type 3  
 Altruism Village Signage  
 Type 4  
 Altruism Village Signage

**Site Plan**

**LEGEND**  
 1. All signs shall be constructed in accordance with the provisions of the Signage Bylaw.  
 2. All signs shall be constructed in accordance with the provisions of the Signage Bylaw.  
 3. All signs shall be constructed in accordance with the provisions of the Signage Bylaw.  
 4. All signs shall be constructed in accordance with the provisions of the Signage Bylaw.  
 5. All signs shall be constructed in accordance with the provisions of the Signage Bylaw.  
 6. All signs shall be constructed in accordance with the provisions of the Signage Bylaw.  
 7. All signs shall be constructed in accordance with the provisions of the Signage Bylaw.  
 8. All signs shall be constructed in accordance with the provisions of the Signage Bylaw.  
 9. All signs shall be constructed in accordance with the provisions of the Signage Bylaw.  
 10. All signs shall be constructed in accordance with the provisions of the Signage Bylaw.

**SCHEDULE C  
 ELEVATIONS**

**Bldg. 4 ELEVATION**  
 1:225 = 1"=10'

**Architect's Proposed Signage**

**Type 2 Freestanding Wall Sign for Significance C7**

**Architect's Proposed Signage at 35' x 45' (12.8 x 13.7m)**

**Letterbox**

**West Elevation Bldg. 4**

**SCHEDULE C ELEVATIONS**

**Letterbox**  
 100' (30.5m) max. height  
 100' (30.5m) max. width  
 100' (30.5m) max. depth  
 100' (30.5m) max. area



**EAST ELEVATION + SECTION**  
 BLDG 4  
 11/07-06

**Anchor Tower Signage**  
 Type 1  
 Building Entrance Sign  
 12" x 24" x 1/2" (12" x 24" x 1/2")  
 See Detail Drawing 021.1

**Type 2**  
 Building Sign  
 12" x 24" x 1/2" (12" x 24" x 1/2")

**Type 3**  
 Building Sign  
 12" x 24" x 1/2" (12" x 24" x 1/2")

**Type 4**  
 Building Sign  
 12" x 24" x 1/2" (12" x 24" x 1/2")

**Type 5**  
 Retail Tenant Signage Sign  
 See Detail Drawing 021.1

**Anchor Tower Signage**  
 Type 1  
 Building Entrance Sign  
 12" x 24" x 1/2" (12" x 24" x 1/2")  
 See Detail Drawing 021.1

**Type 2**  
 Building Sign  
 12" x 24" x 1/2" (12" x 24" x 1/2")

**Type 3**  
 Building Sign  
 12" x 24" x 1/2" (12" x 24" x 1/2")

**Type 4**  
 Building Sign  
 12" x 24" x 1/2" (12" x 24" x 1/2")

**Type 5**  
 Retail Tenant Signage Sign  
 See Detail Drawing 021.1

Sign	Date	Location	Code
Letterbox	11/07/06	201000	G8
G8	11/07/06	201000	G8

**5571 Campbell + Miramonte Village, White Road**  
 11/07/06  
 201000  
 East Elevation + Section Bldg 4

**Letterbox**  
 12" x 24" x 1/2" (12" x 24" x 1/2")  
 See Detail Drawing 021.1  
 11/07/06

**SCHEDULE C  
 ELEVATIONS**





**EAST ELEVATION SECTION**  
 BLOG 1  
 1/23/15 - 01"

Type 2  
 Commercial Block Sign  
 on Grid Building 14

Project: Big Meadows - Riverside Village, White Rock  
 15177 Thrift Avenue, White Rock, BC V4B 1P9  
 Project No: 15177-01

Scale: 1/8" = 1'-0"

Letterbox  
 15177 Thrift Avenue  
 White Rock, BC V4B 1P9  
 Phone: 604-724-8811

**SCHEDULE C  
 ELEVATIONS**

North Elevation Bldg 34  
1/23/21-06

North Elevation Bldg 34  
1/23/21-06

Tower Elevation  
Anchor Tower Signage

TYPE 5  
Solid Bracketed Panels Sign  
See Detail Drawing 077

TYPE 2  
Perpendicular Blade Signs  
See Detail Drawing 11

TYPE 6  
Flat Mount Panels Sign  
See Detail Drawing 08

Page G10

Project Name	Page G10
Project No.	24.01.06
Project Date	11 Oct 2024
Project Status	SW 2020

North Elevation Bldg 34

letterbox  
300 1380 was 010, 010, 010,  
revised with 010, 010, 010  
reference 010 100 100  
reference 010 100 100

# SCHEDULE C ELEVATIONS

**WEST ELEVATION BLDG 2**  
 1/32" = 1'-0"

**WEST ELEVATION**

DATE: 11/12/08  
 DRAWN BY: J. W. WILSON  
 CHECKED BY: J. W. WILSON  
 PROJECT NO.: 15177 THRIFT AVENUE  
 SHEET NO.: 11 OF 12

**Letterbox**  
 15177 THRIFT AVENUE  
 WEST WASHINGTON, WA 98040  
 TEL: 206.734.2794  
 FAX: 206.734.2813

**G11**

**West Elevation Bldg 2**

**WEST ELEVATION BLDG 3**  
 1/32" = 1'-0"

**Residential Identity Sign**  
 1/16" = 1'-0" (6' x 10')

**Type 5 Retail Tenant Facing Sign**  
 1/16" = 1'-0" (6' x 10')

**Type 2 Residential Block Sign**  
 1/16" = 1'-0" (6' x 10')

DATE	TIME	DATE	TIME	DATE	TIME	DATE	TIME
		24.01.05		12.20.06		G12	

**letterbox**  
 208 1198 West 8th Street  
 Vancouver, BC V6J 1P5  
 Telephone: 604-271-3301  
 Facsimile: 604-271-3613

**White Rock Town Centre**  
 West Elevation Bldg 3

**SCHEDULE C ELEVATIONS**

**Retail Tenant Signage Options**  
 These images represent the different types of signage that are encouraged at Aviraam. These sign types have been chosen for their quality and the eclectic nature that supports the village atmosphere.

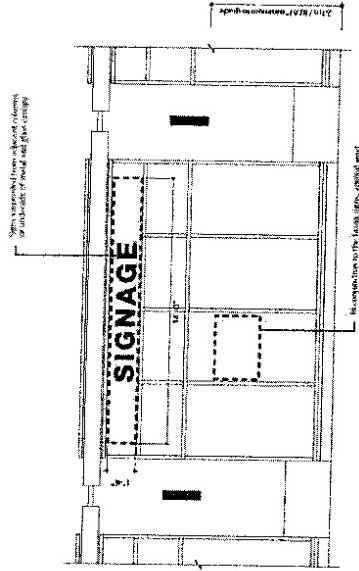
1. Halo lit dimensional letterforms/logos
  2. Non-illuminated dimensional letterforms/logos
  3. Intrinsically illuminated dimensional letterforms on canopy
  4. Illuminated face-obtained letters
  5. Fabric awning sign
  6. Open channel individual letter/logos
  7. Exposed neon letterforms/logos mounted to inside storefront with concealed transformers
  8. Externally illuminated dimensional letterforms
  9. Perpendicular can sign
  10. Non-illuminated perpendicular sign
- No sign boxes or exposed recessing



PROJECT NO. **15177**  
 SUBJECT **Letterbox**  
 DATE **06/06/09**  
 DRAWING NO. **15177-000**  
 SCALE **G13**  
 SHEET NO. **10**  
 PROJECT LOCATION **15177 Thrift Avenue, White Rock**  
 PROJECT TYPE **Retail Tenant Signage Options**

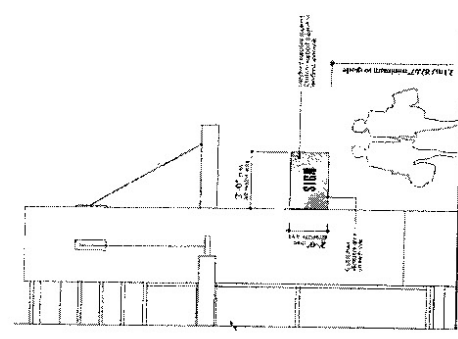


**SCHEDULE D  
 RETAIL TENANT SIGNAGE OPTIONS**



**TYPE 1 - RETAIL TENANT FASCIA SIGN**  
 1.8" x 1.1" - 10"

**NOTE:** Fascia signs are required to be three-dimensional and of high level of call and quality with an emphasis on finish and workmanship.  
 Sign options: 1, 2, 4, 6, 7, 8 (See regulations in Dept. 016)  
 All sign boxes are required to be recessed.  
 The Landlord will maintain signs on all individual lots and ensure the right to approve or reject or replace signage.

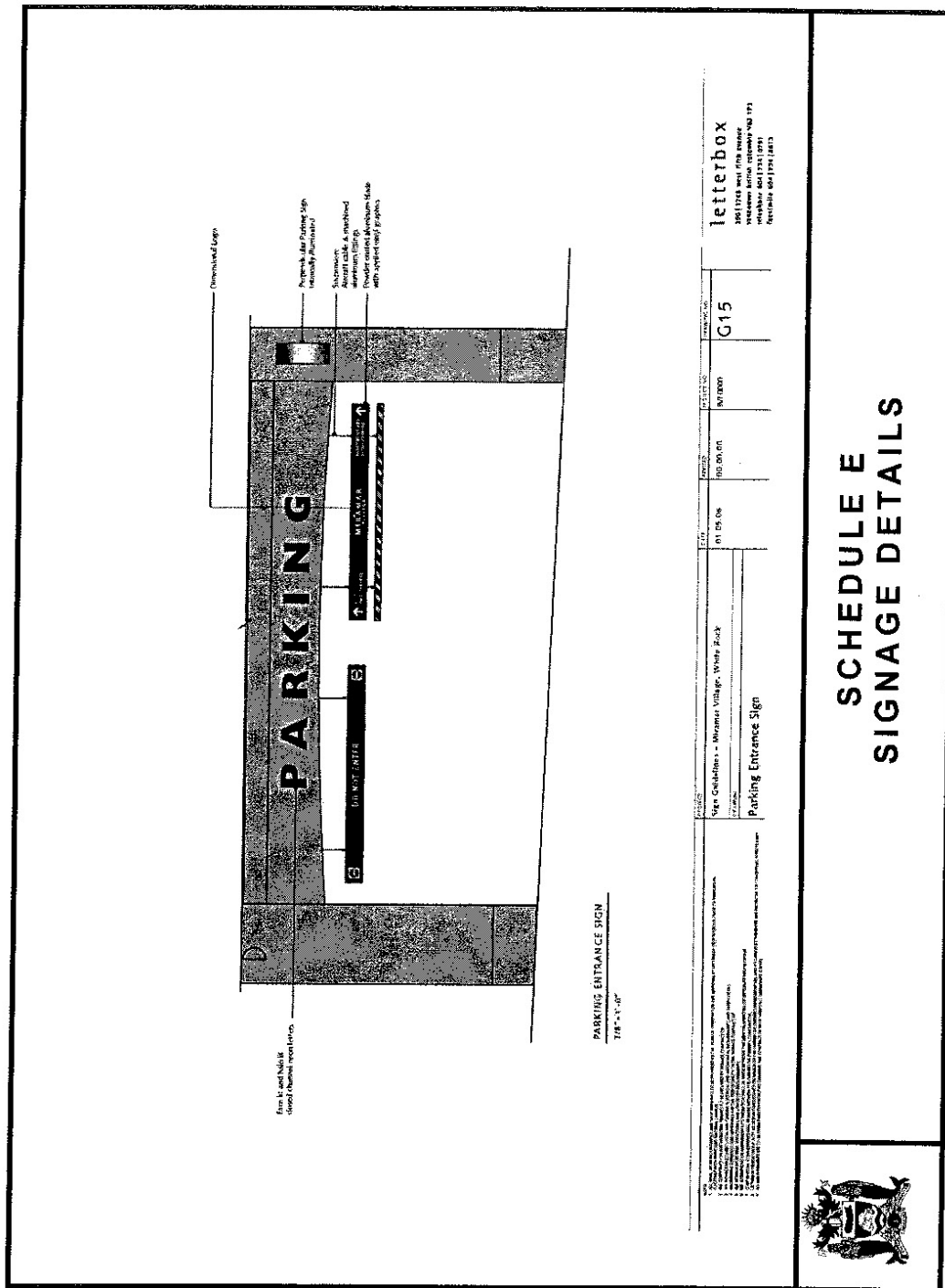


**TYPE 2 - PERPENDICULAR BLADE SIGN**  
 1.8" x 1.1" - 10"

**NOTE:** Where there are a series of signs on a wall, each sign will be shown on a perpendicular sign. Signs of various heights on a flat wall and signs of varying heights on a wall with an emphasis on finish and workmanship.  
 Sign options: 1, 2, 4, 6, 7, 8 (See regulations in Dept. 016)  
 All sign boxes are required to be recessed.  
 The Landlord will maintain signs on all individual lots and ensure the right to approve or reject or replace signage.

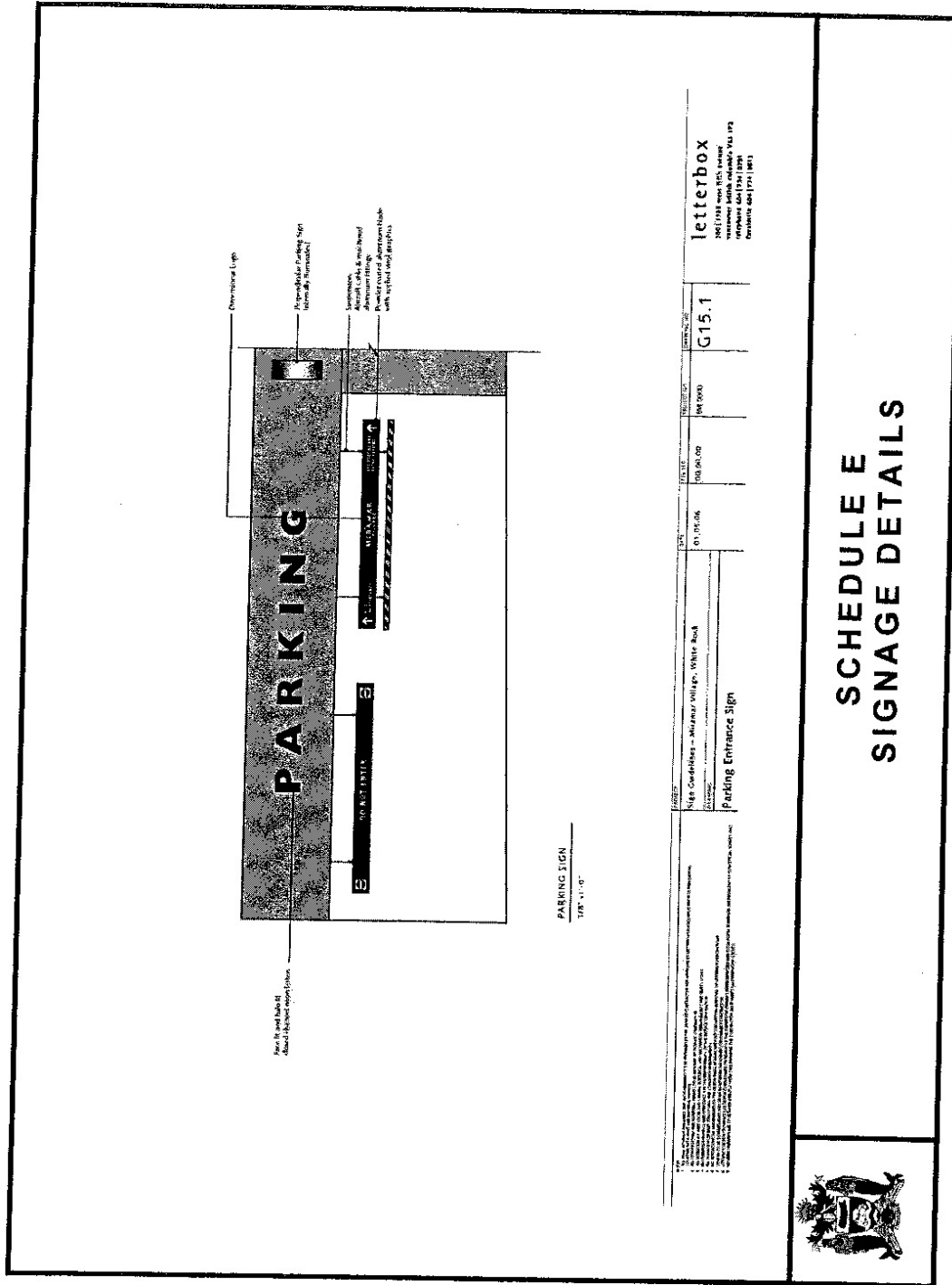
<b>Project No.</b>	15177 Thrift	<b>City</b>	G14	<b>Letterbox</b>
<b>Project Name</b>	High-Cost/Alta - Miramar Village, White Rock	<b>City</b>	G14	100 177th Street, #101, Miramar, BC V2V 1G6
<b>Project Address</b>	15177 Thrift Avenue	<b>City</b>	G14	100 177th Street, #101, Miramar, BC V2V 1G6
<b>Project Description</b>	Type 1&2 Signage detail	<b>City</b>	G14	100 177th Street, #101, Miramar, BC V2V 1G6

## SCHEDULE E SIGNAGE DETAILS



**SCHEDULE E  
 SIGNAGE DETAILS**







Technical drawing of a parking sign. The sign is rectangular with a curved top edge. The word "PARKING" is written in large, bold, capital letters across the center. Below the word, there is a smaller rectangular sign with the text "PARKING" and a symbol of a car. To the right of the main sign, there is a vertical signpost with a "letterbox" at the top. The drawing includes several annotations: "Entrance Sign" pointing to the top of the signpost, "Newly installed Sign" pointing to the main sign, "Signpost" pointing to the vertical post, "Aluminum extrusion" pointing to the horizontal bar, and "Fluorescent aluminum plate with lettering" pointing to the sign itself. A note at the bottom left says "See Note 1 on sheet 15177-1-01".

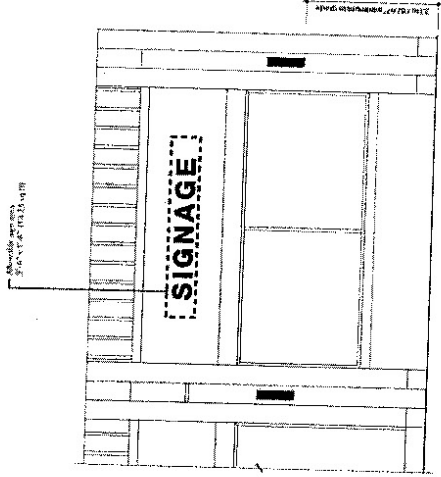
**PARKING SIGN**  
 2'0" x 4'0"

DATE	DESCRIPTION	BY	CHKD BY
24.01.06	16.02.06	16.02.06	16.02.06
24.01.06	16.02.06	16.02.06	16.02.06

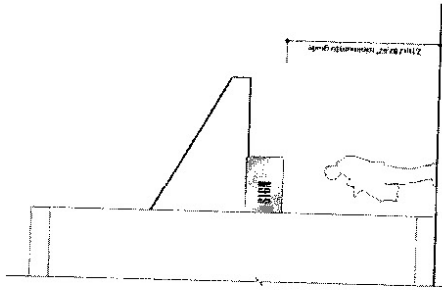
Project: High Quality - Miramix Village, White Rock  
 Drawing: Parking Entrance Sign  
 Scale: 1/4" = 1'-0"

**letterbox**  
 20011788 west fifth street  
 white rock bc v2v 1p1  
 telephone 604 724 1800  
 fax 604 724 1810

**SCHEDULE E  
 SIGNAGE DETAILS**



**FRONT ELEVATION**  
1/4" = 1'-0"



**SIDE ELEVATION**  
1/4" = 1'-0"

**NOTE:** Signs and signage must be installed in accordance with the City of Irvine Sign Code. For a complete list of sign types, please refer to the City of Irvine Sign Code. For a complete list of sign types, please refer to the City of Irvine Sign Code.


Sign options: 5 (as per applicable sign code)

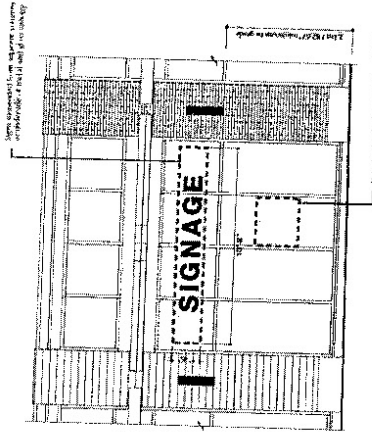
The Licensed architect, engineer, or other professional shall certify that the sign meets the applicable code requirements.

<b>Project Name</b>	15177 Thrift Avenue - Alhambra Village - White Rock		
<b>Project Address</b>	28 1st St	28 1st St	28 1st St
<b>Project City</b>	Irvine	Irvine	Irvine
<b>Project County</b>	Orange	Orange	Orange
<b>Project State</b>	CA	CA	CA
<b>Project Type</b>	Letterbox	G16	Letterbox
<b>Project Description</b>	Type 4 - Fabric Awning Sign		

**letterbox**  
 200 - 15177 Thrift Avenue  
 Alhambra Village, Irvine, CA 92618  
 Telephone: 949.224.8833

## SCHEDULE E SIGNAGE DETAILS





TYPE 5 - RETAIL TENANT FASCIA SIGN OVER STOREFRONT GLAZING  
 14'0" x 12'0"

NOTE: Signage shall be installed to the three-dimensional end of High Speed 4, 6, 8, 10, and 12 lane arterials.  
 Signage shall be installed on the exterior of the building.  
 No sign shall be installed in the window.  
 The landholder shall provide all necessary permits to install the sign.  
 The applicant shall be responsible for all costs of the sign.

**Letterbox**  
 1001 151st Ave, Suite 101  
 Vancouver, BC V6Z 1Y7  
 Telephone: (604) 271-1871  
 Fax: (604) 271-1872

**G17**

Area	272.00 sq m
Volume	894.00 cu m
Value	100,000.00

**Signage**  
 Signage Category - Retail Signage  
 Signage Size - 14'0" x 12'0"

Signage Type 5 Signage Detail



## SCHEDULE E SIGNAGE DETAILS

**TYPE 6 – RETAIL TENANT FASCIA SIGN**  
 11'4" x 1'-0"

**NOTE:** Type 6 signs are encouraged to be three-dimensional and of high level of detail and quality with an emphasis on local individuality.  
 Sign locations: 1. Use per sign code (Type G11)  
 2. No sign bases or support structures.  
 The Landlord will maintain signs on an individual basis and reserves the right to approve or reject or request revisions.

<b>PROJECT NO.</b>	15177 Thrift Ave	<b>PROJECT NO.</b>	15177 Thrift Ave
<b>PROJECT NAME</b>	15177 Thrift Ave	<b>PROJECT NAME</b>	15177 Thrift Ave
<b>PROJECT ADDRESS</b>	15177 Thrift Ave	<b>PROJECT ADDRESS</b>	15177 Thrift Ave
<b>PROJECT CITY</b>	Alameda	<b>PROJECT CITY</b>	Alameda
<b>PROJECT COUNTY</b>	Alameda	<b>PROJECT COUNTY</b>	Alameda
<b>PROJECT STATE</b>	CA	<b>PROJECT STATE</b>	CA
<b>PROJECT ZIP</b>	94513	<b>PROJECT ZIP</b>	94513
<b>PROJECT TYPE</b>	Commercial	<b>PROJECT TYPE</b>	Commercial
<b>PROJECT OWNER</b>	Alameda Village, White Group	<b>PROJECT OWNER</b>	Alameda Village, White Group
<b>PROJECT CONTACT</b>		<b>PROJECT CONTACT</b>	
<b>PROJECT PHONE</b>		<b>PROJECT PHONE</b>	
<b>PROJECT FAX</b>		<b>PROJECT FAX</b>	
<b>PROJECT EMAIL</b>		<b>PROJECT EMAIL</b>	
<b>PROJECT WEBSITE</b>		<b>PROJECT WEBSITE</b>	
<b>PROJECT DESCRIPTION</b>	Type 6 Signage detail		
<b>PROJECT STATUS</b>	G18		
<b>PROJECT DATE</b>	11/18/2010		
<b>PROJECT TIME</b>	11/18/2010		
<b>PROJECT COST</b>	100,000.00		
<b>PROJECT BUDGET</b>	100,000.00		
<b>PROJECT VENDOR</b>	letterbox		
<b>PROJECT CONTACT</b>	15177 Thrift Ave, Alameda, CA 94513 Telephone: 949-272-7331 Fax: 949-272-7331		

## SCHEDULE E SIGNAGE DETAILS

The drawing shows a pylon sign with a main rectangular sign panel and three smaller rectangular panels below it. The main panel is labeled '63 1/2" W' and '63 1/2" H'. The three smaller panels are labeled '12 1/2" W' and '12 1/2" H'. The sign is supported by two vertical posts. A dimension line indicates a height of '21' from the top of the sign to the top of the posts. Below the sign, the silhouettes of two people are shown for scale. To the right of the drawing is a table with the following data:

PROJECT	15177 Thrift Ave	DATE	08/21/06
CLIENT	Sign Graphics - Alameda Village - White, Corp	APPROVED	C19
DESIGNER		DATE	08/21/06
Pylon Sign with Project I.D.			

Below the table is a section titled 'PRIMARY/SECONDARY PYLON SIGN' with a note: '3/8" x 1/2"'. At the bottom right of the drawing area is the Seal of the City of Alameda.

**SCHEDULE E  
 SIGNAGE DETAILS**

## APPENDIX C

### Public Information Meeting Summary by Applicant



August 28<sup>th</sup>, 2020

#### **“MIRAMAR VILLAGE” MIXED-USE PHASES 3 & 4 CITY OF WHITE ROCK DEVELOPMENT PROPOSAL 20-012 PIM SUMMARY**

##### **Overview**

On Wednesday August 19, 2020 from 5:30pm to 7:00pm, EDG Experience Design Group Inc. (Applicant) presented at a digital Public Information Meeting (PIM) regarding Development Proposal 20-012, accompanied by Bosa Properties (Owner). Development Proposal 20-012 includes an application to amend Major Development Permit No. 288 with an updated Exterior Sign Program associated with “Miramar Village” Towers 3 & 4, and also in request of variances to provisions contained in the City of White Rock Sign By-law No. 1923.

Residents and property owners within 100 metres of the subject site were sent documentation related to the Development Proposal and PIM via notification letter. A Development Proposal Sign was also installed onsite to announce the Development Proposal and the PIM.

The PIM Presenters included:

Barry Marshall, Creative Director, EDG Experience Design Group (Applicant)  
Katie Blank, Senior Graphic Designer, EDG Experience Design Group (Applicant)  
John Martin, Director, Commercial Properties, Bosa Properties (Owner)  
Carl Isaak, Director of Planning and Development Services, City of White Rock (City Representative)  
Greg Newman, Manager of Planning, City of White Rock (City Representative)

A total of six Attendees were reported in attendance. The Applicant has compiled this PIM Summary to provide further context to the discussion, as well as to fulfill the requirements set forth in Schedule E of the Procedures Bylaw No. 2234.

##### **Presentation**

Following some background by the City and formal introductions of the PIM Presenters, EDG commenced the presentation, outlining the following topics:

- Project Overview and Site Description
- Project Intent and Objectives
- Signage Audit of Existing Towers 1 & 2 for reference
- Proposed Sign Types
- Sign Plan and Elevations showing proposed sign locations
- Legibility Considerations
- Fabrication Details for select retail tenant signs
- Outline of the Requested Variances to the Sign By-law with a supporting rationale
- Site Renderings illustrating the proposed signage

The overall project objective is to balance the needs of a contemporary mixed-use residential and commercial destination with the Sign By-law, whilst also considering the provisions set forth in the City of White Rock’s “Official Community Plan”, Section 22.3 “Town Centre Development Permit Area” guidelines.

The team also considered the importance of ensuring visibility requirements for first-time and occasional visitors (in various modes of transportation), facilitating clear and safe visitor navigation, enhancing the pedestrian realm, signalling a sense of arrival, presenting a unified family of Sign Types, establishing tenant hierarchy, and mitigating light spillover to neighbouring residents.



#### Q&A

The presentation was followed by a Q&A session where Attendees could submit written comments and questions requiring further elaboration from Presenters. Outlined below is a record of the comments/questions received and the general discussion conducted by the Presenters.

Q. "White Rock is called "City by the Sea". What consideration have you given to this theme in the designing of these signs?"

EDG responded that, while thematic design opportunities are appreciated, the project team established that the proposed sign program should instead reinforce a timeless aesthetic that won't date rapidly, whilst also aligning with the site architecture.

Q. "Why do you need an extra foot of height on the anchor tenant signs when these signs will be brightly lit? Will there not be massive light pollution already from the four buildings?"

EDG reiterated that the height increase for Anchor Tenant Fascia Signs was necessary to enhance motorist legibility, also considering any setback distances from key motorist decision points. The height increase is also necessary to establish hierarchy between Anchor and Non-Anchor Tenants. It would also better accommodate stacked logo formats, if such a retailer brand had such a requirement.

Further to this, EDG stated that any retail tenant signage must be equipped with timer and/or dimmer switches to mitigate excess glare and light spillover into neighbouring residential units.

Q. "Three brightly lit directory signs is a bit excessive . What type of directory signs are being used now and how many are there."

City Representatives referred to a screenshot of the tall "Hillcrest" freestanding sign previously in place onsite at the corner of Johnston Road and Thrift Avenue. The City and EDG clarified that the new proposed signage—although higher in quantity to suit increased pedestrian circulation—is much smaller in scale than signage previously in place at this intersection.

Q. "I noticed the Save on Foods sign as an example for an anchor tenant. How high was the lettering on that one. It looks a lot smaller than 3 foot six and yet it's highly visible."

This is referring to an example image on the fabrication details for Sign Type 1: Anchor Tenant Signs. EDG explained that in our previous experience with Save-on-Foods, these signs can be much taller (8 feet high overall is typical), meaning that the lettering alone would be at least 3 feet or larger in proportion to the overall logo.

Q. "To reduce light pollution, at what time is the signage lighting turned off? This should be written into any approval."

City Representatives agreed that this would be further established/stipulated in subsequent discussion with the Applicant, prior to formal approval.



Q. "Why wasn't the previously approved signage satisfactory, as it met the existing Sign By-law?"

EDG rationalized that the Sign By-law may be somewhat out-of-date, and is more suited for smaller, individual retailers in contrast to larger, multi-phased developments such as Miramar Village. The mounting and size restrictions appear to be a reflection of older architectural building standards, and do little to accommodate visibility requirements for Anchor Tenants.

City Representatives at one point shared elevation drawings of the nearby Semiahmoo Shopping Centre, for which signage was approved in excess of the Sign By-law (example of 4 foot high signage shown).

Q. "Canopies were never mentioned originally. These will add clutter to the whole development and will actually block visibility. Why introduce them when you are asking for increased height in signage and more brightly lit directories?"

City Representatives indicated that additional canopies are not being considered as part of this proposal. All canopy signage is to be mounted on approved and currently-installed architectural canopies.

Q. "The free-standing signs are not human scale, only catering to the motorist. The Town Centre concept was to focus on pedestrian uses. These are not acceptable."

EDG agreed that pedestrian circulation is paramount, however maintained that the three Sign Type 10 Freestanding Map Directories are scaled specifically for pedestrians and are essentially illegible for motorists. There is only a single freestanding sign intended for motorists, that being the Sign Type 11 Freestanding Tenant Directory.

Q. "Will the City create a bylaw to have the signs shut off at 11pm or will the developer agree to include that provision in his variance application?"

City Representatives indicated that an amendment to the Sign By-law regarding illumination shut-offs will not be created at this time, however the City, Applicant, and Owner all agreed that shut-off timers will be further discussed internally.

Q. "How are these signs designed to make them safe from the high winds that are already identified for this wind tunnel?"

EDG indicated that all signage will be manufactured by high quality fabricators, and that engineering review and approvals are required as part of the fabrication process. In EDG's professional experience with an array of fabricators, signage is typically designed to meet local 50-year wind shear exposure, which would render any installed signage more than able to withstand winds anticipated at this site.

Q. "Why are City staff justifying the proposals, were they involved in developing them?"

City Representatives clarified that they did not directly produce the drawings, but have been in regular coordination with the Applicant and Owner regarding proposed signage, striking a balance between Sign By-law compliance and commercial tenant requirements.





Q. "Will there be free parking on-site so that customers can get out of their cars and walk around the site to discover the diversity of stores on site?"

Although the query was not relevant to the signage proposal, Bosa Properties clarified that a parking operator may later be involved in overseeing site parking, however free parking may initially be provided. Bosa Properties also indicated that they will consider if it is feasible to retain free parking in the long-term to benefit retail visitors.

Q. "Re: 4 foot tall signs at Semiamhoo Mall, they are Auto oriented, with a large parking lot, not this pedestrian orientation"

EDG reiterated that the sign height variance for Anchor Tenant Signs would be useful for approaching pedestrians and motorists viewing from a distance.

Q. "I thought the whole idea was to create a pedestrian friendly community? Why are you worried about car traffic? The speed limit on Johnson Road is 30 KPH . Is that not slow enough to see 3 foot six tall signs?"

EDG asserted that 6 foot tall signage is inadequate for motorist legibility, as the bottom portion is easily blocked from view by other vehicles, and does not support the text size required for traveling at full speed. EDG confirmed that sizes were carefully calculated to meet minimums and avoid excessive size.

The City also clarified that the posted traffic speed along Johnston Road is in fact 50 km/hr, hence necessitating consideration of larger sign sizes.

Q. "Way-finder signs should be like those inside malls not marquee signs like those proposed."

EDG confirmed that Miramar Village is entirely open-air, and does not have any internal circulation to support mall-inspired signage. All retail tenants are solely accessible directly from the outdoors.

Q. "I am confused as the Consultant mentioned they would need more canopies and those shown were different than the one Mr. Isaak mentioned. Can I get clarification on what the consultant is asking for in the variance? How many are needed?"

EDG clarified that additional canopies are not being pursued, the requested variance to the Sign By-law is to allow for mounting signage below the canopy. This is consistent with contemporary architectural and retail centre practices and is in alignment with the canopy signage previously installed at the existing Phases 1 & 2 of Miramar Village.

Q. "Will paid parking be a detriment to people shopping at these establishments?"

Bosa Properties reiterated that parking matters would be further considered separately from this sign variance proposal.

Q. "Can you clarify if the signs and canopies will be using wood /natural materials as specified in the preamble and pictures? What is being proposed doesn't seem to be made up of natural materials?"

EDG explained that natural materials are not always appropriate for commercial signage projects, which require longevity and resistance to a multitude of local weather conditions. The signage instead seeks to align with the building architectural finishes, while offering a neutral and timeless aesthetic that won't date rapidly.



Q. "The close placement of these buildings and the winds coming up the southern slope from the beach make for much higher wind speeds than the 50 year basis because of a vortex effect"

EDG reiterated that signage and its attachments will be professionally engineered to withstand anticipated local wind shear requirements.

Q. "Can the directories be made from more natural materials? Red cedar is an extremely long lasting material. Can brick be used instead of plexi-glass?"

EDG clarified that red cedar, whilst a natural material, would not be in alignment with the architectural palette and still lacks the endurance required for commercial signage. Although brick is possible to incorporate, this often requires larger-sized footings in contrast to standard architectural concrete and would also have a slightly lower lifespan.

Q. "Can we see the proposed sign locations slide again?"

EDG proceeded back to the earlier Sign Plan presentation page that indicates locations.

Q. "Why is there not a nautical theme to the signage since the four towers have a big hint of being a sea cruise liner? Plus we are so close to the Sea and the whole idea is themed around our "City by the Sea"?"

EDG stressed that thematic signage design is inappropriate in this instance, as it does not correlate well with the architectural style, nor does it support a timeless appearance. It has also not been stipulated as a prior requirement for the project.

Q. "The round front on bldg 3 was meant by the architect to give it a nautical theme"

EDG acknowledged that rounded façades are common however not always indicative of a nautical theme.

Q. "That was what was presented to the ADP and Council. I was on the ADP at the time."

EDG agreed that, while there may have been subtle thematic requirements for the architecture, this is not a stated requirement for the signage program or to support the retail tenants.

Q. "Are the signs going to be all different colours with different lighting, or is there going to be some sort of consistent colour scheme?"

EDG explained that signage must be manufactured consistently with regards to mounting location, sign types, general materials, maximum sizes, and even illumination colour temperature (4100 Kelvin is the industry standard). Retail tenants however have an array of brand identities, including colour palettes, and require flexibility to best portray their brand and product offerings to the public. This is also in alignment with the previous signage at the existing Phases 1 & 2 of Miramar Village, which allows the retail tenants to employ their applicable brand colour palette.

Bosa Properties also assured attendees that they take retail signage very seriously, and wish to ensure a high-quality signage end product. They however do need to support retail tenant requirements in careful balance with the community, otherwise they are at risk of losing quality retailers if basic commercial signage expectations cannot be met. Bosa Properties cited recent deteriorated negotiations with a major grocery tenant, as there was much uncertainty around the guarantee of legible Anchor Tenant Signage.



Q. "The towers port hole windows are also for a nautical look"

EDG agreed that porthole windows may be considered an architectural element supporting a nautical theme, however it is not appropriately or easily translated into commercial signage without detracting from the branding requirements of tenants and the contemporary aesthetic.

Q. "Is there going to be any historic components to any of the signage around the Central Plaza area? Is there going to be any references in surrounding signage to the Semiahmoo First Nations history as well as White Rock history."

EDG clarified that this is not normally a requirement of commercial signage projects and is usually initiated by municipal interpretive or public art programs. This has not been identified as a current requirement, however EDG is happy to be involved in any later proposals, should it be required.

Q. "No flashing signs should be allowed and no strobes"

EDG enthusiastically agreed that flashing signs would detract from the overall development and are specifically prohibited in the guidelines for the proposed sign program. Flashing signage is also prohibited by the City of White Rock Sign By-law, which City Representatives confirmed.

#### Attendee Support

EDG acknowledged that—while Planning staff at the City of White Rock are supportive of the proposed signage and requested variances to the Sign By-law—no attendees to the digital PIM appeared to express support for the proposal, nor shared any positive feedback. EDG attributes to this to the low attendance, compounded with a generally low familiarity and public interest in best wayfinding practices.

#### Attendee Opposition

Based on comments and feedback during the Q&A portion of the PIM, attendee opposition appeared to concentrate on signage illumination, freestanding sign quantities, and sign heights.

Although not in explicit opposition to the proposal, attendees also expressed some concern with the following general project aspects:

- Support/expressed desire for a nautical theme
- Controlling illumination hours and light spillover into neighbouring residential units
- Scaling appropriately for pedestrian versus motorist usage
- Wind resistance (note: will be addressed in engineering of signage structures and mounting)
- Free versus paid parking, although irrelevant to this signage proposal
- Using more natural materials
- Avoiding flashing signage (not proposed and specifically non-conforming to Sign By-law)



#### Updates to the Exterior Sign Program Package

Although no revisions to the supporting "Exterior Sign Program (Draft 9)" package appear to be required as a result of the PIM discussion, EDG has nonetheless made minor modifications to the package to culminate into "Exterior Sign Program (Draft 10)". Updates include a revision to the variance requested for Parking Entrance Signs (now considered a directional sign instead of a fascia sign) and a clarification that freestanding sign backgrounds are NOT to be illuminated (copy only to be illuminated).

A careful review of the package also confirmed that "signs must be constructed to resist wind shear, seismic, and other applicable loads", and also retains a provision for illumination timer/dimmer controls, therefore addressing the primary attendee concerns.

#### Further Discussion

EDG has indicated that ideally all retail tenant signage be supplied with a 7-day, 24-hour time clock and/or dimmer to control illumination hours and intensity, with the goal of mitigating light spillover into neighbouring residential units. As clarified during the digital PIM, EDG, Bosa Properties, and the City of White Rock have agreed to further discuss these requirements.

**END OF PIM SUMMARY**

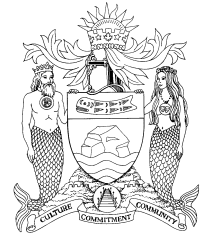
## **APPENDIX D**

### **Written Submission from Applicant**

Signage, both storefront and wayfinding, are an essential component of a successful mixed-use project with retail presence at grade. We have been actively marketing Miramar II for lease for several years with limited success. Many of the concerns expressed by some of the prospective retail businesses have been related to signage and minimal frontage along the main vehicle and pedestrian pathways on Johnston Road and Thrift Avenue. The majority of our retail square footage has been earmarked for a grocer anchor that will be the lifeblood of this centre and a phenomenal addition to the community dynamic. Unfortunately, we've had two major grocers fall through and a consistent theme has been signage and visibility to Tower D in the rear portion of the site. Our team at Bosa Commercial is committed to finding the right tenant mix and holding each business to high standards when it comes to displaying their brands on our projects. If Council and the people of White Rock allow the requested signage variances, I am supremely confident that every visitor to the property and resident of the towers will be very pleased with the result. And, they'll have great businesses and services to meet their daily essential needs.

John Martin  
Director, Commercial Properties  
Bosa Commercial

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



**DATE:** October 5, 2020

**TO:** Land Use and Planning Committee

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

**SUBJECT:** Application for Major Development Permit Application and Development Variance Permit – 14947 Buena Vista Avenue (MJP/DVP 19-021)

---

**RECOMMENDATIONS**

THAT the Land Use and Planning Committee recommend that:

1. Council direct staff to schedule the public meeting for Development Variance Permit No. 431;
  2. Council, following the Public Meeting, consider the issuance Development Variance Permit No. 431 for 14947 Buena Vista Avenue; and
  3. Council, if Development Variance Permit No. 431 is approved, also issue Development Permit No. 430 for 14947 Buena Vista Avenue.
- 

**EXECUTIVE SUMMARY**

The City of White Rock has received an application to subdivide the property at 14947 Buena Vista Avenue into two (2) lots under the existing ‘RS-2 One Unit (Small Lot) Residential Zone’. If the properties are subdivided, the two (2) lots would be less than 12.1 metres (40 feet) in width, which is classified in section 22.1 of the Official Community Plan (OCP) as “intensive residential development” pursuant to Section 488(1)(e) of the *Local Government Act*. As such, the development is regulated by the requirement for a Major Development Permit and is reviewed under the ‘Mature Neighbourhood Infill’ Development Permit Area (DPA) Guidelines.

These guidelines are applied to the new dwellings, in order to ensure that the proposal fits within the established character of the existing neighbourhood. Within this designation, low-scale residential uses including single family homes, duplexes, and triplexes are contemplated along with opportunities to increase the supply of housing through gentle infill (i.e., single lot subdivisions, secondary suites, etc.). Following approval of the proposed subdivision, the two (2) lots would have frontage of 10.1 metres, lot depth of approximately 36 metres and a lot area of 365 square metres, which follows the existing lot pattern in the surrounding area. If it is determined that the proposal follows the Mature Neighbourhood DPA Guidelines, the Major Development Permit and Development Variance Permit will allow for a modest form of intensification within an established area of the City and is consistent with the policy objectives of the OCP.

A Development Variance Permit (DVP) was also received as part of the application to vary the maximum building height of the RS-2 One Unit (Small Lot) Residential Zone for the westerly lot (as identified on the drawings as Lot 1). The rationale for this request is related to the steep topography of the site, vehicular access required from the rear lane, and a municipal design

requirement regarding a maximum 2% slope up to the property line from the street, and a maximum 15% driveway slope as per Section 51 of Street and Traffic Bylaw, 1999, No. 1529. If approved, the DVP would allow an increase of 0.353 metres (1.158 feet) to the maximum building height of 7.7 metres (25.26 feet), for a total proposed building height of 8.053 metres (26.42 feet).

### **PREVIOUS COUNCIL DIRECTION**

None.

### **INTRODUCTION/BACKGROUND**

*White Rock Official Community Plan 2017, No. 2220* (OCP) designates the subject property as ‘Mature Neighbourhood’, characterized by low-scale residential uses, such as single-family dwellings with secondary suites, duplexes, and triplexes. The policies applicable to the Mature Neighbourhood designation support gentle infill to enable moderate residential growth in established areas of the City. The proposed Major Development Permit and subsequent subdivision would allow for the introduction of a new single-family home without significantly changing the character or predominant form of housing in the neighbourhood.

The subject property is zoned ‘RS-2 One Unit (Small Lot) Residential Zone’. The size of the lot is large enough to enable subdivision of the property, while maintaining the minimum lot frontage (10.0m), lot depth (27.4m) and lot area (362.0m<sup>2</sup>) standards of the RS-2 Zone. Uses permitted in the current RS-2 zone are consistent with the use permissions established in the OCP land use designation, which recognize single detached dwellings (with secondary suites), duplexes, and triplexes. Development Permit No. 430 is included within Appendix A, which would regulate the form and character of the dwellings if approved by Council. Development Variance Permit No. 431 is included as Appendix B and if approved by Council would allow a slight height variance of 0.353 metres (1.158 feet) on Lot 1 (west lot once subdivided).

### **ANALYSIS**

The subject property is located at 14947 Buena Vista Avenue, mid-block between Everall Street and Blackwood Street (see Appendix C for Location Map and Ortho Photo). The property is occupied by an older, single detached dwelling. A combination of newer and older homes surround the site. As the proposed properties are less than 12.1 metres in lot width, the Official Community Plan classifies the subdivision as “intensive residential development” pursuant to Section 488(1)(e) of the *Local Government Act*. This requires that the development be regulated by a Major Development Permit and is reviewed under the ‘Mature Neighbourhood Infill’ Development Permit Area (DPA) Guidelines. These guidelines are applied to the new dwellings, in order to ensure that the proposal fits within the established character of the existing neighbourhood.

#### **Current Zoning**

The subject property is 723.84 m<sup>2</sup> in lot area with 20.9 metres of frontage along Buena Vista Avenue. The property is sufficiently sized to meet the minimum lot area and dimension requirements of the existing RS-2 zone for the two (2) new lots (see Appendix D - Preliminary Subdivision Plan). The parking supply requirements of the bylaw (i.e., two spaces per unit plus one additional space for any secondary suite) can be satisfied within the design of the subdivided lots. The proposal does not contemplate secondary suites as the parking would not be able to be accommodated on site. Following approval of the proposed subdivision, the two (2) lots would have frontage of 10.1 metres, lot depth of approximately 36 metres and a lot area of 365 m<sup>2</sup>.

### **Mature Neighbourhood DPA Guidelines**

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

The applicant has adequately identified how the proposed development meets the development permit guidelines by:

- a) Ensuring that the proposal is compatible with the surrounding neighbourhood that is comprised of a mixture of older homes and more recently developed houses. As the architectural design varies widely from older residences with gables and clapboard siding, modern residences with flared/curved roof elements, and ‘beach’ style residences, the massing of the proposed residences was stepped to reduce the shadowing affects of the building on the neighbouring properties with a modern architectural expression.
- b) In order to create visual interest through the design, the proposal incorporates open decks, angled walls, stepped building heights to break down the building massing as well as open picket guardrails and a variety of high-quality cladding materials.
- c) In order to address passive solar design principles, solar gain is minimized by setting several windows back on the covered decks, and providing the maximum canopy permitted by the Angle of Containment on open decks where possible.
- d) West coast design elements have been incorporated through the use of steel pickets, canopies, and accents, stone siding, wood pickets, and wood cladding.



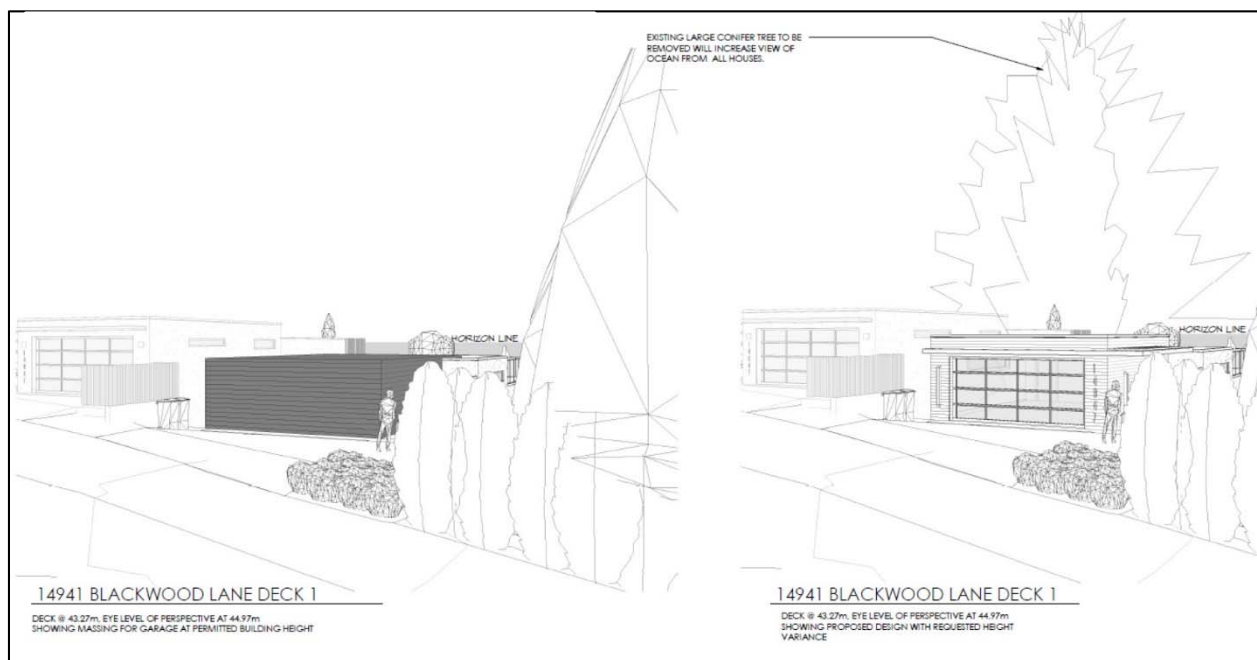
Figure 1: Proposed Rendering along Buena Vista Avenue



### Proposed Height Variance

The proposed development is seeking an additional 0.353 metres (1.158 feet) for the westerly lot (Lot 1) due to constraints with the driveway slope in the rear lane (Blackwood Lane). Section 51 of the City of White Rock's Street and Traffic Bylaw, 1999, No. 1529, requires that the maximum driveway slope as measured from the property line to the off-street parking space shall be 15% and the slope of the driveway within the boulevard shall slope from the property line to the edge of street at a minimum of 2%. To achieve the maximum driveway slope of 15% from the rear lane, the garage portion of the dwelling requires additional height beyond the maximum 7.7 metres in Zoning Bylaw No. 2000.

With regards to the proposed height variance of 0.353 metres (1.158 feet), staff note that the total height of 8.053 metres in the view analysis submitted (see Appendix F) outlines little to no impact to the decks to the north of the development (see Figure 2: Maximum Building Height Versus Proposed Building Height Along Blackwood Lane (looking south)). The image on the left shows a building envelope in compliance with the maximum height and the image on the right shows the building as designed with the 0.353 metre height variance. This image is also available in Appendix F (View Analysis) at a larger scale.



**Figure 2: Maximum Building Height Versus Proposed Building Height Along Blackwood Lane (looking south)**

Staff are generally supportive of this variance to accommodate engineering related slope requirements in the rear lane, however, note that during the Public Information Meeting community members were concerned with the implications of this variance. Following receipt of feedback from the Public Information Meeting and Advisory Design Panel, staff worked with the applicant to explore options to remove the request for the height variance through the following options:

- a) Mirroring the house design so the driveway could be pushed further west down the slope of the lane to allow for the garage to be lowered. After much investigation of this possibility, it was determined that this option would still require a height variance. The difference in impact to the neighbours was outlined as negligible compared to the current proposal. Additionally, the designer confirmed that mirroring of the house would have greater

negative impacts to the aesthetic of the design and how the massing interacts with the neighbouring Lot 2, as well as the existing neighbour to the west.

- b) Various design layouts were explored to shift the garage down the slope to a point that it would be below the maximum building height, none of which were determined by the designer to be viable. This is due to the fact the shifting the house or just the garage to the south causes the average natural grade to change and therefore the maximum building height falls faster than the 15% driveway slope, so the further south the house is shifted, the greater the building height variance becomes.

As none of these options were viable in removing the height variance request and the variance is quite minor in nature, staff believe that Policy 8.5.5 Design and Context – ‘Encourage designs that respond to the form of adjacent development, particularly when abutting Mature Neighbourhood areas’ and Section 22.9 Mature Neighbourhood Infill DPA, 22.9.1 a. ‘Ensure buildings are compatible with or complementary to adjacent developments in terms of height, density, and design’ are still maintained by this proposal.

### **Advisory Design Panel Review**

During the Advisory Design Panel (ADP) meeting on July 21, 2020 (please refer to Appendix H: ADP Minutes July 21, 2020) the panel recommended that the application for the development proposal at 14947 Buena Vista Avenue be referred to Council once the applicant had the opportunity to consider comments pertaining to:

- a) Providing a broader mix of plantings and surface treatments (e.g., patios) as shown in the Landscape Plan, and that plantings are satisfactory to the City Arborist;
- b) *Design Response: The planting plan was further diversified by providing a broader mix of species. Planters surrounding the trees were removed so the trees could be planted directly in-ground, allowing for there to be more space for them to grow and thrive.*
- c) Implementing a tiered southern retaining wall so that the structure does not overwhelm the pedestrian realm along the sidewalk of Buena Vista Avenue;
- d) *Design Response: The retaining walls were revised to incorporate a terraced approach and to reduce the overall height of the retaining wall along Buena Vista Avenue.*
- e) Efforts to mitigate solar gain (e.g., overhangs, eyebrows, etc.) and passive cooling options along the south facing elevation of the dwellings;
- f) *Design Response: In terms of efforts to mitigate solar gain the applicant looked at revising the design but did not do so for the following reasons:*
  - 1. *On both lots, the upper floor patio doors have canopies as large as possible without encroaching into the Angle of Containment. Adding any additional eyebrows/overhangs would encroach into the Angle of Containment, which is not permitted by Zoning Bylaw No. 2000.*
  - 2. *The master bedroom decks are well recessed into the house and will keep solar gain to a minimum. Lot 2 has vertical slats at the master bedroom window that will aid in reducing solar gain*
    - a. The intended use and function of the “bunker” and the compliance of the space with the applicable provisions of the Zoning Bylaw; and

*Design Response: In terms of the proposed ‘bunker basement’, the applicant confirmed that this bunker is intended for use as a storage room only. The developer*

*discussed the comments around the cost of the bunker with the client, and the client feels it is worth the time and cost to proceed with this part of the design. The ‘bunker basement’ is not prohibited by Zoning Bylaw No. 2000.*

- b. The requested height variance and efforts to alter the design such that a variance is no longer required; in the event that the applicant proceeds with the variance, that staff identify to Council the efforts taken by the applicant to address this constraint.

*Design Response: Please refer to the previous section on the proposed height variance for a discussion on how the applicant worked to address the building height comment from the ADP.*

### **Tree Management**

An Arborist Report prepared by Woodridge Tree Consulting Arborists Ltd. identifies that a total of six (6) trees of protected size (according to Tree Management Bylaw, 2008, No. 1831), would be affected by the proposal, all on private property. The Report recommends that the six (6) trees be removed as they are either in poor/very poor health (four (4) trees) and/or are a constraint to the development of the lots.

City staff have reviewed the recommendations of the Project Arborist and are comfortable with the removals subject to the posting of securities (i.e., \$27,000) for 18 replacement trees as required by the Tree Management Bylaw. Two (2) replacement trees are proposed as part of the development, which would result in a refund of \$3,000 and a total of \$24,000 to be kept as cash-in-lieu for future tree planting on City property. Appendix A includes the proposed landscape plan, which includes two (2) trees and 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 dwelling.

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

The applicant held a public information meeting (PIM) on March 3, 2020, at the White Rock Library (15342 Buena Vista Avenue). Two hundred and eleven (211) letters were circulated notifying owners within 100 metres of the subject property of the proposal. The meeting was also advertised in consecutive publications of the Peace Arch News in advance of the PIM. Appendix E to this report includes the PIM sign-in sheet and completed comment forms. Concerns that were brought up during the meeting included the proposed building height request and impacts to the surrounding properties during construction. As outlined above, staff have worked extensively with the applicant to remove the request for a height variance for the westerly lot. After exploring many different design changes, a viable option to remove the variance could not be achieved. With the submitted view analysis staff are supportive of the 0.353 metres (1.158 feet) variance as requested as it is minor in nature and will not have a significant impact to the properties to the north.

### **Planning Review**

The proposed development is seeking a Major Development Permit and Development Variance Permit. Staff believe that the proposal aligns with the ‘Mature Neighbourhood Infill Development Permit Area (DPA) Guidelines’ and respects the established character of the existing neighbourhood. Following approval of the proposed subdivision, the two lots would have a frontage of 10.1 metres, lot depth of approximately 36 metres and a lot area of 365 m<sup>2</sup> metres. These dimensions follow the lot dimensions that surround the development. As the proposed single detached dwellings are smaller in size than that of one single dwelling constructed on the existing lot, the proposal would increase the supply of smaller-scaled detached housing within the established neighbourhood, which can be an effective way to enable

greater ‘affordability’ in the area. As noted, the OCP is supportive of efforts to accommodate “gentle infill” as a means of supporting housing choice and affordability in Mature Neighbourhoods (Objective 8.8).

If it is determined that the proposal follows the Mature Neighbourhood DPA Guidelines, the Major Development Permit and Development Variance Permit will allow for a modest form of intensification within an established area of the City and is consistent with the policy objectives of the OCP.

Staff are supportive of the Development Variance Permit (DVP) proposal to vary the maximum building height of the RS-2 One Unit (Small Lot) Residential Zone for the westerly lot (as identified on the drawings as Lot 1). This is due to the steep topography of the site, vehicular access required from the rear lane, and a 2% slope up to the property line and a maximum 15% driveway slope as per Section 51 of Street and Traffic Bylaw, 1999, No. 1529. The applicant made a significant effort to redesign the dwelling to remove the variance request, which was unsuccessful due to the average natural grade of the site and angle of containment. As the DVP would allow an increase of 0.353 metres (1.158 feet) to the maximum building height of 7.7 metres (25.26 feet), for a total proposed building height of 8.053 metres (26.42 feet), staff believe through the view analysis submission that the variance is minor in nature and will not have significant impact to the properties in the rear.

### **FINANCIAL IMPLICATIONS**

The Major Development Permit and Development Permit, if approved, will not result in any additional costs to the City. Development cost charges of \$19,294.76 for the net increase of one (1) new lot will be obtained through the subdivision process.

### **LEGAL IMPLICATIONS**

Not applicable.

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

Not applicable.

### **INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS**

The Major Development Permit and Development Variance Permit 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 the intensification of 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.

A review of the Zoning Bylaw including single family homes is currently on Council's 2018-2022 Strategic Priorities, and is scheduled for December 2021. This priority and scheduling may change with Council's pending review of the Strategic Priorities.

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

The Land Use and Planning Committee can recommend that Council:

1. Direct staff to schedule a Public Meeting and consider issuance of Development Variance Permit No. 431 and Development Permit No. 430;
2. Reject Development Variance Permit No. 431 and Development Permit No. 430; or
3. Defer consideration of Development Variance Permit No. 431 and Development Permit No. 430 and refer the application back to staff to address any issues identified by Council.

Staff recommend Option 1.

### **CONCLUSION**

The City of White Rock has received a Major Development Permit and Development Variance Permit Application at 14947 Buena Vista Avenue to regulate and ensure that the proposed dwellings as part of the subdivision of the lot will fit within the established character of the existing neighbourhood. The proposal is consistent with the objectives and policies of the 'Mature Neighbourhood' OCP land use designation and Development Permit Area Guidelines. Staff are supportive of the requested variance as it is believed that it will have minor impact to surrounding residents. Staff recommend Council authorize staff to schedule a Public Meeting for this application and following the result, recommend that Council approve the Major Development Permit and Development Variance Permit.

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 Development Permit No. 430
- Appendix B: Draft Development Variance Permit No. 431
- Appendix C: Location and Ortho Photo Maps
- Appendix D: Preliminary Subdivision Plan
- Appendix E: Public Information Meeting Sign-in Sheet and Comment Forms
- Appendix F: View Analysis
- Appendix G: DPA Guidelines Response Table
- Appendix H: ADP Minutes July 21, 2020

**APPENDIX A**

**Draft Development Permit No. 430**

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



**DEVELOPMENT PERMIT NO. 430**

1. This Development Permit No. 430 is issued to P & H Bains Enterprises Inc. as the prospective owner and shall apply only to ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

Legal Description:

LOT 5 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN LMP 3787  
PID: 009-606-131  
(14947 Buena Vista Avenue)

As indicated on Schedule A

2. This Development Permit No. 430 is issued pursuant to the authority of Sections 490 and 491 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, the "White Rock Official Community Plan Bylaw, 2017, No. 2220" as amended, and in conformity with the procedures prescribed by the "City of White Rock Planning Procedures Bylaw, 2017, No. 2234" as amended.
3. The terms, conditions and guidelines as set out in "White Rock Official Community Plan Bylaw, 2017, No. 2220" as amended, that relate to the "Mature Neighbourhood Development Permit Area" shall apply to the area of land and premises hereinbefore described and which are covered by this Development Permit.

4. Permitted Uses of Land, Buildings and Structures

Land, buildings, and structures shall only be used in accordance with the provisions of the "RS-2 One Unit (Small Lot) Residential Zone" of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended and Development Variance Permit 431.

5. Dimensions and Siting of Buildings and Structures on the Land

All buildings and structures to be constructed, repaired, renovated, or sited on said lands shall be in substantial compliance with the Plans prepared by SU CASA Design. and Vandenberg Landscapes hereto in accordance with the provisions of Section 491 of the *Local Government Act*:

Schedule B	Site Plan
Schedule C	Elevations and Renderings Lot 1
Schedule D	Elevations and Renderings Lot 2



Schedule E          Landscaping Plans

These Plans form part of this development permit.

6. Terms and Conditions:

- a)      The applicant shall enter into a Servicing Agreement to provide frontage improvements and on-site works and services in accordance with Section 506 of the *Local Government Act* and to the acceptance of the Director of Engineering and Municipal Operations;
- b)      The applicant shall provide landscaping for the development in substantial compliance with the Landscape Plans (Schedule E) to the acceptance of the Director of Planning and Development Services and the Director of Engineering and Municipal Operations;
- c)      The permittee must also submit an estimate for the cost of landscaping, along with securities in the amount of \$29,300.00 (125% of the cost of landscaping) to the City prior to the issuance of a building permit.

7. In the interpretation of the Development Permit all definitions of words and phrases contained in Sections 490 and 491 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, and the “White Rock Official Community Plan Bylaw, 2017, No. 2220”, as amended, shall apply to this Development Permit and attachments.

8. Where the holder of this Permit does not obtain the required building permits and commence construction of the development as outlined in this Development Permit within two years after the date this Permit was authorized by Council, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized further time extension of the Permit.

9. This permit does not constitute a subdivision approval, a tree management permit, a demolition permit, or a building permit.

Authorizing Resolution passed by the Council for the City of White Rock on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

This development permit has been executed at White Rock, British Columbia on the \_\_\_\_\_ day of \_\_\_\_\_ 2020.

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

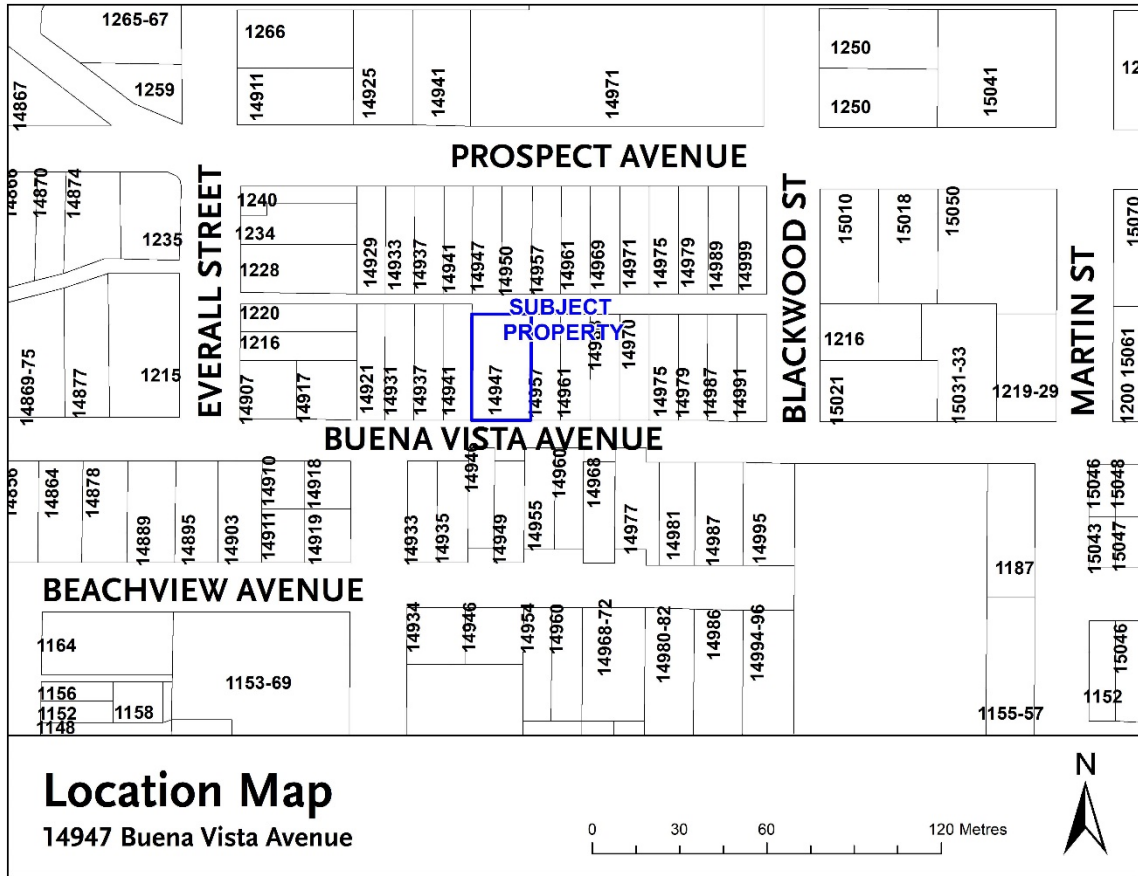
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Mayor  
Authorized Signatory

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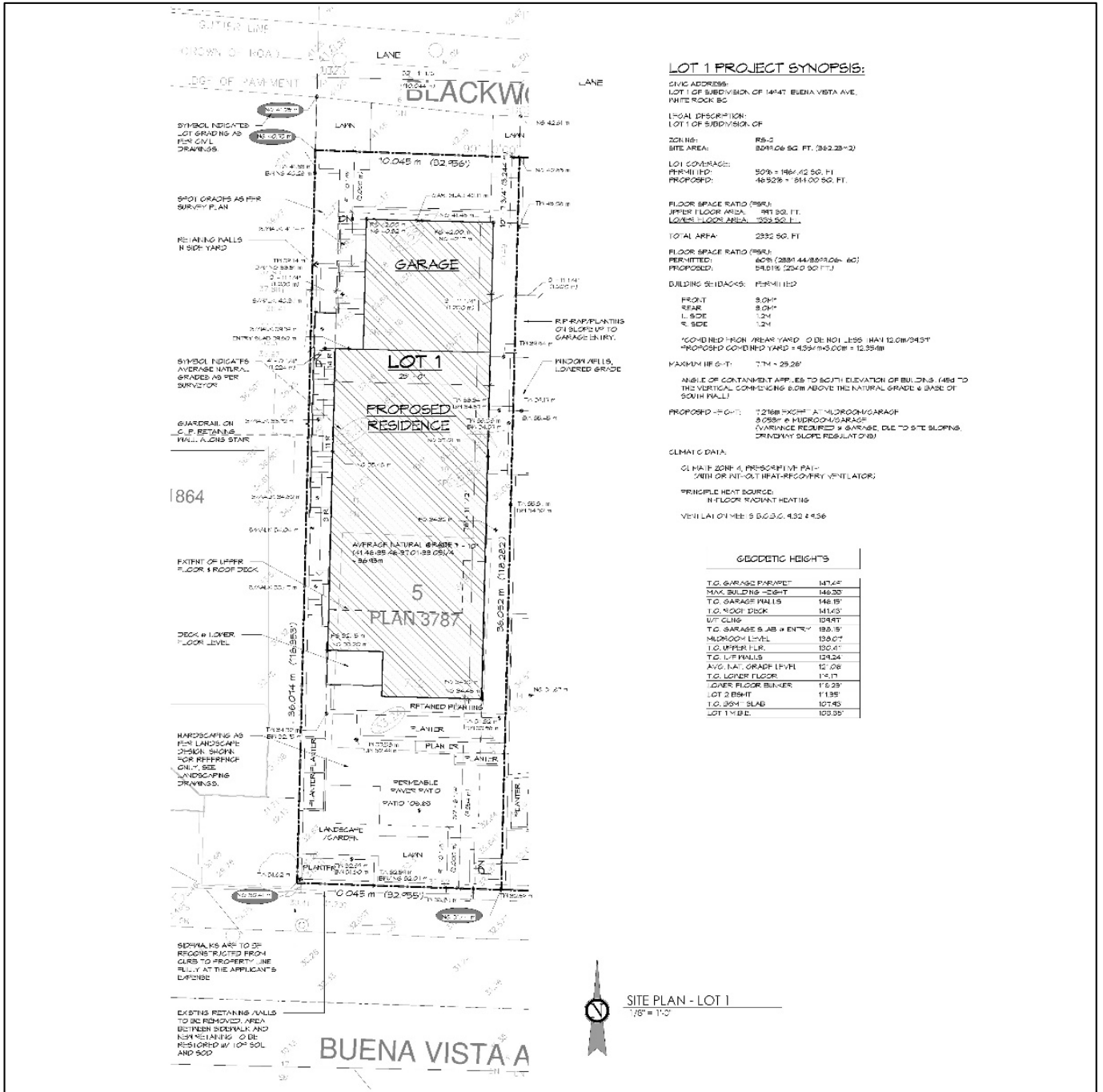
Director of Corporate Administration  
Authorized Signatory

Schedule A – Location Map

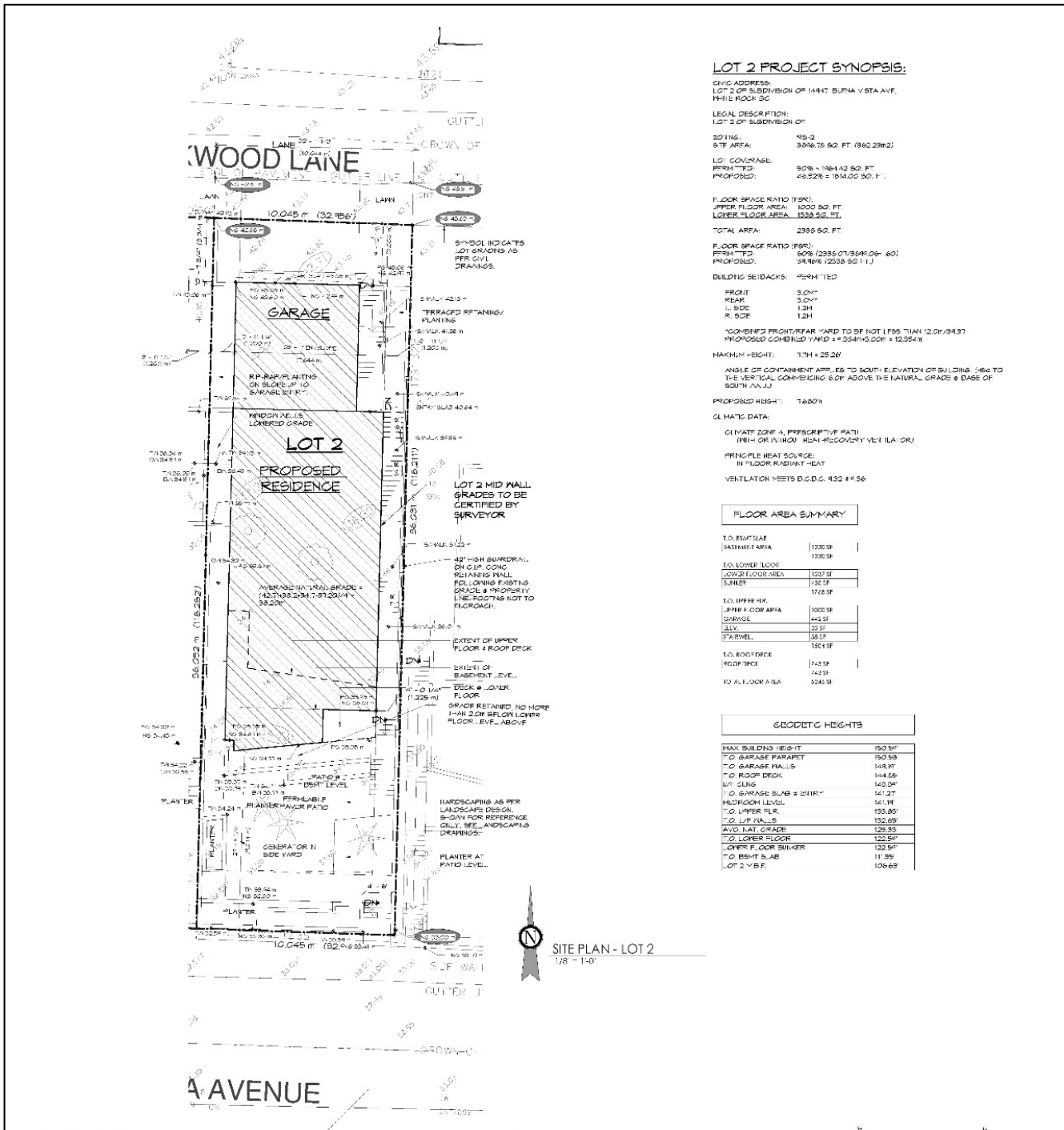


# Schedule B – Site Plans Lot 1 and Lot 2

## Lot 1



# Lot 2



### LOT 2 PROJECT SYNOPSIS:

CIVIC ADDRESS:  
LOT 2 OF SUBDIVISION OF 14917 BUENA VISTA AVE,  
WALTON COUNTY, FL

LEGAL DESCRIPTION:  
LOT 2 OF SUBDIVISION OF

ZONING: RS-D  
GTR AREA: 30,967.75 SQ. FT. (862.238 AC)

LOT COVERAGE:  
PERMITTED: 50% - 15,481.88 SQ. FT.  
PROPOSED: 48,528.6 - 15,144.00 SQ. FT.

FLOOR SPACE RATIO (FSR):  
UPPER FLOOR AREA: 1000 SQ. FT.  
LOWER FLOOR AREA: 1538 SQ. FT.

TOTAL AREA: 2538 SQ. FT.

FLOOR SPACE RATIO (FSR):  
PERMITTED: 60% (2336.073549 SQ. FT.)  
PROPOSED: 34.96% (2538 SQ. FT.)

BUILDING SETBACKS: PERMITTED

FRONT: 3.0'-0"  
REAR: 3.0'-0"  
L. SIDE: 1.2M  
R. SIDE: 1.2M

NO. OF FRONT/FAR YARD TO BE NOTED (FSR) (IAN 12.07/9437)  
PROPOSED COMBINED YARD = 4.5549% (204.11 SQ. FT.)

MAXIMUM HEIGHT: 17M + 25.2M

ANGLE OF CONTAMINATION: 15° TO SOUTH ELEVATION OF BUILDING (AS TO THE VERTICAL CORNERING 6.0' ABOVE THE NATURAL GRADE @ BASE OF SOUTH WALL)

PROPOSED HEIGHT: 7.680M

CLIMATE DATA:

CLIMATE ZONE: 4, PREScriptive PATH (HIGH OR ALTIMO) HEAT RECOVERY VENTILATION

PRINCIPLE HEAT SOURCE: IN FLOOR RADIANT HEAT

VENTILATION MEETS D.G.C. 4.32 + 4.36

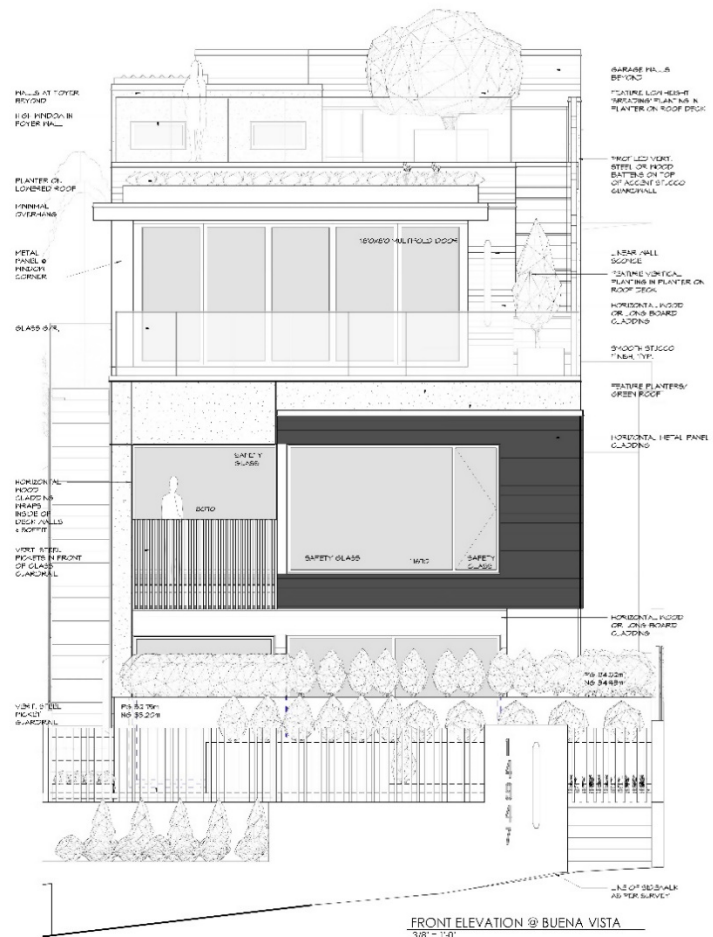
### FLOOR AREA SUMMARY

T.O. FINISH SLAB	1230 SF
BASEMENT AREA	1230 SF
T.O. LOWER FLOOR	1230 SF
LOWER FLOOR AREA	1230 SF
UPPER FLOOR	1000 SF
UPPER FLOOR AREA	1000 SF
DECK	22 SF
STAIRWELL	154 SF
T.O. ROOF FACE	142 SF
ROOF AREA	442 SF
T.O. ALL FLOOR AREA	5242 SF

### GEODETIC HEIGHTS

MAX. BUILDING HEIGHT	150.50'
T.O. GARAGE PARAPET	150.50'
T.O. GARAGE WALLS	149.81'
T.O. ROOF DECK	144.66'
W/1. CEILING	140.00'
T.O. GARAGE SLAB @ DECK	141.27'
MIDFLOOR LEVEL	141.11'
T.O. UPPER FLOOR	135.85'
T.O. L.F.F. WALLS	132.65'
LAND GRAD @ GRADE	125.53'
T.O. LOWER FLOOR	122.50'
LOWER FLOOR BUNKER	122.50'
T.O. FINISH SLAB	111.35'
LOT 2 F.F.	106.62'

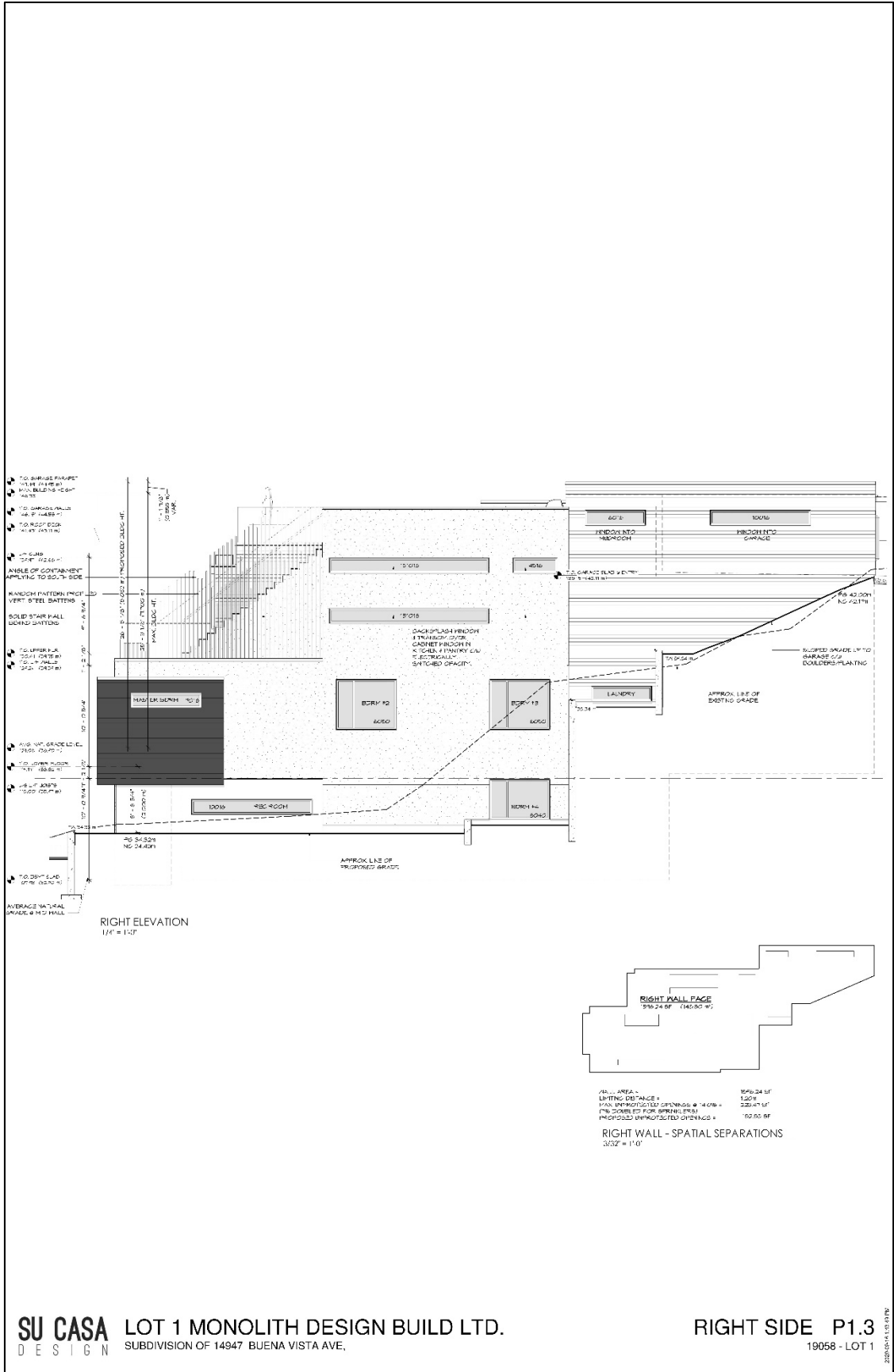
Schedule C – Elevations and Renderings Lot 1

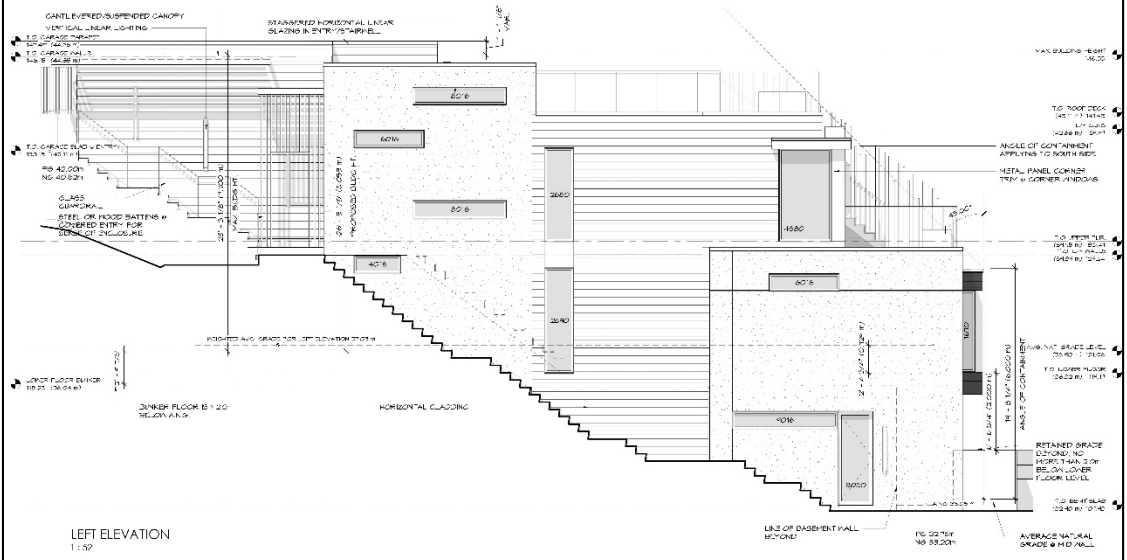
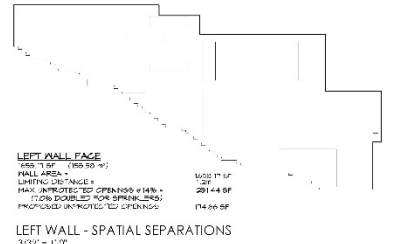
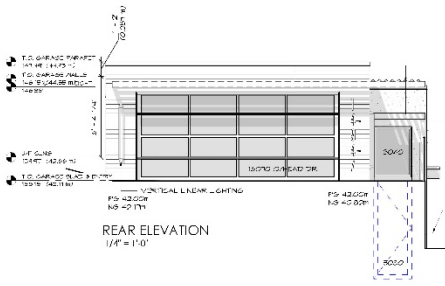


**SU CASA** DESIGN  
**LOT 1 MONOLITH DESIGN BUILD LTD.**  
 SUBDIVISION OF 14947 BUENA VISTA AVE.

**FRONT P1.2**  
 19058 - LOT 1

SUCASA 4/1/2020



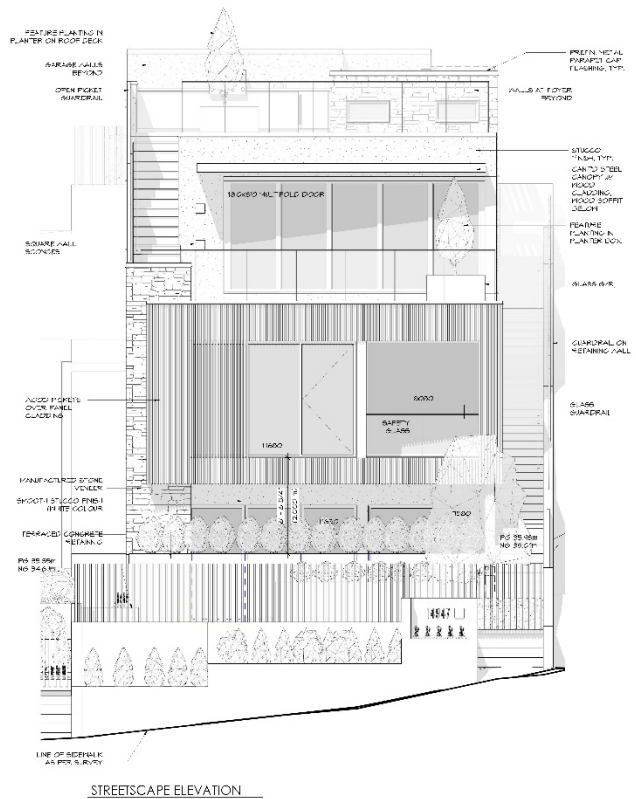


**SU CASA** LOT 1 MONOLITH DESIGN BUILD LTD.  
DESIGN SUBDIVISION OF 14947 BUENA VISTA AVE.

**LEFT, REAR P1.4**  
19058 - LOT 1



Schedule D – Elevations and Renderings Lot 2

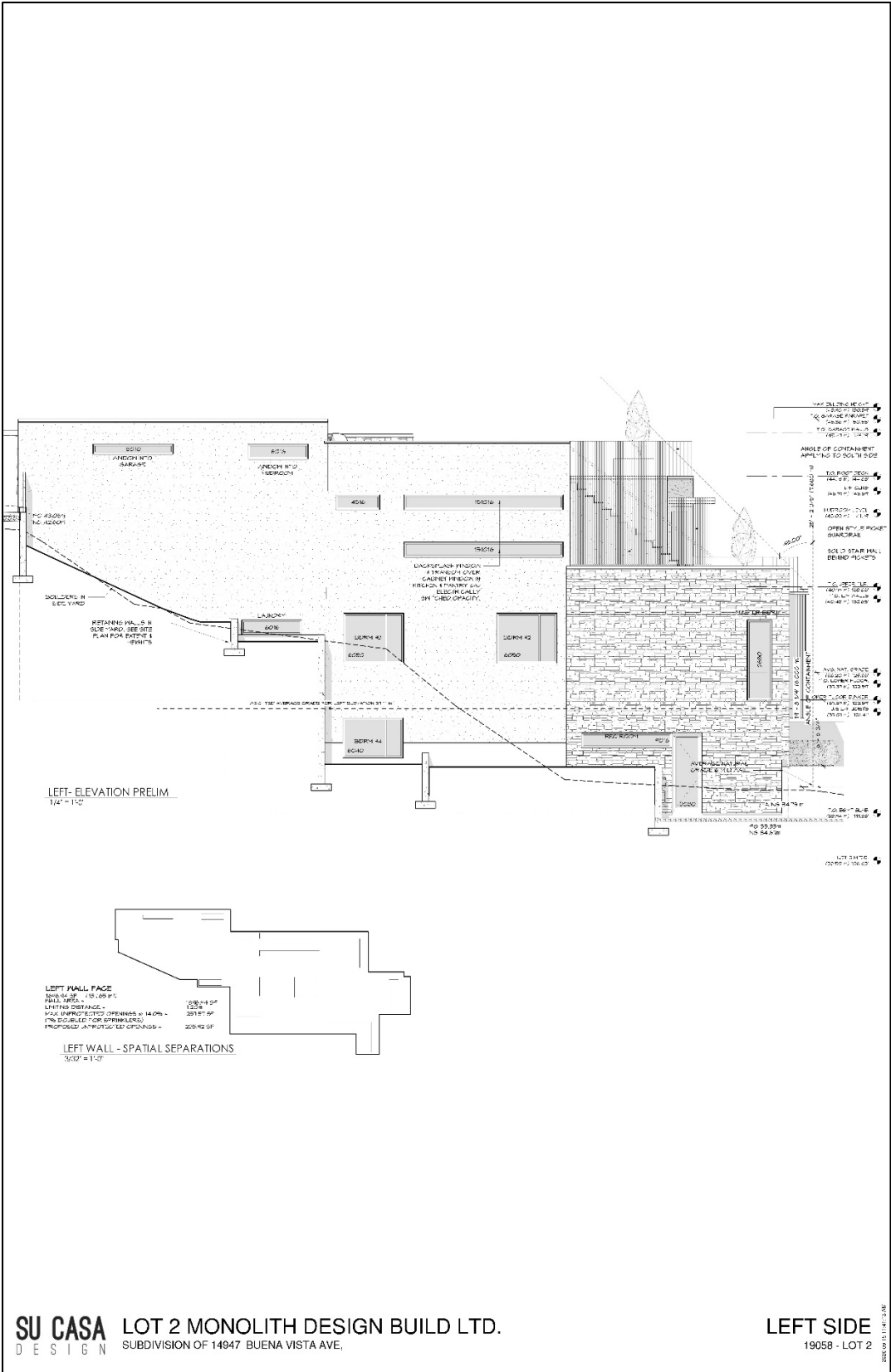


**SU CASA**  
DESIGN

**LOT 2 MONOLITH DESIGN BUILD LTD.**  
SUBDIVISION OF 14947 BUENA VISTA AVE.

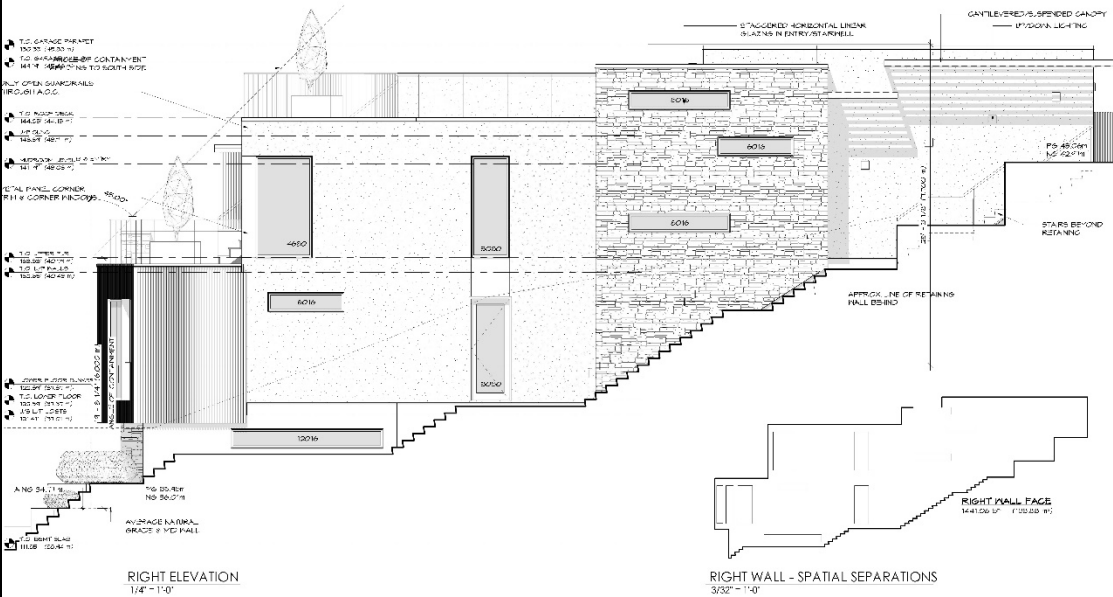
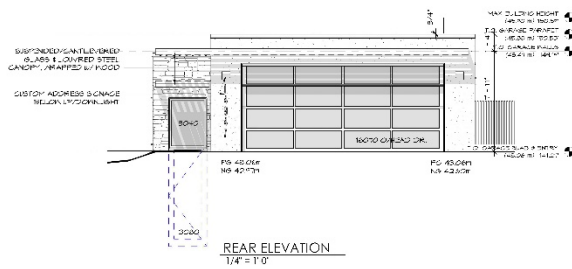
**FRONT**  
19058 - LOT 2

REVISION 11/2024



**SU CASA** LOT 2 MONOLITH DESIGN BUILD LTD.  
 DESIGN SUBDIVISION OF 14947 BUENA VISTA AVE.

**LEFT SIDE**  
 19058 - LOT 2

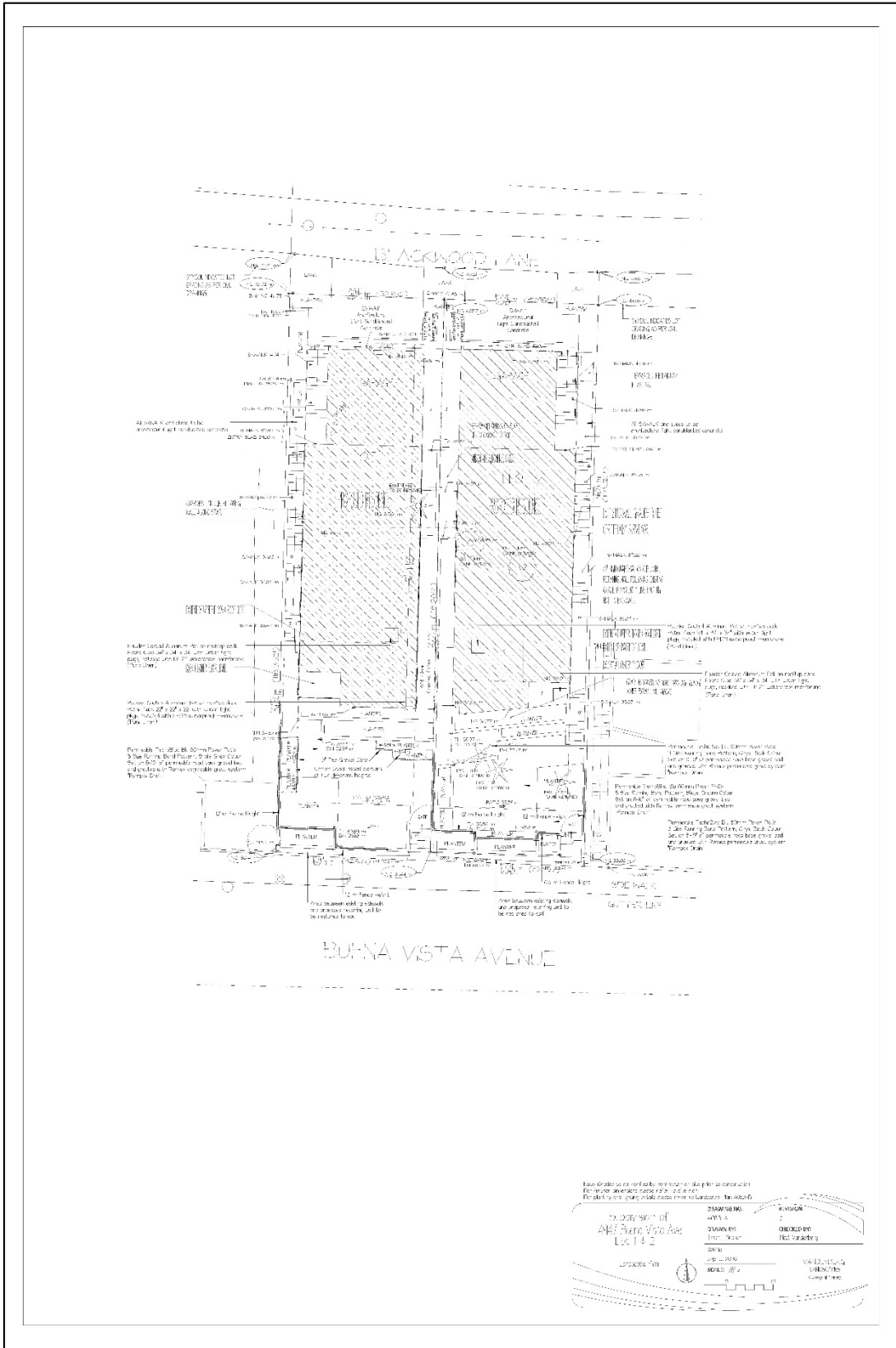


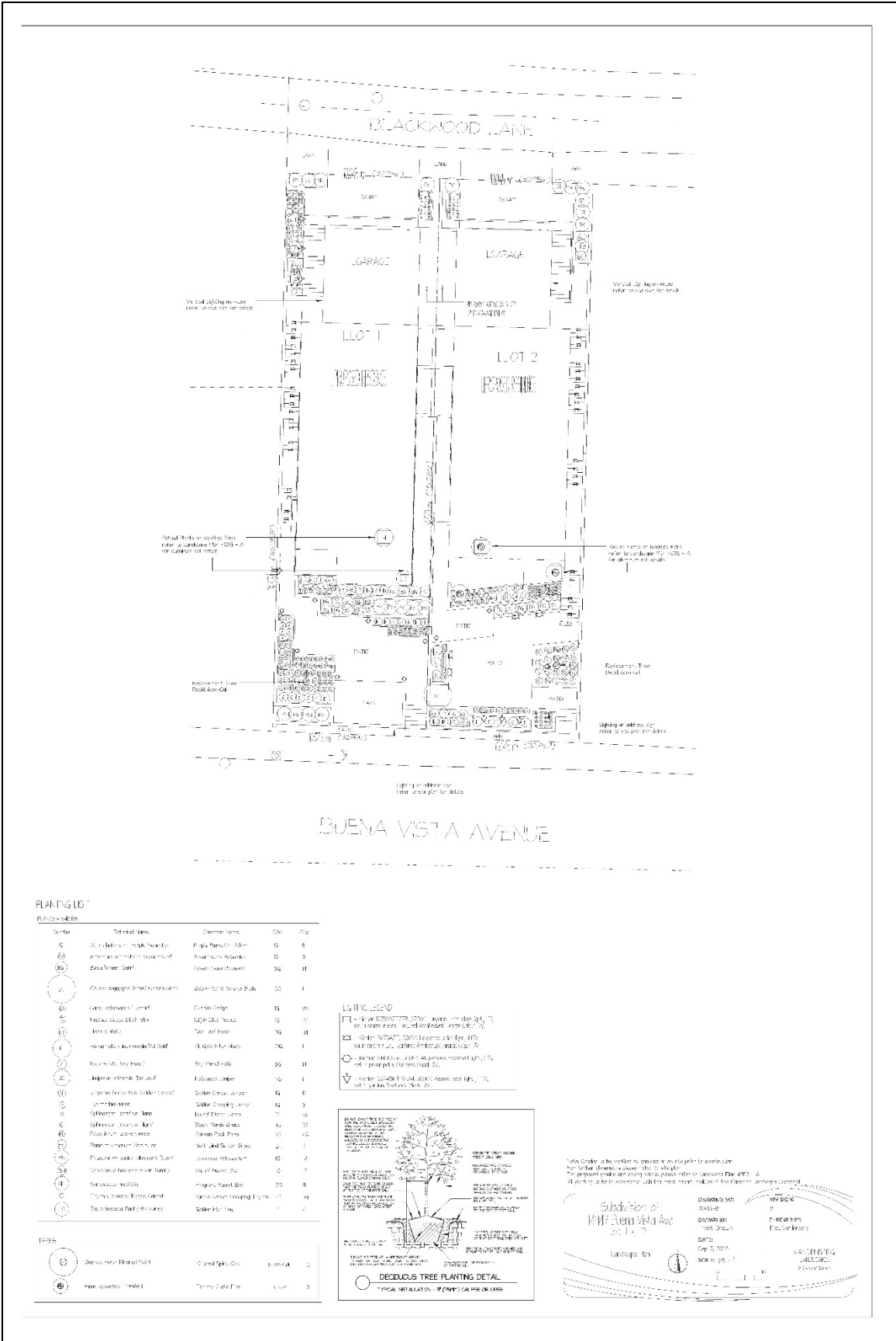
**SU CASA** LOT 2 MONOLITH DESIGN BUILD LTD.  
 DESIGN SUBDIVISION OF 14947 BUENA VISTA AVE.

**RIGHT, REAR**  
 19058 - LOT 2

2020/05/05 11:17 AM

# Schedule E – Landscape Plans





**PLANTING**

**PLANTING**

Code	Plant Name	Quantity	Qty	Qty
10	Blackberry (Pruned)	10	10	10
11	Blackberry (Pruned)	10	10	10
12	Blackberry (Pruned)	10	10	10
13	Blackberry (Pruned)	10	10	10
14	Blackberry (Pruned)	10	10	10
15	Blackberry (Pruned)	10	10	10
16	Blackberry (Pruned)	10	10	10
17	Blackberry (Pruned)	10	10	10
18	Blackberry (Pruned)	10	10	10
19	Blackberry (Pruned)	10	10	10
20	Blackberry (Pruned)	10	10	10
21	Blackberry (Pruned)	10	10	10
22	Blackberry (Pruned)	10	10	10
23	Blackberry (Pruned)	10	10	10
24	Blackberry (Pruned)	10	10	10
25	Blackberry (Pruned)	10	10	10
26	Blackberry (Pruned)	10	10	10
27	Blackberry (Pruned)	10	10	10
28	Blackberry (Pruned)	10	10	10
29	Blackberry (Pruned)	10	10	10
30	Blackberry (Pruned)	10	10	10
31	Blackberry (Pruned)	10	10	10
32	Blackberry (Pruned)	10	10	10
33	Blackberry (Pruned)	10	10	10
34	Blackberry (Pruned)	10	10	10
35	Blackberry (Pruned)	10	10	10
36	Blackberry (Pruned)	10	10	10
37	Blackberry (Pruned)	10	10	10
38	Blackberry (Pruned)	10	10	10
39	Blackberry (Pruned)	10	10	10
40	Blackberry (Pruned)	10	10	10
41	Blackberry (Pruned)	10	10	10
42	Blackberry (Pruned)	10	10	10
43	Blackberry (Pruned)	10	10	10
44	Blackberry (Pruned)	10	10	10
45	Blackberry (Pruned)	10	10	10
46	Blackberry (Pruned)	10	10	10
47	Blackberry (Pruned)	10	10	10
48	Blackberry (Pruned)	10	10	10
49	Blackberry (Pruned)	10	10	10
50	Blackberry (Pruned)	10	10	10

**PLANTING LEGEND**

10 - Blackberry (Pruned) 10' x 10' x 10' (10' x 10' x 10')

11 - Blackberry (Pruned) 10' x 10' x 10' (10' x 10' x 10')

12 - Blackberry (Pruned) 10' x 10' x 10' (10' x 10' x 10')

13 - Blackberry (Pruned) 10' x 10' x 10' (10' x 10' x 10')

14 - Blackberry (Pruned) 10' x 10' x 10' (10' x 10' x 10')

15 - Blackberry (Pruned) 10' x 10' x 10' (10' x 10' x 10')

16 - Blackberry (Pruned) 10' x 10' x 10' (10' x 10' x 10')

17 - Blackberry (Pruned) 10' x 10' x 10' (10' x 10' x 10')

18 - Blackberry (Pruned) 10' x 10' x 10' (10' x 10' x 10')

19 - Blackberry (Pruned) 10' x 10' x 10' (10' x 10' x 10')

20 - Blackberry (Pruned) 10' x 10' x 10' (10' x 10' x 10')

21 - Blackberry (Pruned) 10' x 10' x 10' (10' x 10' x 10')

22 - Blackberry (Pruned) 10' x 10' x 10' (10' x 10' x 10')

23 - Blackberry (Pruned) 10' x 10' x 10' (10' x 10' x 10')

24 - Blackberry (Pruned) 10' x 10' x 10' (10' x 10' x 10')

25 - Blackberry (Pruned) 10' x 10' x 10' (10' x 10' x 10')

26 - Blackberry (Pruned) 10' x 10' x 10' (10' x 10' x 10')

27 - Blackberry (Pruned) 10' x 10' x 10' (10' x 10' x 10')

28 - Blackberry (Pruned) 10' x 10' x 10' (10' x 10' x 10')

29 - Blackberry (Pruned) 10' x 10' x 10' (10' x 10' x 10')

30 - Blackberry (Pruned) 10' x 10' x 10' (10' x 10' x 10')

31 - Blackberry (Pruned) 10' x 10' x 10' (10' x 10' x 10')

32 - Blackberry (Pruned) 10' x 10' x 10' (10' x 10' x 10')

33 - Blackberry (Pruned) 10' x 10' x 10' (10' x 10' x 10')

34 - Blackberry (Pruned) 10' x 10' x 10' (10' x 10' x 10')

35 - Blackberry (Pruned) 10' x 10' x 10' (10' x 10' x 10')

36 - Blackberry (Pruned) 10' x 10' x 10' (10' x 10' x 10')

37 - Blackberry (Pruned) 10' x 10' x 10' (10' x 10' x 10')

38 - Blackberry (Pruned) 10' x 10' x 10' (10' x 10' x 10')

39 - Blackberry (Pruned) 10' x 10' x 10' (10' x 10' x 10')

40 - Blackberry (Pruned) 10' x 10' x 10' (10' x 10' x 10')

41 - Blackberry (Pruned) 10' x 10' x 10' (10' x 10' x 10')

42 - Blackberry (Pruned) 10' x 10' x 10' (10' x 10' x 10')

43 - Blackberry (Pruned) 10' x 10' x 10' (10' x 10' x 10')

44 - Blackberry (Pruned) 10' x 10' x 10' (10' x 10' x 10')

45 - Blackberry (Pruned) 10' x 10' x 10' (10' x 10' x 10')

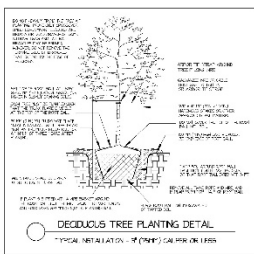
46 - Blackberry (Pruned) 10' x 10' x 10' (10' x 10' x 10')

47 - Blackberry (Pruned) 10' x 10' x 10' (10' x 10' x 10')

48 - Blackberry (Pruned) 10' x 10' x 10' (10' x 10' x 10')

49 - Blackberry (Pruned) 10' x 10' x 10' (10' x 10' x 10')

50 - Blackberry (Pruned) 10' x 10' x 10' (10' x 10' x 10')



Subdivision of  
**14947 Buena Vista Ave**  
 2011-1-10

Landscape Arch

DATE: 01/10/11  
 SCALE: 1/8" = 1'-0"

PROJECT NO: 14947  
 DRAWN BY: J. P. [Name]  
 CHECKED BY: J. P. [Name]

**APPENDIX B**

**DRAFT Development Variance Permit No. 431**

# THE CORPORATION OF THE CITY OF WHITE ROCK



## DEVELOPMENT VARIANCE PERMIT NO. 431

1. Development Variance Permit No. 431 is issued to P & H Bains Enterprises Inc. as the owner and shall apply only to ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

Legal Description:

LOT 5 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN  
LMP 3787  
(14947 Buena Vista Avenue)

PID: 009-606-131

As indicated on Schedule A – Subject Property Location Map

2. Development Variance Permit No. 418 is issued pursuant to the authority of Section 498 of the *Local Government Act*, R.S.B.C. 2015, Chapter 1 as amended, and in conformity with the procedures prescribed by "White Rock Planning Procedures Bylaw, 2017, No. 2234" as amended.
3. The provisions of "White Rock Zoning Bylaw, 2012, No. 2000 as amended, is varied as follows:
  - (a) Section 6.2.5 Building Heights: 1) is varied to increase the maximum height of the principal building on Lot 1 from 7.7m (25.26ft) to 8.053 metres (26.42 feet).
4. Said lands shall be developed strictly in accordance with the terms and conditions and provisions of this Development Variance Permit and any plans and specifications attached to this Development Variance Permit which shall form a part hereof.

### Terms and Conditions:

- (a) The variance is for the construction of a three-storey single-family dwelling.
  - (b) The Development Variance Permit only applies to Lot 1, as identified in Schedule B.
  - (c) The proposal shall generally conform to the drawings attached hereto as Schedule B.
  - (d) This permit expires in the event that the constructed development is demolished. Any new buildings or structures will be required to meet the Zoning Bylaw requirements in place at the time of the building permit application.
6. Where the holder of this Development Variance Permit does not receive final approval of a building permit for the proposed development within two (2) years after the date this Permit was issued, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized the extension of the Permit.

7. This Development Variance Permit does not constitute a building permit.

*Authorizing Resolution passed by the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2020.*

This Development Variance Permit has been executed at the City of White Rock, British Columbia, the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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

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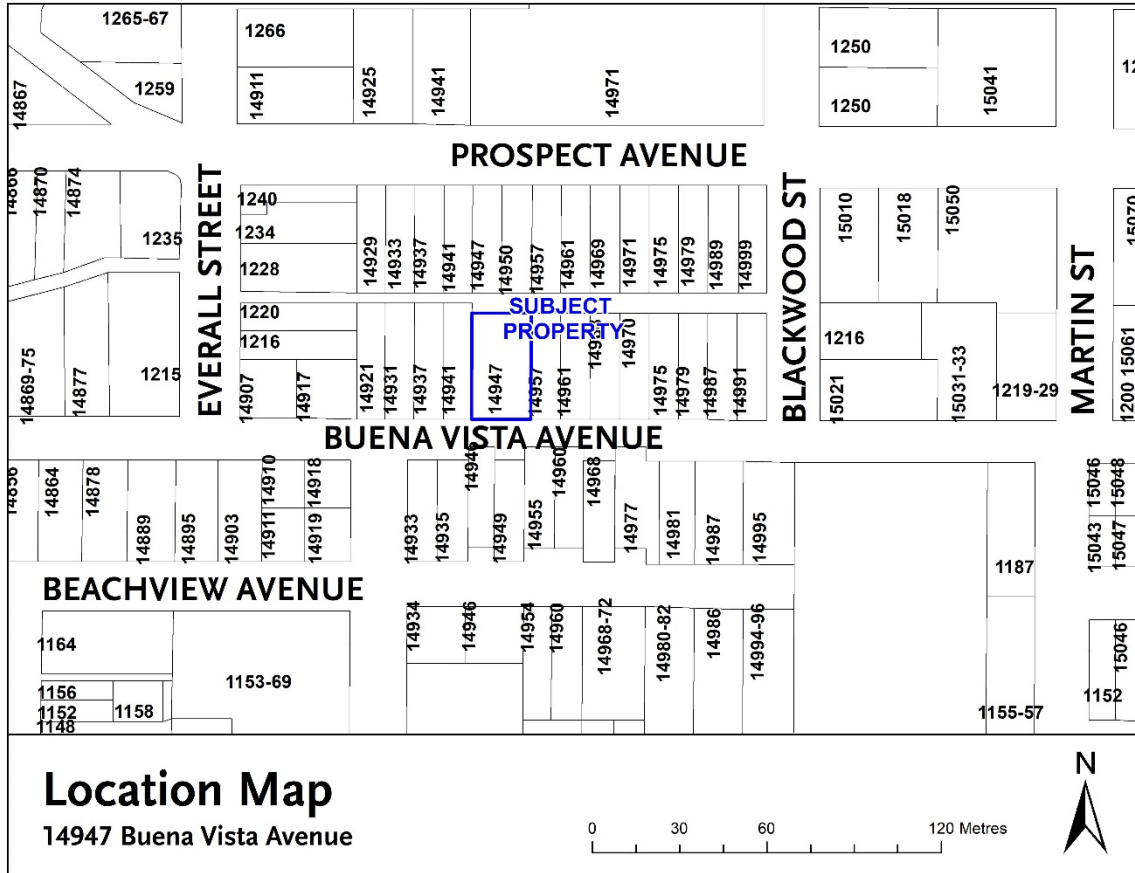
Mayor – Darryl Walker  
Authorized Signatory

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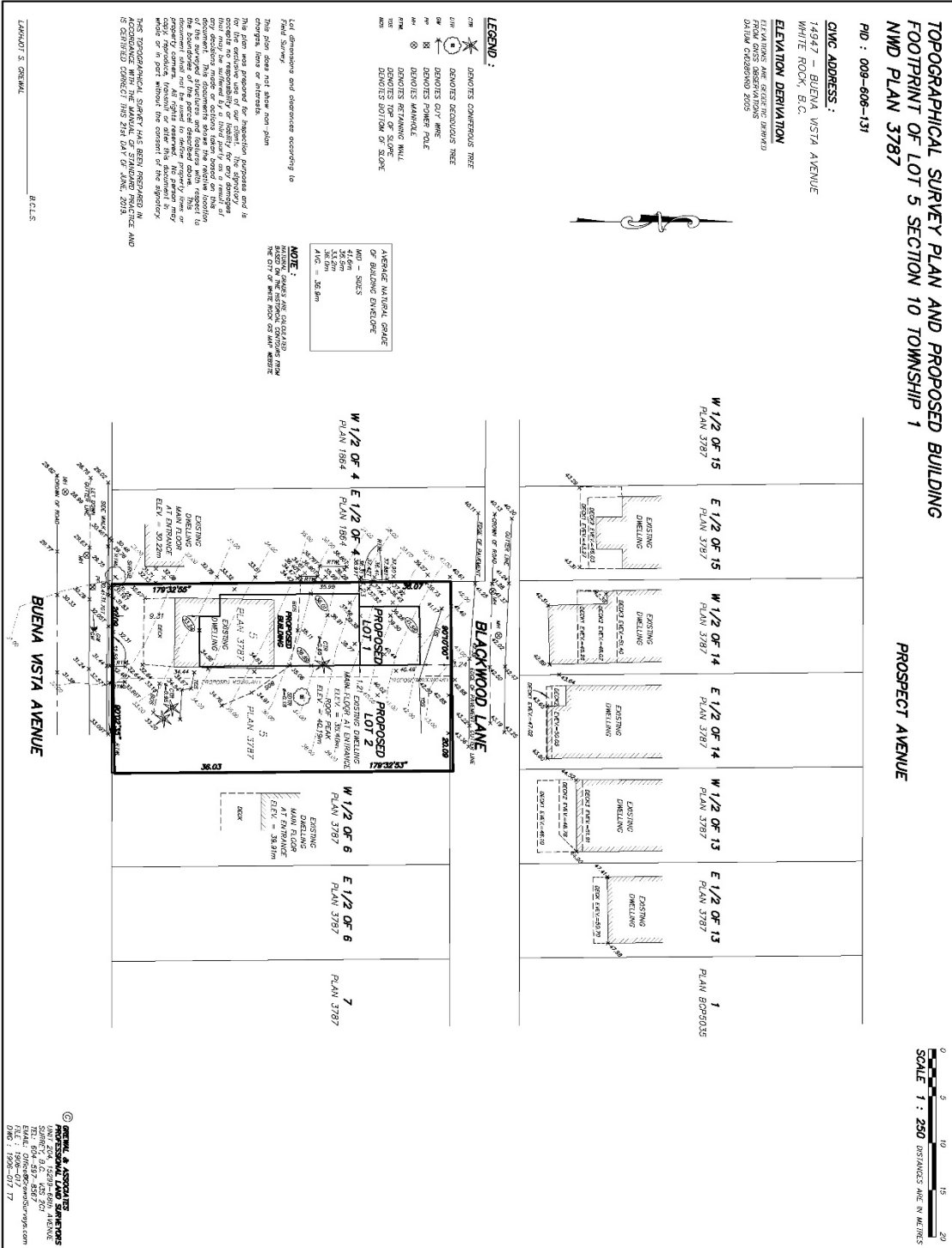
Director of Corporate Administration – Tracey Arthur  
Authorized Signatory



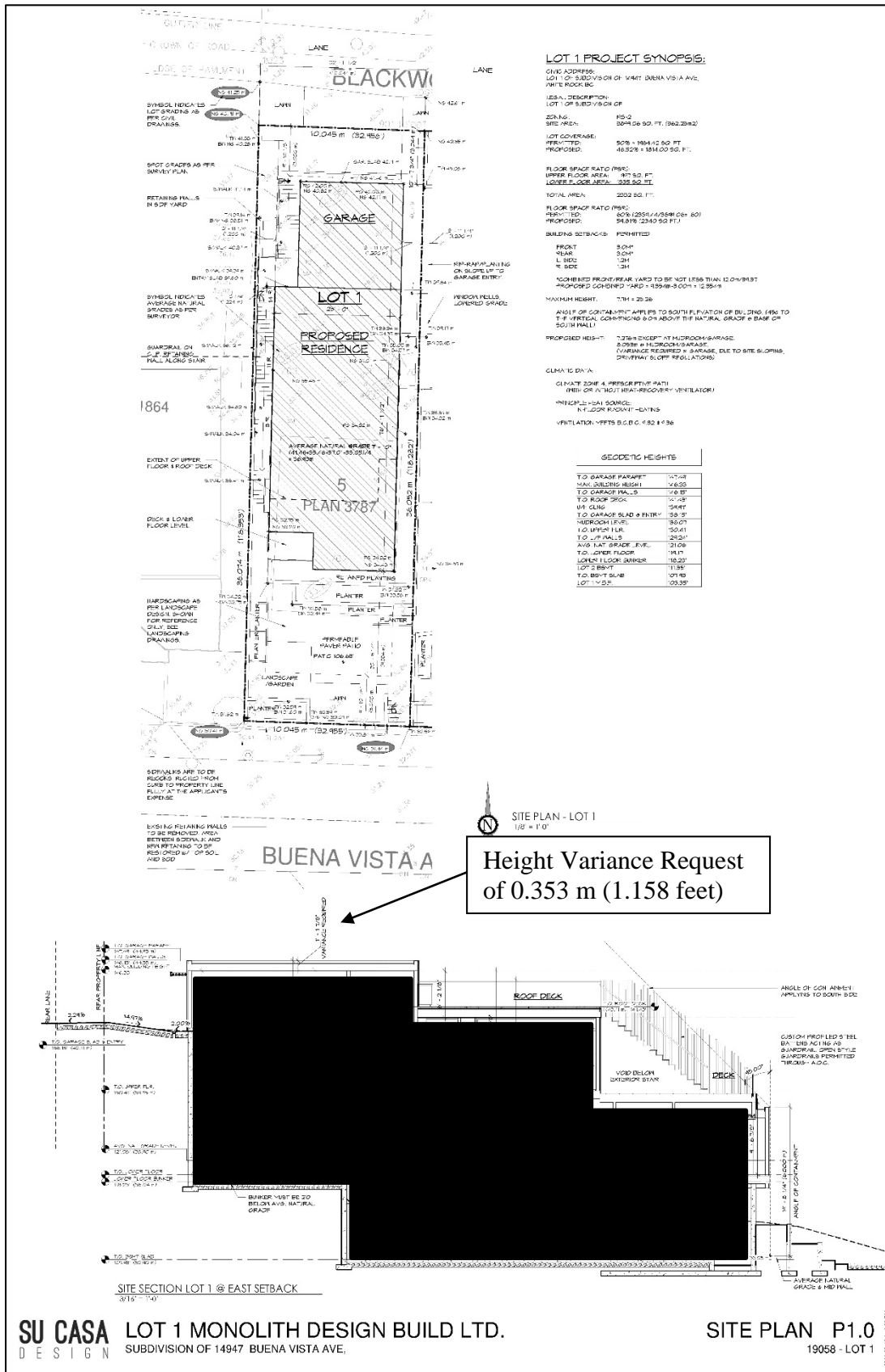
### Schedule A – Subject Property Location Map



### Schedule B Lot 1 Location Map

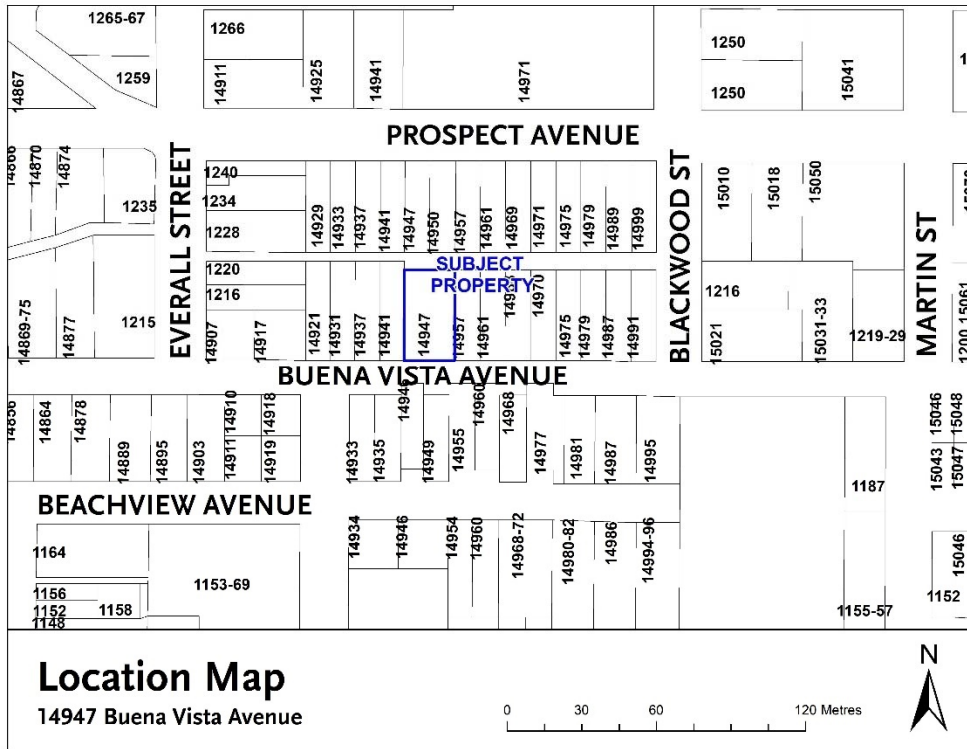


### Elevation Drawing Confirming Height Variance



## APPENDIX C

### Location and Ortho Photo Maps





## APPENDIX D

### Preliminary Subdivision Plan



**APPENDIX E**

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

**PUBLIC INFORMATION MEETING**  
**14947 BUENA VISTA AVENUE**  
**MAJOR DEVELOPMENT PERMIT, FILE NO. 19-021**  
**MARCH 3, 2020**

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

	NAME (PLEASE PRINT)	ADDRESS	POSTAL CODE
1.	Mike Kusick	14941 B.V.	V4B1XS
2.	George Papp	14861 B.L.	V4B1XS
3.	Gregg Barkan	14921 Buena Vista	
4.	Leslee Sunwash	14961 Blackwood Ca	V4B2A8
5.	Anthony Manning	1561 Vidal	V4B5A7
6.	Cattee Weeks	Buena Vista	
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			
16.			

Please be advised that any personal information provided on this sign-in sheet will be used as part of the public record.



# PUBLIC INFORMATION MEETING FEEDBACK FORM

Major Development Permit Proposal  
Application No. 19-021 – 14947 Buena Vista Avenue  
5:30 PM to 7:00 PM, March 3, 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:

CATHIE WEEKS (on behalf of PAUL WEEKS  
LYNDA BERGSTRAND)

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:

My parents live next door to the development. Concerns are how the development will affect access to their home during construction. They are concerned that construction on the hillside so close to their home ~~may~~ result in damage to the hillside, or their walls, or foundation. They are concerned ~~there is~~ the new construction so close to them may affect their sight lines. The height of the building could have a major impact to the neighbours. Thank you

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>	Natalie Pullman Applicant Tel: (604) 591-2213 Email: <a href="mailto:npullman@citiwest.com">npullman@citiwest.com</a>

# PUBLIC INFORMATION MEETING FEEDBACK FORM

Major Development Permit Proposal  
Application No. 19-021 – 14947 Buena Vista Avenue  
5:30 PM to 7:00 PM, March 3, 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:

Gillian Parkin

Address:

14921 Buena Vista

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.

Design Yes - Height No

Please provide your comments in the box below:

New Design, Cleanup is really needed in the area.

Concerned about any height variance in White Rock - even if it has little impact (may though) a 20" variance sets a dangerous precedent. thanks :)

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	Natalie Pullman Applicant Tel: (604) 591-2213 Email: npullman@citiwest.com

# PUBLIC INFORMATION MEETING FEEDBACK FORM

Major Development Permit Proposal

Application No. 19-021 – 14947 Buena Vista Avenue

5:30 PM to 7:00 PM, March 3, 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:

Geoff Parkin

Address:

14921 Buena Vista

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:

Design good but not any height variance

Rather than redesign PLEASE REQUEST driveway variance instead. Neighbours would support that much easier.

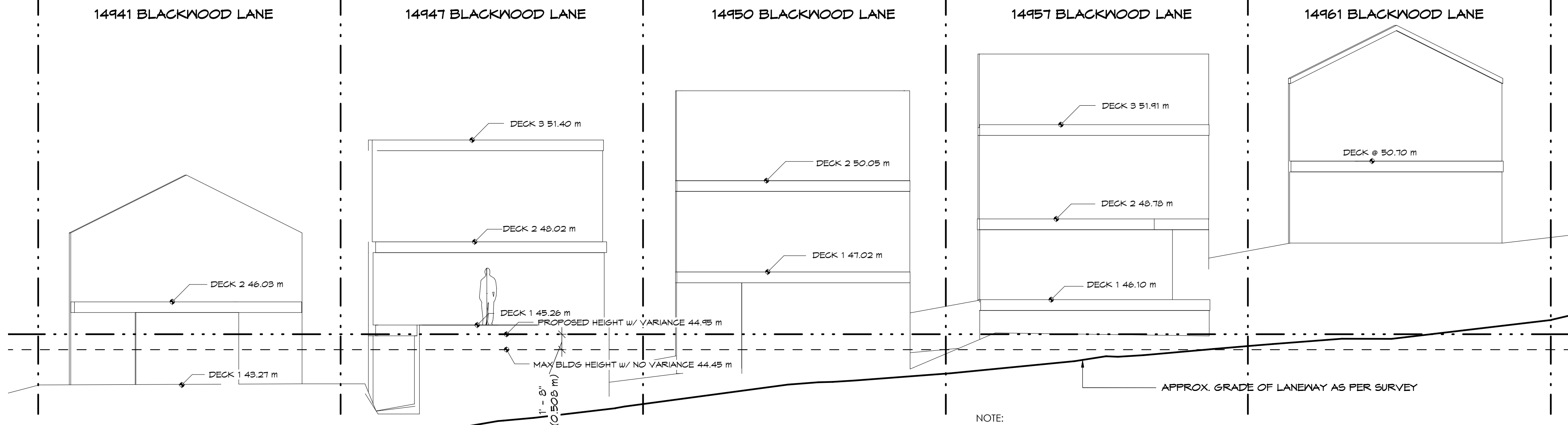
Consider future neighbours behind when eventually redeveloped - lower floors lose view with 1' 8" height difference.

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	Natalie Pullman Applicant Tel: (604) 591-2213 Email: npullman@citiwest.com

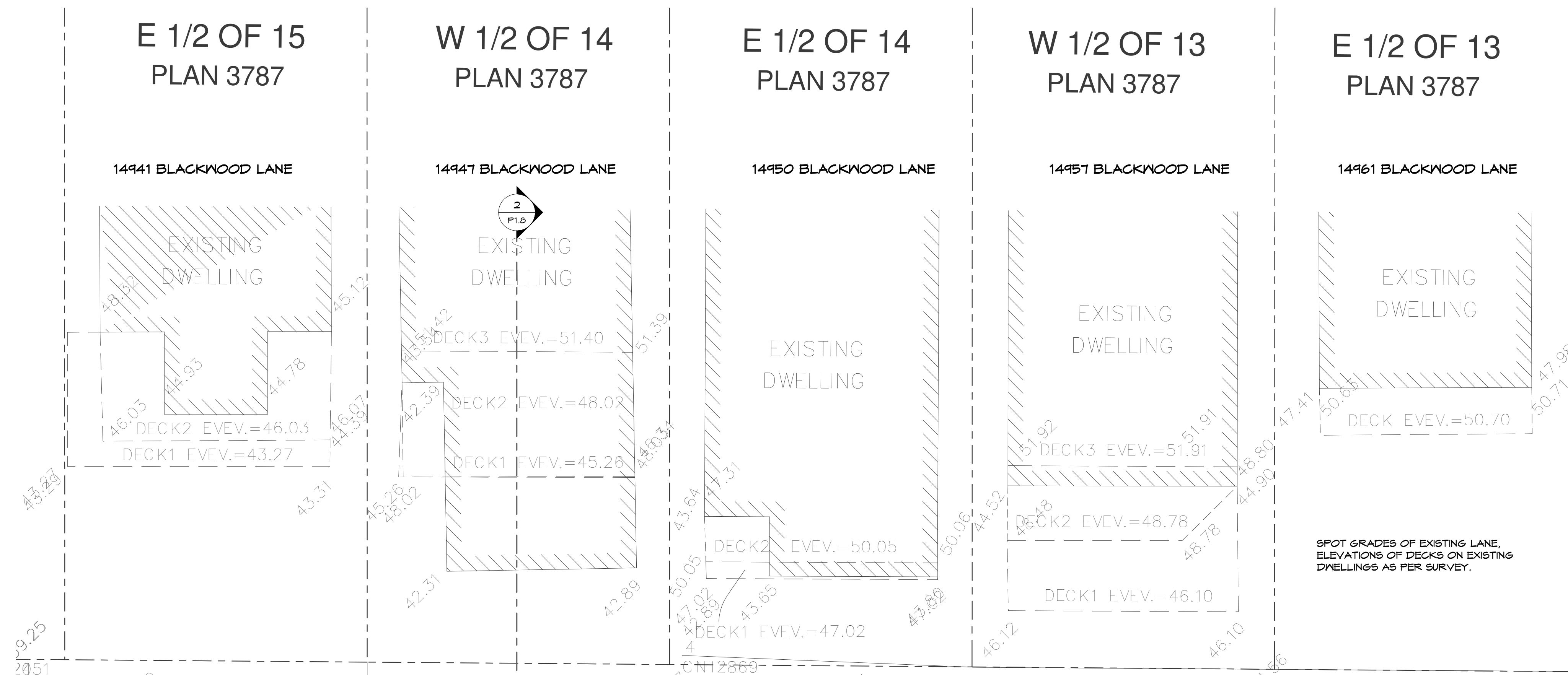
**APPENDIX F**

**View Analysis**

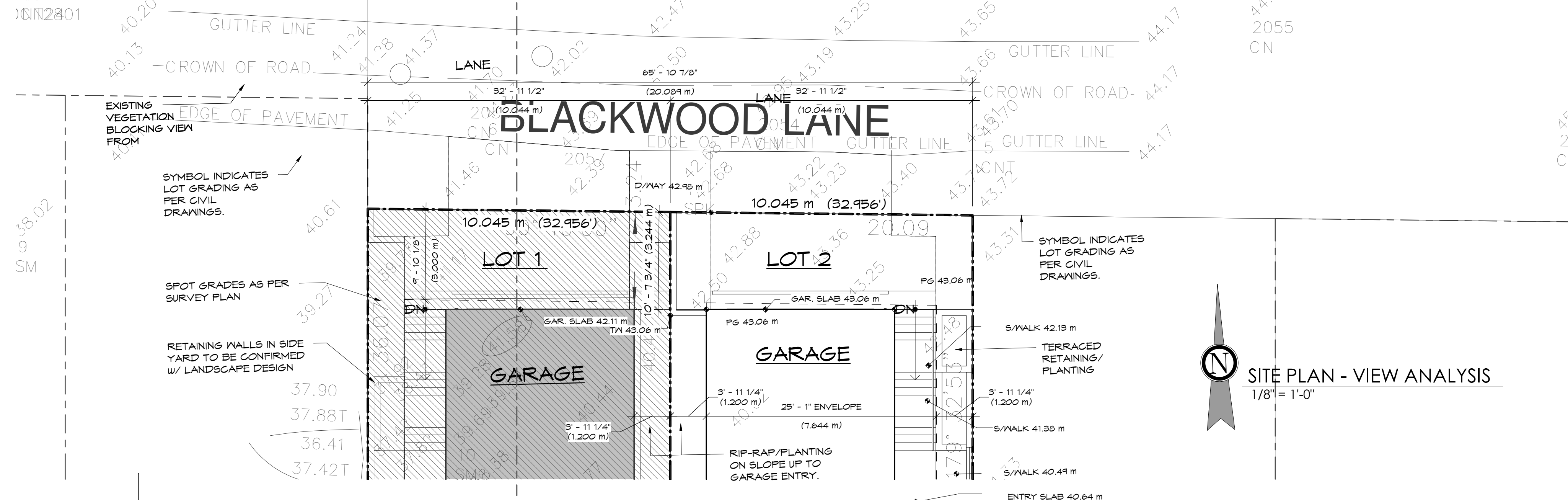


**BLACKWOOD LANE STREETSCAPE FOR VIEW ANALYSIS**  
1/8" = 1'-0"

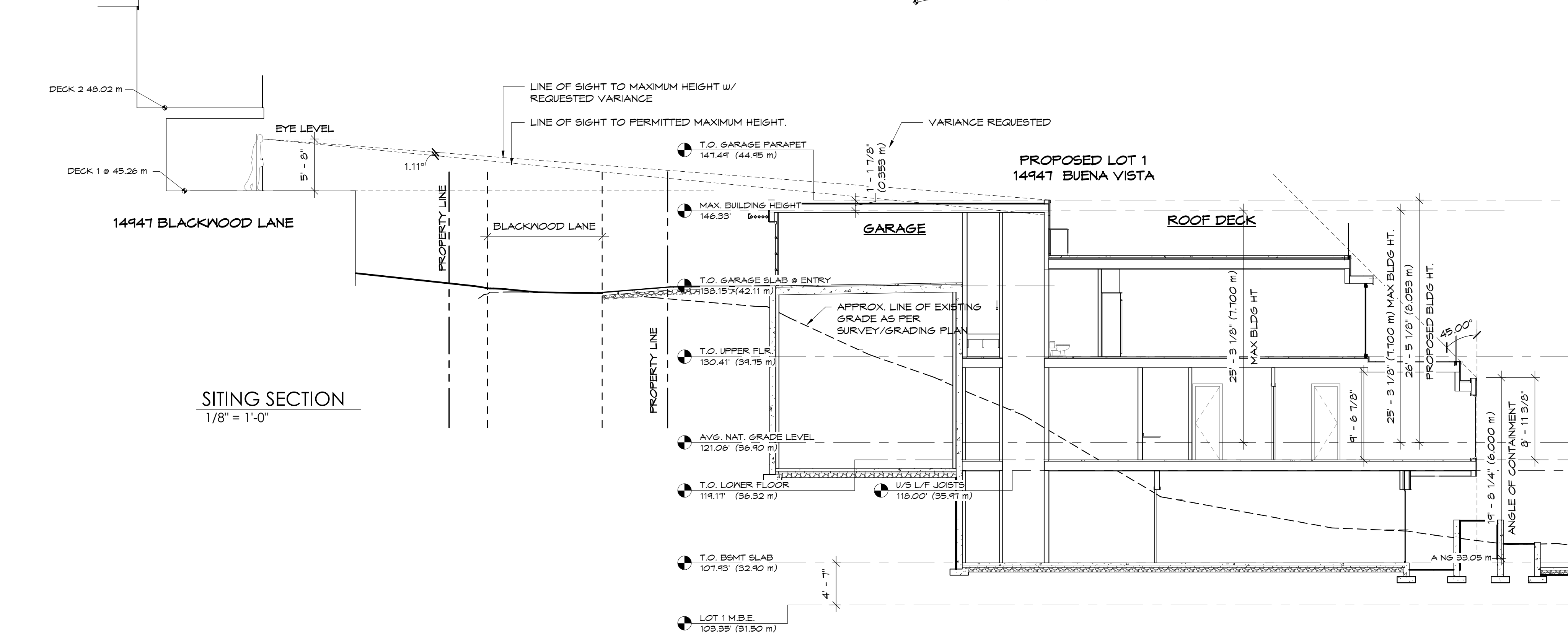
NOTE:  
MASSING OF EXISTING RESIDENCES IS GENERIC FOR REFERENCE ONLY.  
WIDTH OF BUILDINGS, DECK/GRADE ELEVATIONS ARE AS PER SURVEY.  
STREETSCAPE ELEVATION OF EXISTING DWELLINGS ALONG BLACKWOOD LANE TO THE NORTH OF PROPOSED DEVELOPMENT, SHOWING HEIGHTS OF EXISTING DECKS IN RELATION TO PROPOSED HEIGHT VARIANCE FOR LOT 1.  
AS SHOWN IN THE SCHEMATIC STREETSCAPE AND PERSPECTIVE VIEWS, GIVEN THE REMOVAL OF EXISTING TREES AND VEGETATION ON THE PROPOSED DEVELOPMENT, THE VIEWS TO THE OCEAN WILL BE INCREASED FOR ALL OF THESE PROPERTIES ALONG BLACKWOOD LANE, EVEN WITH THE PROPOSED HEIGHT VARIANCE.



SPOT GRADES OF EXISTING LANE, ELEVATIONS OF DECKS ON EXISTING DWELLINGS AS PER SURVEY.



**SITE PLAN - VIEW ANALYSIS**  
1/8" = 1'-0"



**SITING SECTION**  
1/8" = 1'-0"

LARGE CONIFER TO BE REMOVED WILL INCREASE VIEW OF OCEAN FROM ALL HOUSES ON BLACKWOOD LANE

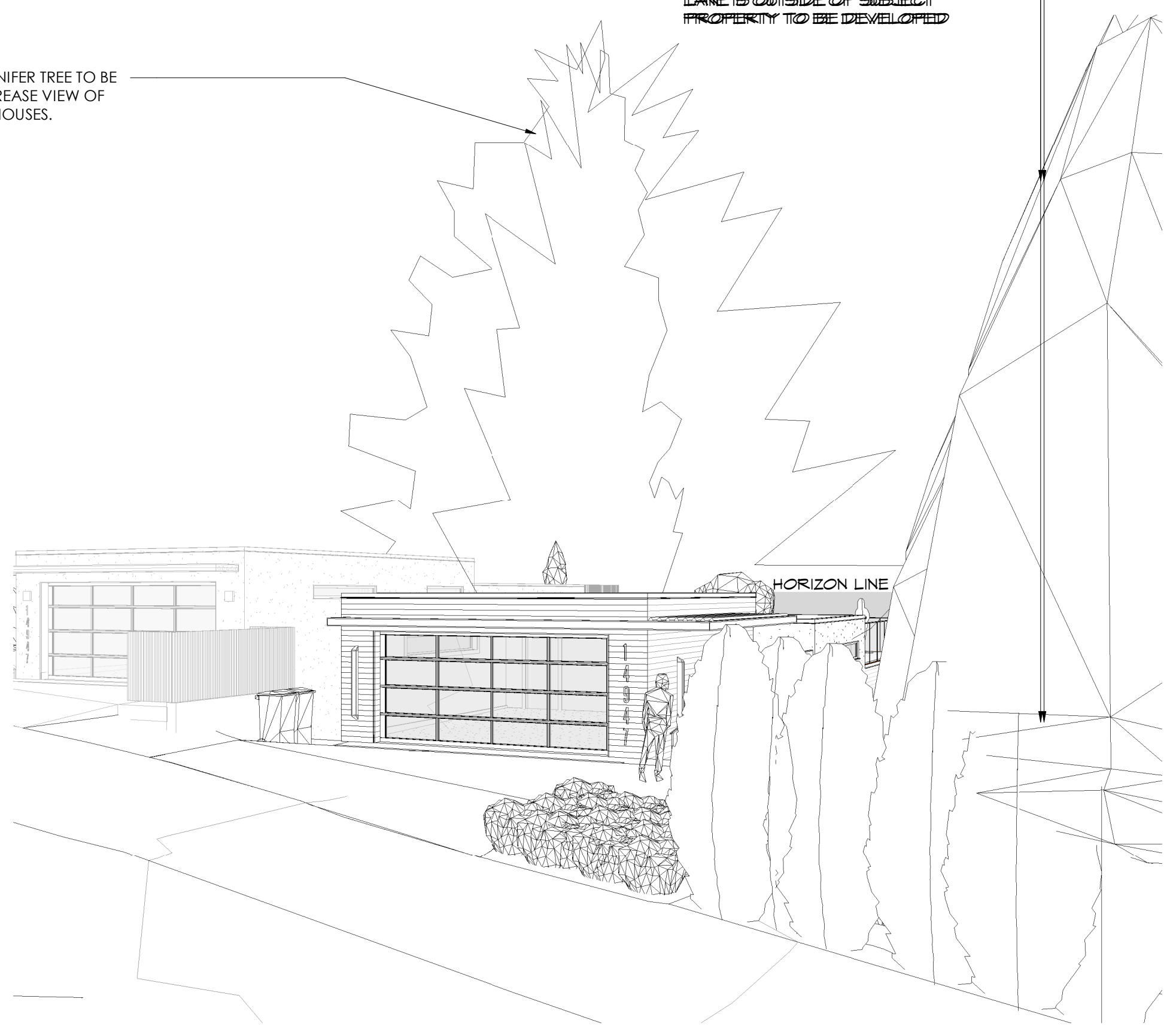
EXISTING VEGETATION BLOCKING VIEW FROM 14941 BLACKWOOD LANE IS OUTSIDE OF SUBJECT PROPERTY TO BE DEVELOPED



EXISTING VIEW FROM 14941 BLACKWOOD LANE

EXISTING VEGETATION BLOCKING VIEW FROM 14941 BLACKWOOD LANE IS OUTSIDE OF SUBJECT PROPERTY TO BE DEVELOPED

EXISTING LARGE CONIFER TREE TO BE REMOVED WILL INCREASE VIEW OF OCEAN FROM ALL HOUSES.



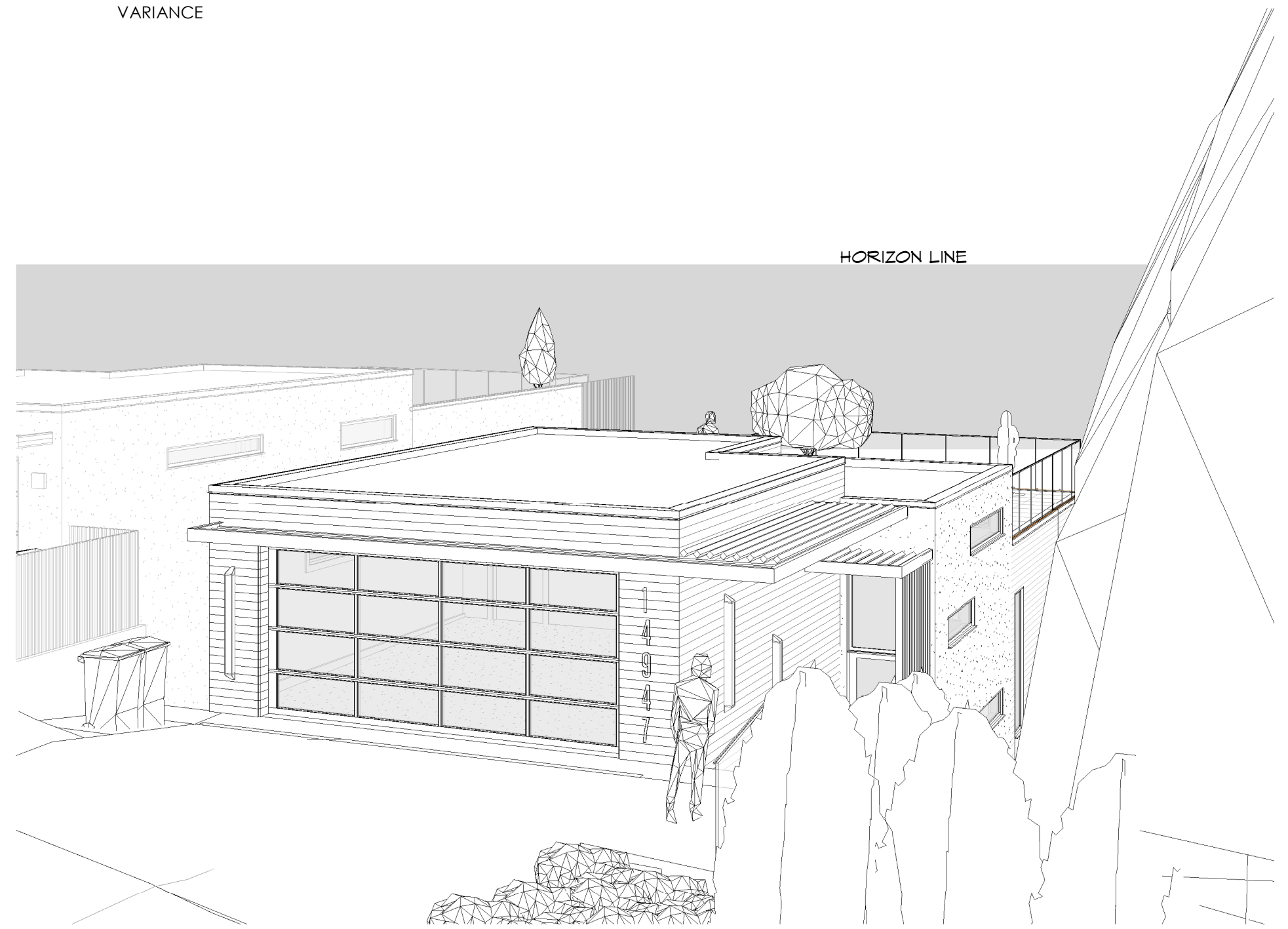
14941 BLACKWOOD LANE DECK 1

DECK @ 43.27m, EYE LEVEL OF PERSPECTIVE AT 44.97m  
SHOWING PROPOSED DESIGN WITH REQUESTED HEIGHT VARIANCE



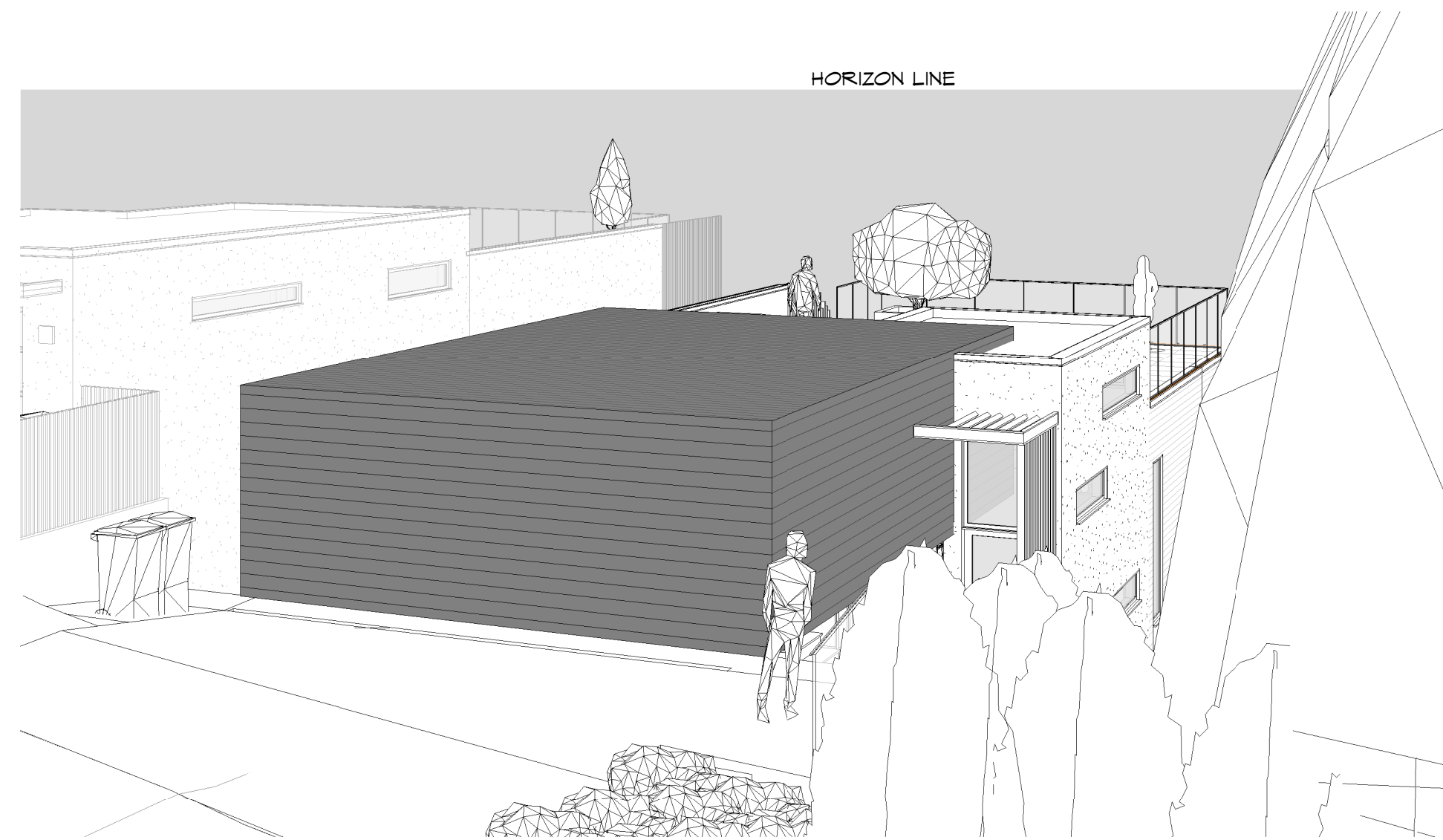
14941 BLACKWOOD LANE DECK 1

DECK @ 43.27m, EYE LEVEL OF PERSPECTIVE AT 44.97m  
SHOWING MASSING FOR GARAGE AT PERMITTED BUILDING HEIGHT



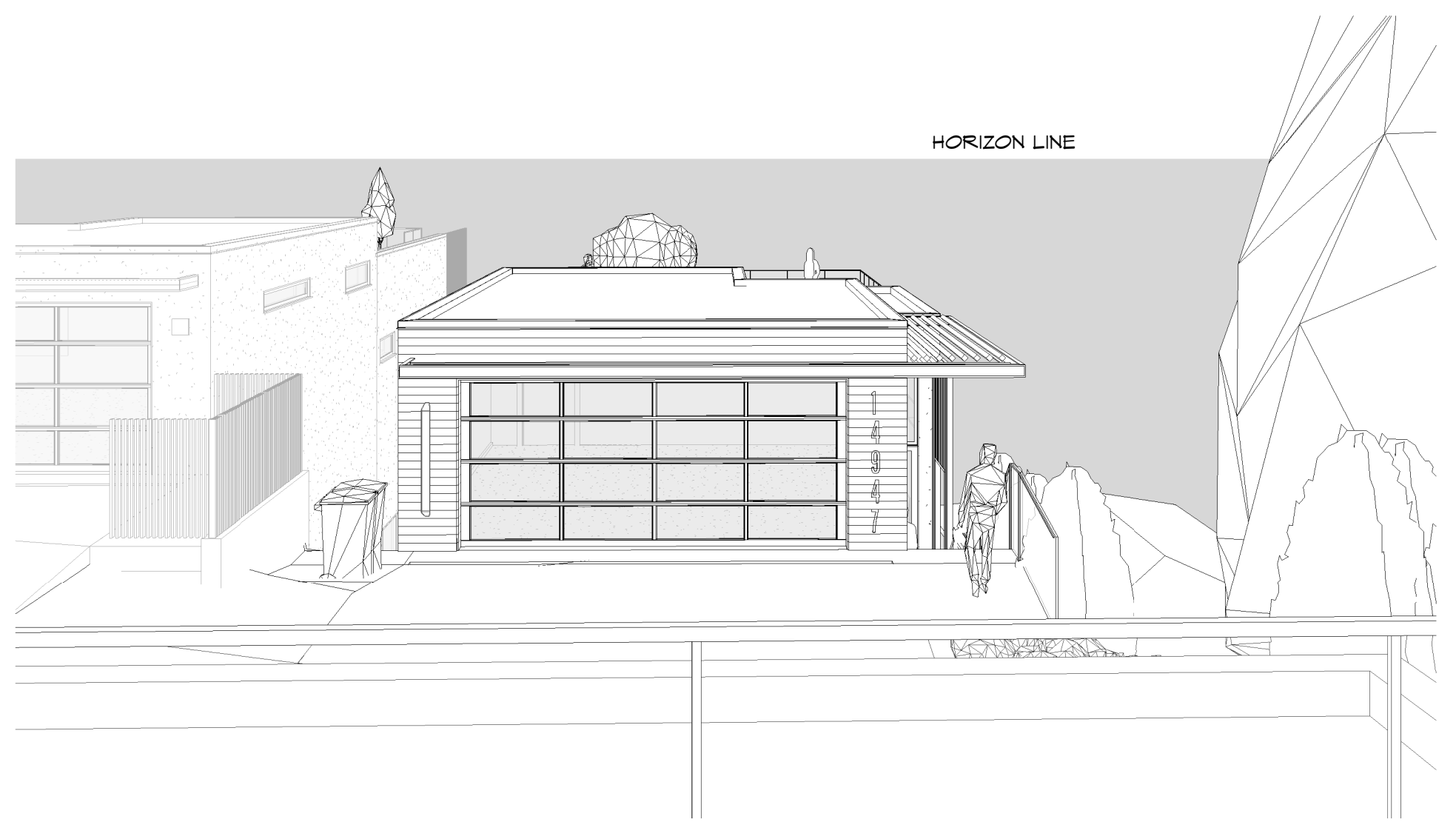
14941 BLACKWOOD LANE DECK 2

DECK @ 46.03m, EYE LEVEL OF PERSPECTIVE AT 47.73m  
SHOWING PROPOSED DESIGN WITH REQUESTED HEIGHT VARIANCE



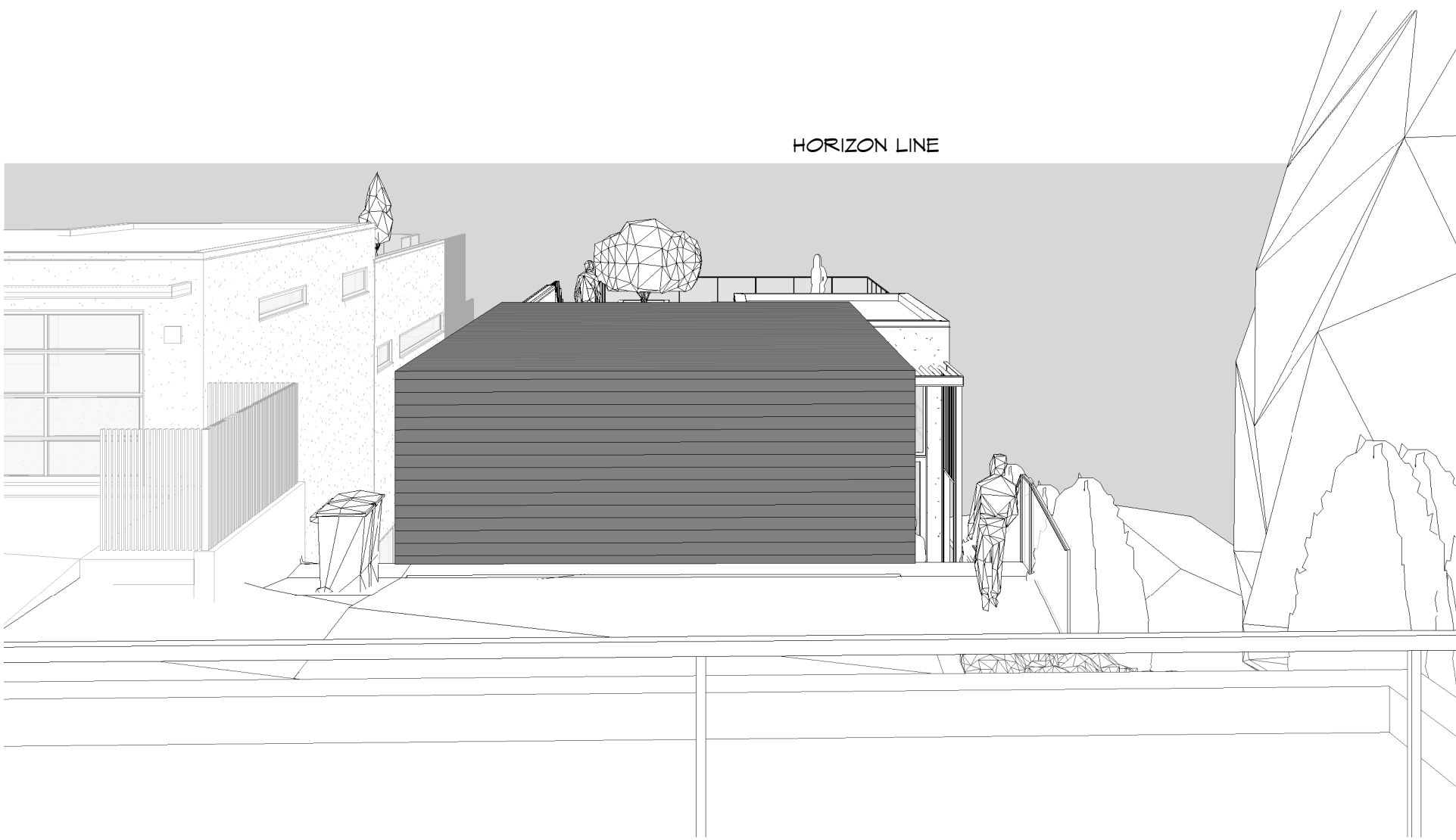
14941 BLACKWOOD LANE DECK 2

DECK @ 46.03m, EYE LEVEL OF PERSPECTIVE AT 47.73m  
SHOWING MASSING FOR GARAGE AT PERMITTED BUILDING HEIGHT



14947 BLACKWOOD LANE DECK 1

DECK @ 45.26m, EYE LEVEL OF PERSPECTIVE AT 46.96m  
SHOWING PROPOSED DESIGN WITH REQUESTED HEIGHT VARIANCE

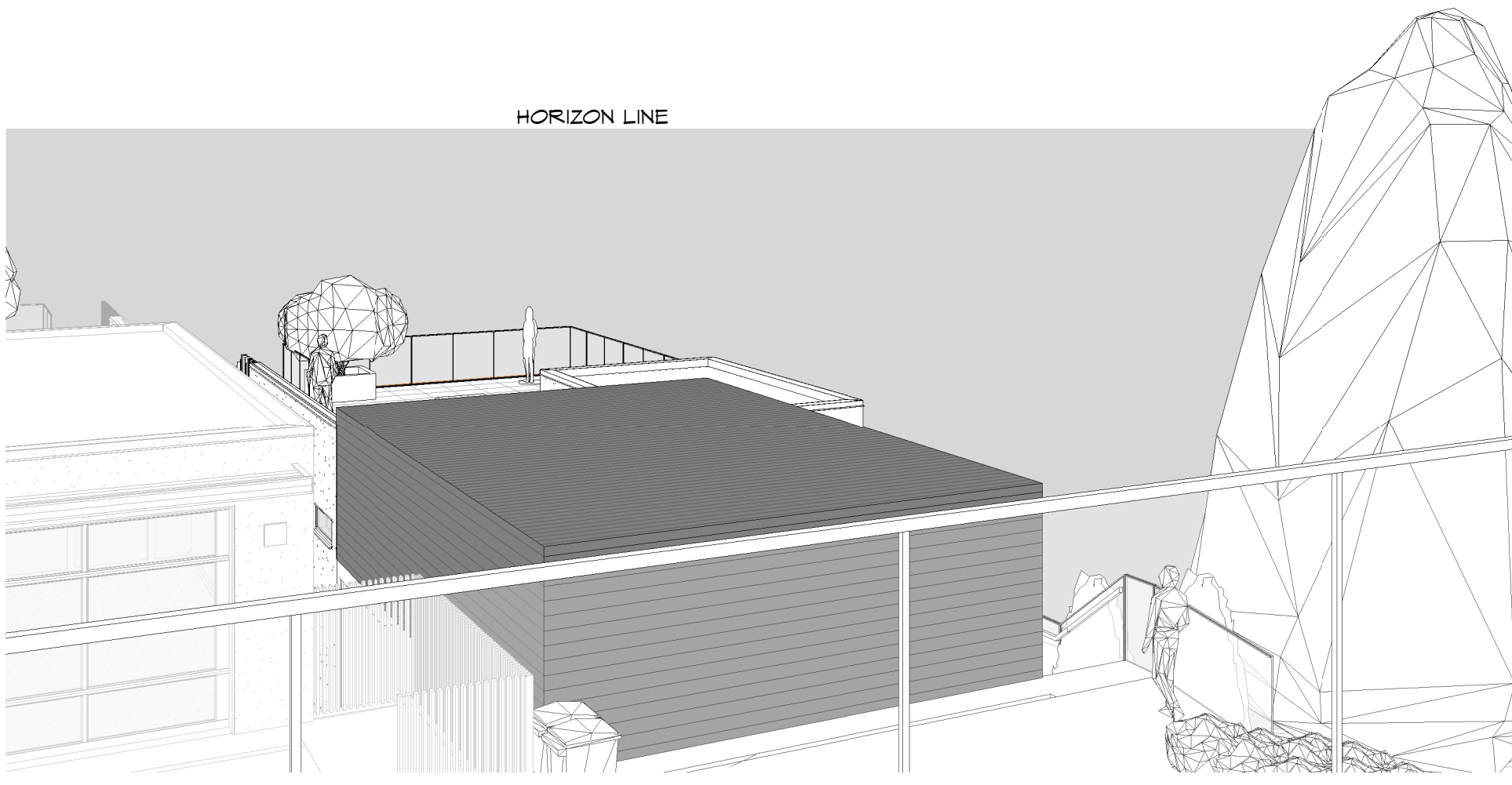


14947 BLACKWOOD LANE DECK 1

DECK @ 45.26m, EYE LEVEL OF PERSPECTIVE AT 46.96m  
SHOWING MASSING FOR GARAGE AT PERMITTED BUILDING HEIGHT

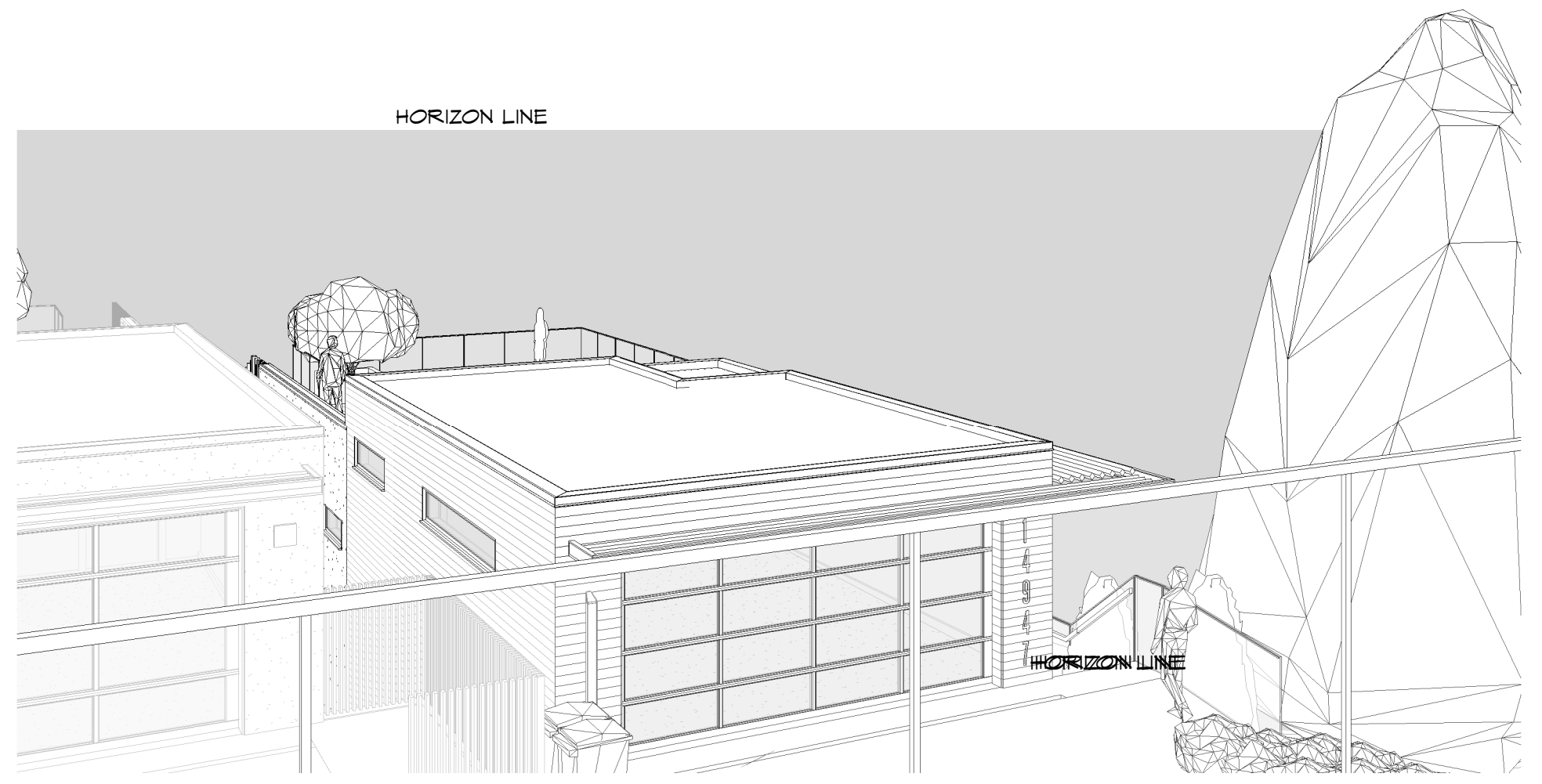
**VIEW ANALYSIS NOTES**

- GENERIC MASSING SHOWN FOR PERMITTED BUILDING HEIGHT IS NOT WORKABLE FOR MINIMAL GARAGE DOOR HEIGHTS/STRUCTURE.
- REQUESTED HEIGHT VARIANCE ALLOWS FOR MINIMUM 7'0" DOOR HEIGHT AT GARAGE ENTRY AND ROOF STRUCTURE/PARAPET WALL ABOVE.
- PERSPECTIVES ARE SHOWN AT +/- 5'8" (1.7m) ABOVE LEVEL OF EXISTING DECKS ALONG BLACKWOOD LANE TO SHOW THE IMPACT OF THE REQUESTED HEIGHT VARIANCE
- HORIZON LINE IS APPROXIMATED FOR REFERENCE.



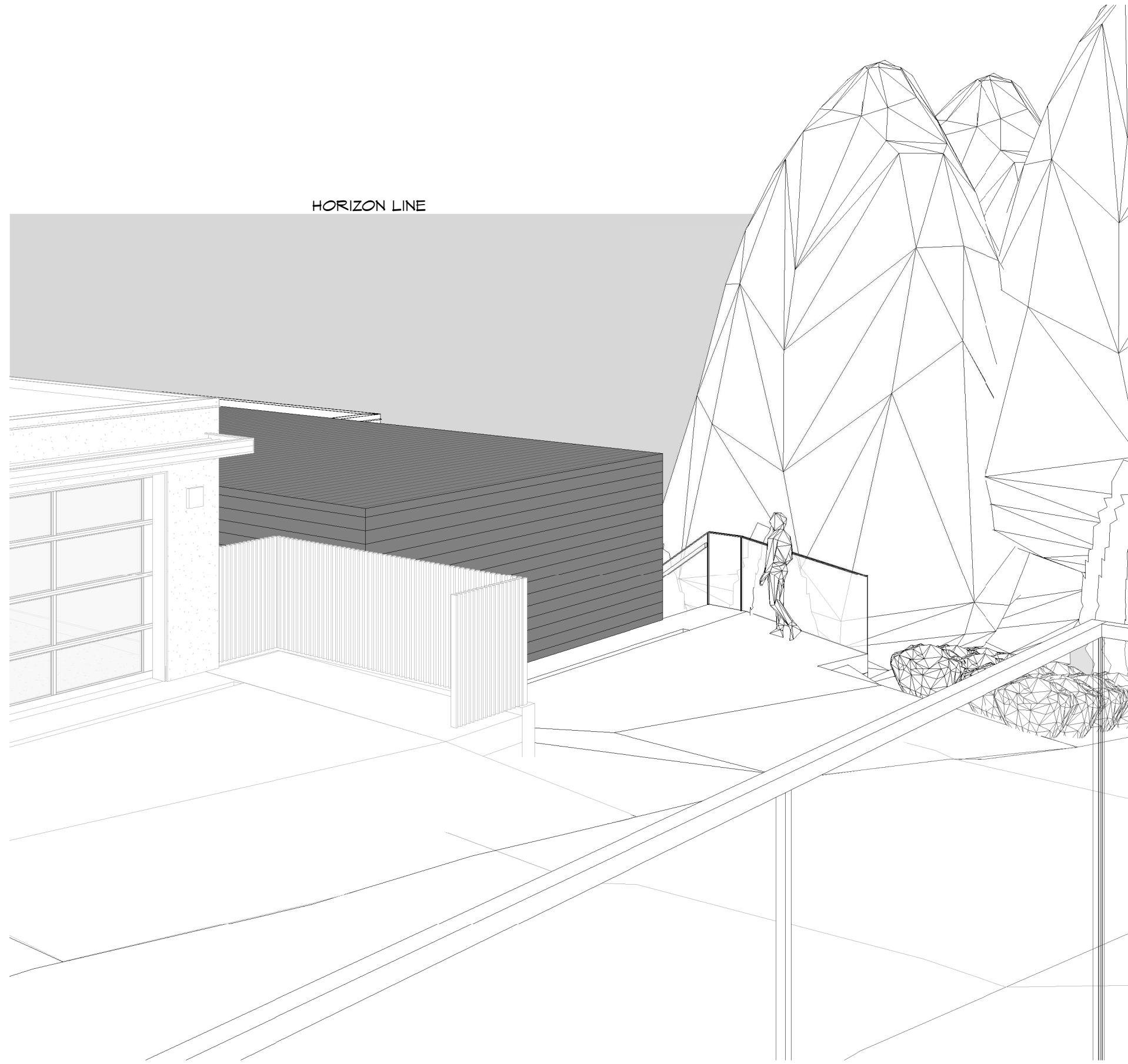
**14950 BLACKWOOD LANE DECK 1**

DECK @ 47.02m, EYE LEVEL OF PERSPECTIVE AT 48.69m  
SHOWING MASSING FOR GARAGE AT PERMITTED BUILDING HEIGHT



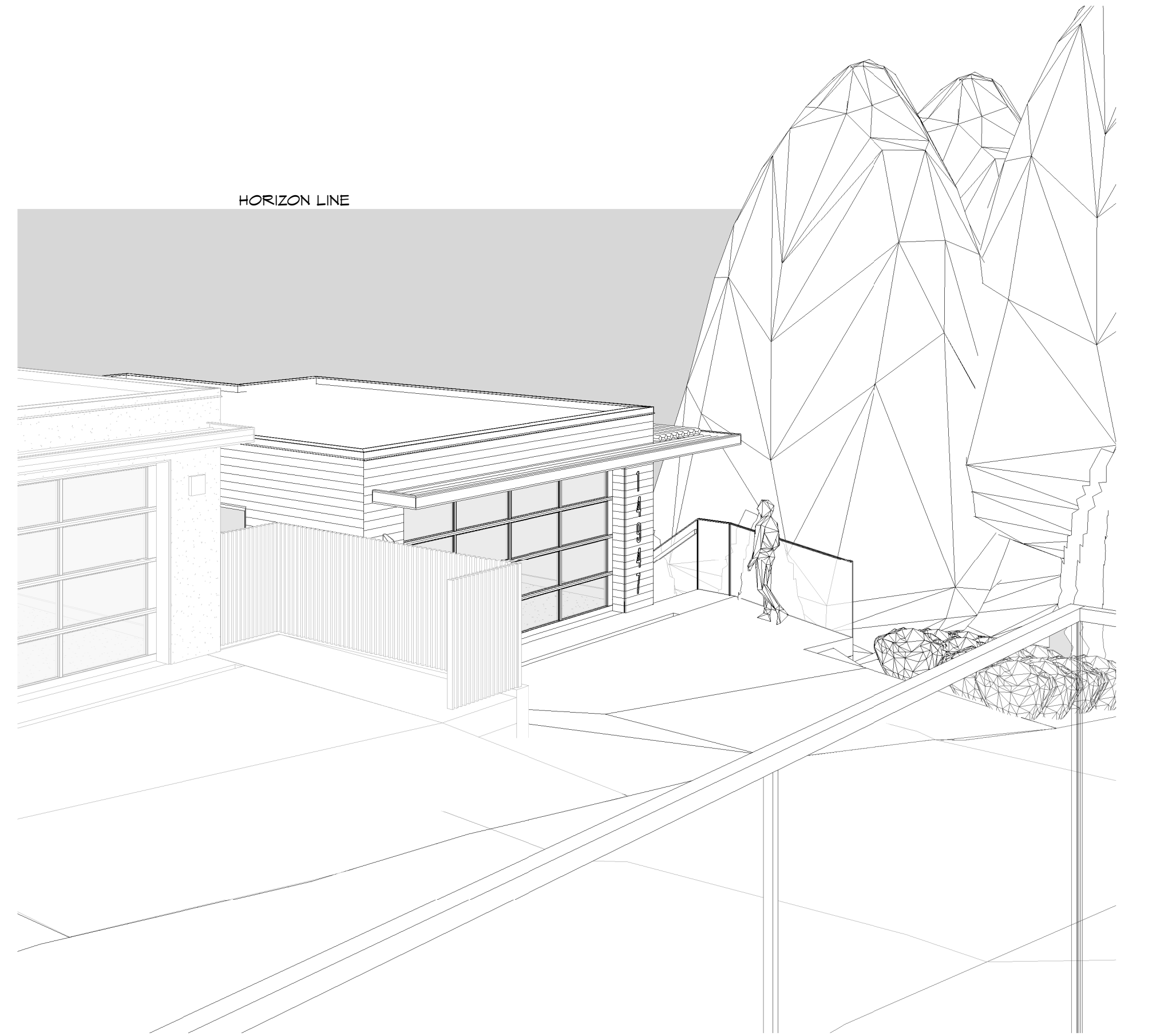
**14950 BLACKWOOD LANE DECK 1**

DECK @ 47.02m, EYE LEVEL OF PERSPECTIVE AT 48.69m



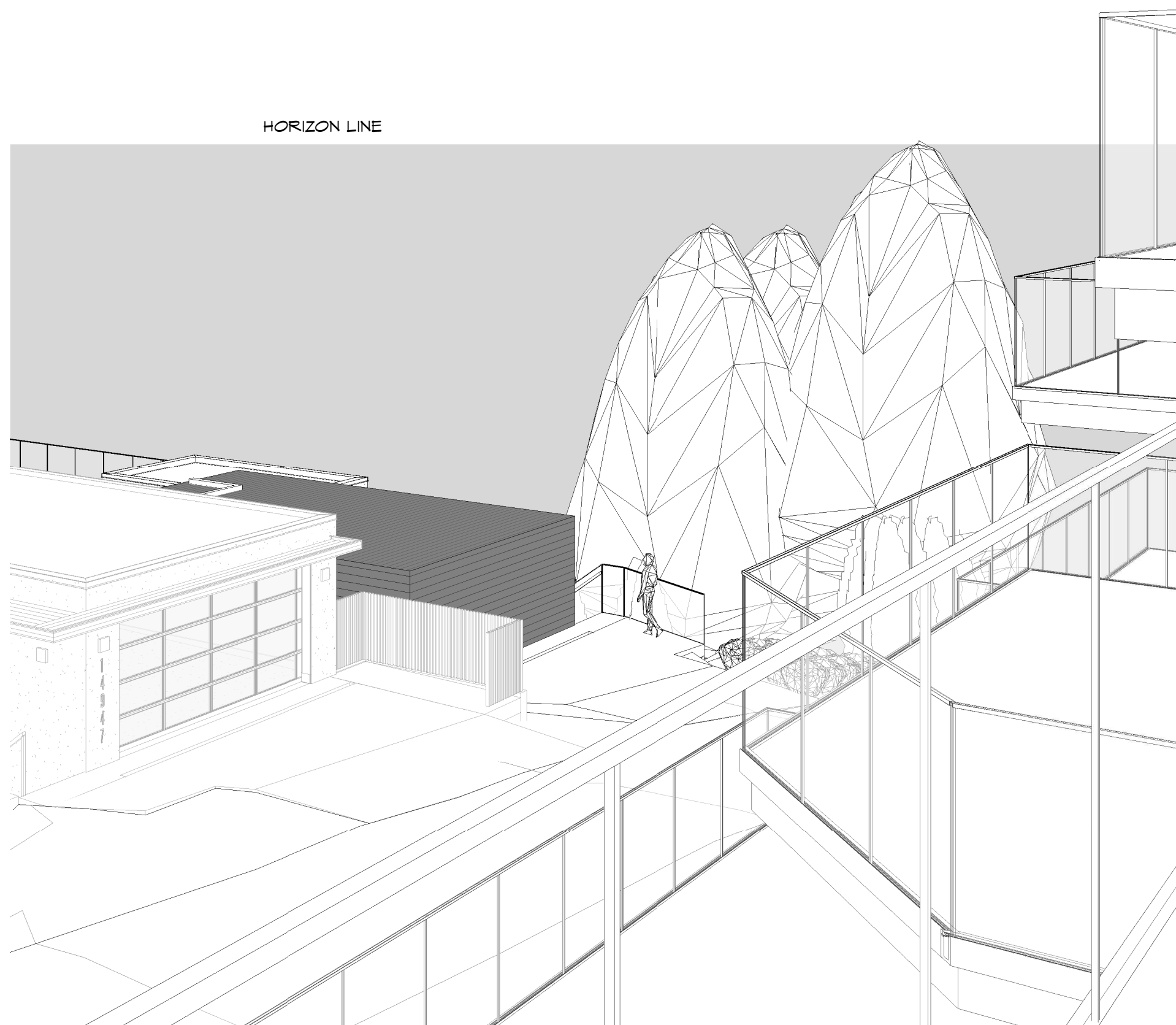
**14957 BLACKWOOD LANE DECK 1**

DECK @ 48.78m, EYE LEVEL OF PERSPECTIVE AT 47.80m  
SHOWING MASSING FOR GARAGE AT PERMITTED BUILDING HEIGHT



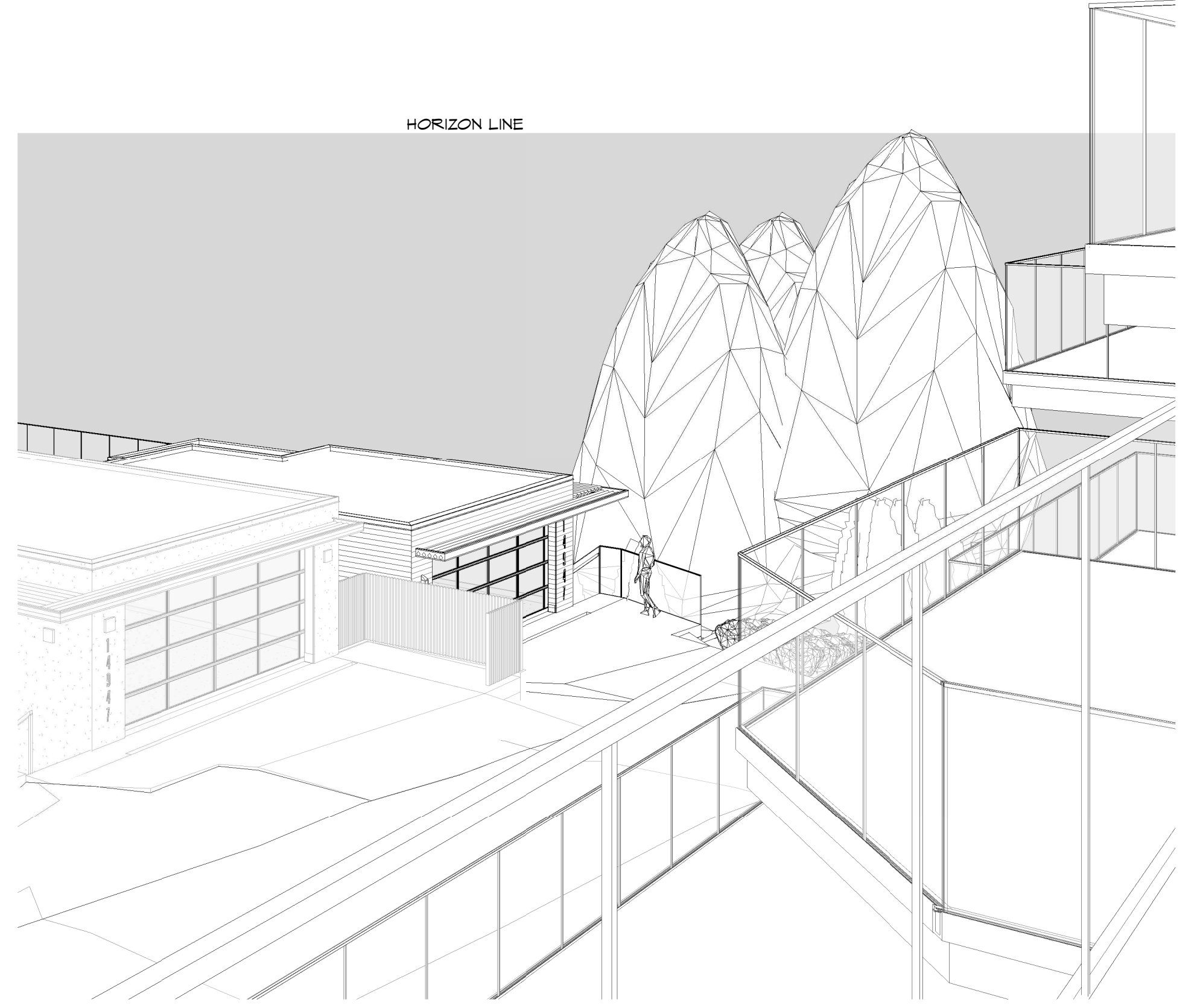
**14957 BLACKWOOD LANE DECK 1**

DECK @ 48.78m, EYE LEVEL OF PERSPECTIVE AT 47.80m  
SHOWING PROPOSED DESIGN WITH REQUESTED HEIGHT VARIANCE



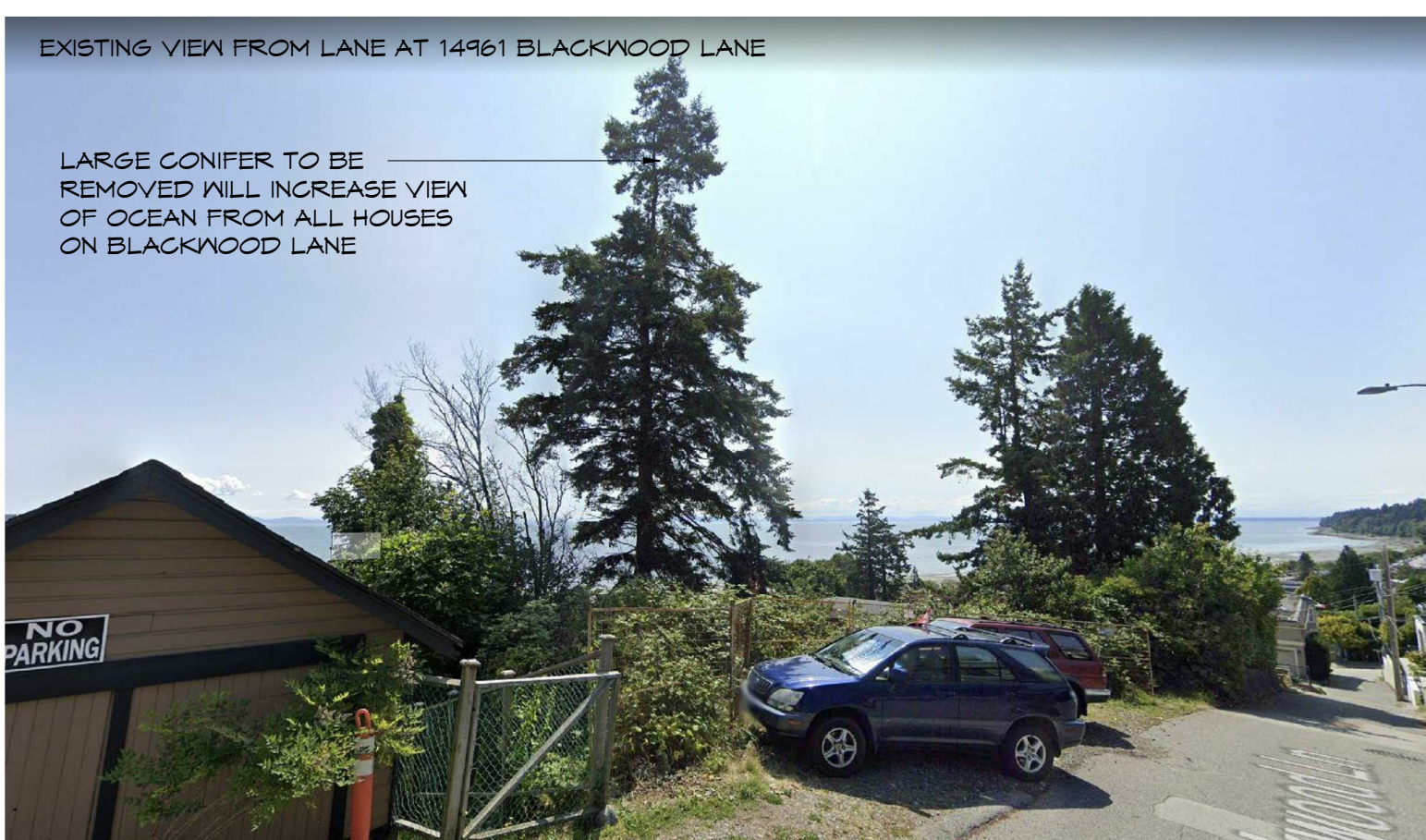
**14961 BLACKWOOD LANE DECK**

DECK @ 50.70m, EYE LEVEL OF PERSPECTIVE AT 52.40m  
SHOWING MASSING FOR GARAGE AT PERMITTED BUILDING HEIGHT



**14961 BLACKWOOD LANE DECK**

DECK @ 50.70m, EYE LEVEL OF PERSPECTIVE AT 52.40m  
SHOWING PROPOSED DESIGN WITH REQUESTED HEIGHT VARIANCE



EXISTING VIEW FROM LANE AT 14961 BLACKWOOD LANE

LARGE CONIFER TO BE REMOVED WILL INCREASE VIEW OF OCEAN FROM ALL HOUSES ON BLACKWOOD LANE

**VIEW ANALYSIS NOTES**

- GENERIC MASSING SHOWN FOR PERMITTED BUILDING HEIGHT IS NOT WORKABLE FOR MINIMAL GARAGE DOOR HEIGHTS/STRUCTURE.
- REQUESTED HEIGHT VARIANCE ALLOWS FOR MINIMUM 7'0" DOOR HEIGHT AT GARAGE ENTRY AND ROOF STRUCTURE/PARAPET WALL ABOVE.
- PERSPECTIVES ARE SHOWN AT +/- 5'8" (1.7m) ABOVE LEVEL OF EXISTING DECKS ALONG BLACKWOOD LANE TO SHOW THE IMPACT OF THE REQUESTED HEIGHT VARIANCE
- HORIZON LINE IS APPROXIMATED FOR REFERENCE.

**APPENDIX G**

**DPA Guidelines Response Table**



## **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:**

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**

**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**

**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.

**Applicant  
Response**

**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.

**Applicant  
Response**

**Mature Neighbourhood Infill  
Development Permit Area Guidelines**

<b>Mature Neighbourhood Infill DPA Guideline 22.9.1 (e)</b>	
<p>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.</p>	
<b>Applicant Response</b>	
<b>Mature Neighbourhood Infill DPA Guideline 22.9.1 (f)</b>	
<p>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.</p>	
<b>Applicant Response</b>	

**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>	

**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.

**Applicant  
Response**

**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.

**Applicant  
Response**

**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.

**Applicant  
Response**

**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.

**Applicant  
Response**

**Mature Neighbourhood Infill  
Development Permit Area Guidelines**

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

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.

**Applicant  
Response**

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

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.

**Applicant  
Response**



**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**

**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**

**APPENDIX H**  
**ADP Minutes July 21, 2020**

## MEETING MINUTES

<b>PRESENT:</b>	K. Hammersley, Chairperson P. Byer J. Muego N. Waissbluth R. Dhall P. Rust
<b>ABSENT:</b>	None
<b>NON-VOTING MEMBERS:</b>	S. Greysen, BIA Representative
<b>GUESTS:</b>	R. Gill (Owner) (14947 Buena Vista Avenue) D. Funk, Su Casa Design (Designer) (14947 Buena Vista Avenue) N. Pullman, CitiWest (Applicant) (14947 Buena Vista Avenue)  M. Heidari (Owner) (1485 Fir Street) R. Billard, Billard Architecture (Architect) (1485 Fir Street) R. Potter, Billard Architecture (Architect) (1485 Fir Street) S. Heller, VDZ (Landscape Architect) (1485 Fir Street)
<b>STAFF:</b>	G. Newman, Manager of Planning A. von Hausen, Planner

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### 1. CALL TO ORDER

The meeting was called to order at 3:30pm.

### 2. MOTION TO HOLD ADVISORY DESIGN PANEL MEETING VIA ELECTRONIC MEANS

It was MOVED and SECONDED

THAT the Advisory Design Panel hold meetings as digital meetings using Microsoft Teams recognizing the COVID-19 global pandemic and efforts to support physical distancing while maintaining open government and the advancement of business.

**CARRIED**

### 3. ADOPTION OF AGENDA

It was MOVED and SECONDED

THAT the Advisory Design Panel adopts the July 21, 2020 agenda as circulated.

**CARRIED**

#### **4. ADOPTION OF MINUTES**

It was MOVED and SECONDED

THAT the Advisory Design Panel adopts the minutes from the July 7, 2020 meeting as amended.

**CARRIED**

#### **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 two applications under review by the ADP. The following subsections outlined the minutes of the meeting as they relate to each of the two applications.

##### **5.1. Application 1: 14947 Buena Vista Avenue**

A. Von Hausen provided overview of zoning, OCP and DP Guidelines.

D. Funk (Su Casa) presented the design background for the project.

P. Byer asked about the setbacks and impacts on view from decks on the neighbouring property to the east, and whether that neighbour received notice of the Public Information Meeting (PIM); A. von Hausen confirmed that the neighbours did receive notice and that outside of the height variance the building satisfies the requirements of the zoning bylaw.

P. Byer asked whether the homes were accessible. The designer noted that they have elevators off Blackwood Lane to address accessibility. P. Byer asked if the patios could be made permeable / light coloured. Designer – yes, we can do as much grass as client would like to do (e.g., permeable paver, lawn, etc.). Mr. Byer noted concern with tree removals & need for replacement trees, which he understands to include at least one per property as per city requirements.

J. Muego asked whether the building would be sprinklered. The designer provided that the building would be sprinklered. J. Muego – counting four storeys per BC Building Code offered caution regarding Code Requirements. J. Muego asked what is the cut in the grades (along sides) to accommodate window wells; building is 4 feet from the property line. The design will require significant retaining walls, important to identify that construction along the east property line would be extreme in terms of retaining walls being 10 feet high. Applicant acknowledged. J. Muego noted that the rendering does not show how the rooftop deck may be programed with patio furniture or how people may use the space, which could further encumber views.

P. Rust – likes design, illustrates angle of containment well, would be good to allow a little higher to be able to get an SUV in the garage – the bunker as presented is quite problematic as a space. The designer confirmed the intended use of the space is for storage. P. Rust noted that the design would need a railing on top of the retaining wall for safety of neighbour – materials on exterior of both houses – nice in and of themselves but may be a bit too much disharmony – are the forms enough to distinguish one property from the other? Perhaps better to harmonize the materials with form being more the distinguishing factor.

R. Dhall – height of bunker being 16 – 17 feet – is there an intent to create a space with a mezzanine and other space – noted concerns about steep slope – can the driveway be sloped downward to lower the height of the garage? – Applicant – looked at this earlier (with use of a trench drain) but noted that City Engineering would not consider this. R. Dhall raised a question of planters – lots at various levels – what type? Built in or portable? More information should be provided on how the plants will

be planted in the planter areas. Applicant – would defer to landscape architect – would design to be waterproof and meet the direction provided by the Landscape Architect. R. Dhall noted that the Applicant should explore ways to avoid the need for height variance. Noted neighbours were concerned about slope and effects on property with the slope cuts.

P. Byer recognized from the City’s preliminary comments that the City Arborist noted concerns with landscaping plan and potential ability to accommodate planting without causing structural issues and have sufficient soil to allow trees to reach maturity. G. Newman clarified that a Tree Management Plan will be required and the City Arborist will review for compliance with the Tree Management Bylaw. P. Rust acknowledged that many people seeking to remove trees that become an obstruction to their view. P. Byer also noted that many trees are coming down and wanted to confirm the one per lot requirement. G. Newman confirmed that the Tree Management Bylaw requires a minimum of one replacement tree within the lot when removals are proposed through a permit.

N. Waissbluth asked that the applicant look at the overhangs. Larger overhangs would benefit upper floors to decrease amount of heat retention, provide weather protection. Vertical slats should have more weight in the renderings. Walls along the sidewalk (originally 3 – 4 feet) now the walls are much higher (as proposed). N. Waissbluth noted that “recent developments” shown do not have as significant retaining walls along the sidewalk. Would like to see them stepped up (staggered/tiered retaining wall) – staircases that lead up to the house from the lower end are quite narrow – not very user-friendly, should widen by even a few inches.

P. Byer – concern with the height precedent– looking for a solution that does not require a variance – does like the designs – perhaps remove the mudroom by pushing the building down the slope to satisfy the height requirement of the zoning bylaw. Is there another solution to height variance—this should be explored.

J. Muego – pushing up and down – want to push back to clients – wants versus needs – views – perhaps rooftop deck shouldn’t be accessible (occupied) or should be smaller with garage pushed further back – guardrails staying within angle of containment would pull activities towards the garage – depth of the bunker too much for the site (logistics and costs) – leveling of Lot 1 (front yard) is creating a 6 foot high retaining wall – how is this going to affect the westerly neighbours enjoyment of their lot – would look to tier it back south-to-north and west-to-east – patio – capture interesting views through screening – slats blocking windows to frame the view – educate clients on tools available to designers to give them the best performance.

S. Greyson – planting massive trees where massive trees were – can the City not plant trees elsewhere? Noted concern with the bunker if used as living space as it would not have sprinklers / egress.

R. Dhall – landscape plan – more variety in the planting – mostly all HB – reasonably large patches of plantings here – looking at the front side (south) there is more variety – but more sought (more colour) – would like more details about planting systems – details of planters, how they’re supported (structurally) – represent paving systems (materials) in the landscape plan (surfaces) – label properly.

K. Hammersley – summary of issues regarding landscaping, tree planting, solar exposure (passive solar gain), issues of the bunker, height variance.

Designer (D. Funk) – noted that Engineering is not supportive of the variance to driveway slope.

P. Byer – owners / designers to re-consider the height variance sought.

J. Muego – owner may wish to look at alternatives (reduction to the rear yard setback) – Applicant – could look at moving the home down towards Buena Vista Avenue – reducing square footage of the home while maintaining the 15% slope.

P. Rust – garage built with hydraulics set into the bunker to raise and lower the garage enough so that it would not encroach on the height limit and allow for SUV’s to be stored.

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 14947 Buena Vista Avenue be **referred to Council** once the applicant has had an opportunity to consider the comments pertaining to:

- 1) Providing a broader mix of plantings and surface treatments (e.g., patios) as shown in the Landscape Plan, and that plantings are satisfactory to the City Arborist;
- 2) Implementing a tiered southern retaining wall so that the structure does not overwhelm the pedestrian realm along the sidewalk of Buena Vista Avenue;
- 3) Efforts to mitigate solar gain (e.g., overhangs, eyebrows, etc.) and passive cooling options along the south facing elevation of the dwellings;
- 4) The intended use and function of the “bunker” and the compliance of the space with the applicable provisions of the Zoning Bylaw; and
- 5) The requested height variance and efforts to alter the design such that a variance is no longer required; in the event that the applicant proceeds with the variance, that staff identify to Council the efforts taken by the applicant to address this constraint.

**CARRIED**

**5.2. Application 2: 1485 Fir Street**

A. von Hausen began the review of the second application with an overview of the OCP, Zoning and DP Area.

R. Billard (Project Architect) – walked through the application – the various iterations of the design, efforts to address comments from City staff, mitigate traffic and access issues, program and locate amenity spaces, and step back the massing of the building. Mr. Billard also walked through materials as proposed in the design, the context of development within two blocks of the subject property, the composition of units (by # bedrooms), and efforts to support bicycle and transit use.

S. Heller (Landscape Architect) – parkade notched to accommodate the retention of trees, street trees will be replaced along Fir Street (depending on what happens with overhead power lines); overview of access to building, treatment of spaces to delineate public and private spaces, surface material treatment.

J. Muego – excited to see the front entrance (6 steps w/ accessible ramp) – not shown on the renderings. R. Billard – pointed to the access (ramp) versus stairs shared along Russell Avenue. R. Dhall requested to see Main Floor plan – requested confirmation of parkade access – wanted confirmation of the planters to be used and whether or not they are acceptable to the City. S. Heller confirmed that they have done similar plantings on other projects in the City. R. Dhall requested confirmation of whether fencing would be used to enclose the parkette. R. Billard noted they want to keep the space open so it reads as part of the community.

P. Byer – parking entrance - unclear whether there was adequate clearance into the parkade. R. Billard clarified that there would be sufficient clearance. P. Byer asked if there was a vehicle drop off within the boulevard near the access. P. Byer asked if there was accommodation to expand electrical charging to more spots in the future. R. Billard noted that White Rock does not require anything. G. Newman clarified that the City requires 1/10 spaces an energized outlet (level 2) and an additional 1/10 spaces to have a rough-in for EV charging.

P. Byer asked how recycling / garbage was being managed and whether it would be carried outside the building for collection. R. Billard confirmed that a hauling company would be retained for collection. P. Byer noted that a community garden / tenant garden appear to be planned for the roof as illustrated in the DP Guidelines Matrix. G. Newman clarified that the matrix was submitted with the first submission and that subsequent design has not been captured in a revised matrix. P. Byer asked about rooftop stormwater retention. R. Billard noted this is a costly component of the design and that a cistern may be used. S. Heller added reference to some of the features for stormwater management incorporated into the landscape design. P. Byer noted that there are only 2 handicapped (accessible) parking spaces for residents and encouraged more handicapped spaces to be offered.

S. Greyson identified a potential conflict between trees and overhead wires. A. von Hausen confirmed that wires would need to be underground as a City engineering requirement.

K. Hammersley – impressed with the proposal based on previous review

R. Dhall – good treatment of spaces along the street – encompassed most design elements – inconsistency in drawings showing access to parkade in other location (reference to the design matrix). Crime Prevention Through Environmental Design (CPTED) principles to be applied along edges – east elevation – use of a lot of fenestration (windows). R. Dhall noted that it would be good to consolidate the number of openings and windows alongside the red accents. 60% of units are one bedroom or less (studio). R. Dhall would like to see higher proportion of two bedroom units. R. Billard provided that at this time there is not an opportunity to change the mix of units (lending constraints). R. Dhall would like to see a little bit more design development of the entry feature with the inclusion of the feature within the heavy timber frame currently at the corner of Russell and Fir.

J. Muego – commended the Landscape Architect in looking at the ground plane – streetscape elements are good – design elements good (stepping down levels five and six). J. Muego notes that the upper levels need something more to distinguish them and cut down on the massing (colour / material treatment). Muego reiterated R. Dhall’s comment regarding the repetition of the window patterns – would like to see some consolidation – corner buttress quite heavy / strong considering the roof they are holding as well as the base being quite ambiguous, more design development should be considered.

P. Rust – structure on the corner didn’t quite capture the entrance – would like to see one more bay to capture the entrance – look at use of panels along the fifth and sixth storey – an original rendering indicated a panel system of cladding which would be more appropriate than shingles proposed at this height – use of 9 foot ceilings (why not 8 foot). R. Billard provided that higher ceilings are currently preferred by tenants. P. Rust - would like to see a galley kitchen. R. Billard noted that galley kitchens are less desired by target market.

P. Byer – bullet points for final

- Stormwater management plan must go to the Engineering Department – efforts to minimize the amount of stormwater going to the storm system;

- Rooftop to be designed to mitigate solar gain;
- Electrical charging – sufficient rough-in for future expansion
- Two accessible parking spots not sufficient – more should be made accessible

N. Waissbluth – main comment pertains to the landscaping in the amenity / courtyard space – concern that the play space may not be used – needs to be more purposefully activated without the use of “pre-builts”. R. Billard – wanting to re-evaluate the design of the space to ensure it is more accessible and more purposefully used as intended.

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

**It was MOVED and SECONDED**

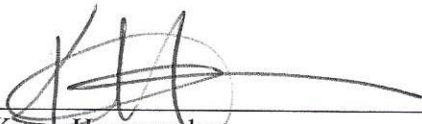
THAT the Advisory Design Panel recommends that the application for the development proposal at 1485 Fir Street be referred to Council once the applicant has had an opportunity to consider the comments pertaining to:

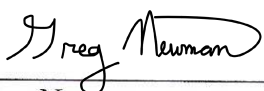
- 1) Stormwater management plan must go to the Engineering Department – efforts to minimize the amount of stormwater going to the storm system;
- 2) Rooftop to be designed to reduce solar gain;
- 3) Efforts to increase the number of electrical charging stations
- 4) Efforts to increase the number of accessible parking spaces
- 5) Design of the children’s play space – naturalization of the space

**CARRIED**

**6. CONCLUSION OF THE MEETING**

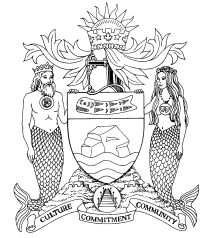
There being no further business, the Chairperson declared the meeting concluded at 6:40 pm.

  
\_\_\_\_\_  
Karen Hammersley  
Chairperson, Advisory Design Panel

  
\_\_\_\_\_  
Greg Newman  
ADP, Committee Secretary



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



**DATE:** September 28, 2020

**TO:** Land Use and Planning Committee

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

**SUBJECT:** Application for Zoning Amendment – 14234 Malabar Avenue  
(ZON/MIP/SUB 19-005)

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**RECOMMENDATIONS**

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;*”
  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;*” and
  3. Recommend that Council direct staff to resolve the following issues prior to final adoption:
    - a) Ensure that all engineering requirements and issues including servicing agreement completion are addressed to the satisfaction of the Director of Engineering and Municipal Operations; and
    - b) Demolish the existing buildings and structures to the satisfaction of the Director of Planning and Development Services.
- 

**EXECUTIVE SUMMARY**

The City of White Rock has received an application to rezone the property at 14234 Malabar Avenue from ‘RS-1 One Unit Residential Zone’ to ‘RS-4 One Unit (12.1 m lot width) Residential Zone’. The intent of the rezoning is to enable the subdivision of the property which, if approved, would result in two lots, each of which would have frontage of 14.1 metres, lot depth of approximately 42 metres and a lot area of roughly 590 square metres. The only difference between the existing zone requirements and the proposed lot dimensions is that the lots will be less than 0.9 metres (2.9 feet) narrower than allowed in the RS-1 zone.

The property is designated Mature Neighbourhood in the Official Community Plan (OCP). Within this designation, low-scale residential uses (i.e., single family homes, duplexes, and triplexes) are recognized along with opportunities to increase the supply of housing through gentle infill (e.g., single lot subdivisions, secondary suites, etc.). It is noted that the use permissions of the proposed RS-4 Zone are the same as those in the current RS-1 Zone. The rezoning would, if approved, allow for a modest form of intensification within an established area of the City and would be consistent with the policy objectives of the OCP.

### **PREVIOUS COUNCIL DIRECTION**

None.

A similar application by a previous owner was made in 2006, to enable subdivision of this property into two lots by reducing the minimum lot width through a Development Variance Permit, and this application did not proceed.

In 1994, the minimum lot width in RS-1 One Family Residential Zone lot was increased from 45 feet (13.7 metres) to 50 feet (15.24 metres). The current Zoning Bylaw No. 2000, adopted in April 2013, has a minimum lot width of 15 metres (49.2 feet).

### **INTRODUCTION/BACKGROUND**

*White Rock Official Community Plan 2017, No. 2220* (OCP) designates the subject property as ‘Mature Neighbourhood’, characterized by low-scale residential uses, such as single-family dwellings with secondary suites, duplexes, and triplexes. The policies applicable to the Mature Neighbourhood designation support gentle infill to enable moderate residential growth in established areas of the City. The proposed rezoning and subsequent lot split would allow for the introduction of a new single family home without significantly changing the character or predominant form of housing in the neighbourhood.

The subject property is zoned ‘RS-1 One Unit Residential Zone’. The size of the property is sufficient to enable a subsequent lot split while maintaining the minimum lot frontage (12.1m), lot depth (27.4m) and lot area (410.0m<sup>2</sup>) standards of the ‘RS-4 One Unit (12.1 m Lot Width) Residential Zone’. Uses permitted in the current RS-1 zoning and the proposed RS-4 zoning are both consistent with the use permissions established in the OCP land use designation, which recognize low profile housing including single detached dwellings (with secondary suites), duplexes and triplexes. Appendix A presents amending Bylaw No. 2361, which would be used to implement the rezoning request if approved by Council.

### **ANALYSIS**

The subject property is located at 14234 Malabar Avenue, immediately south and east of the intersection of Malabar Avenue with Phoenix Street (see Appendix B for Location Map and Ortho Photo). The property is occupied by a single detached dwelling. There is a small watercourse running to the west of the property, opposite the home at 14220 Malabar Avenue (see Figure 1). Section 23.5 of the City’s Official Community Plan requires a minor (environmental) development permit when development is proposed within the environmentally sensitive lands abutting, or falling within, 30 metres of a watercourse as illustrated in Schedule C to the OCP (see Figure 2).

In support of the minor development permit application a “Riparian Areas Regulation Assessment Report” was received. The Report defines a “Streamside Protection and Enhancement Area” (SPEA) of 10 metres from the edge of the watercourse and notes that the high water mark of the stream is approximately 22.5 metres from the nearest part of the subject property. The SPEA is recognized in the Province’s *Riparian Areas Regulation* as the area that links aquatic to terrestrial ecosystems and is capable of supporting streamside vegetation. Further, the SPEA is considered the “buffer” outside of which development will not result in any harmful alteration, disruption or destruction of natural features, functions and conditions which support the life processes of protected fish.



Figure 1: Context Map Illustrating Watercourse

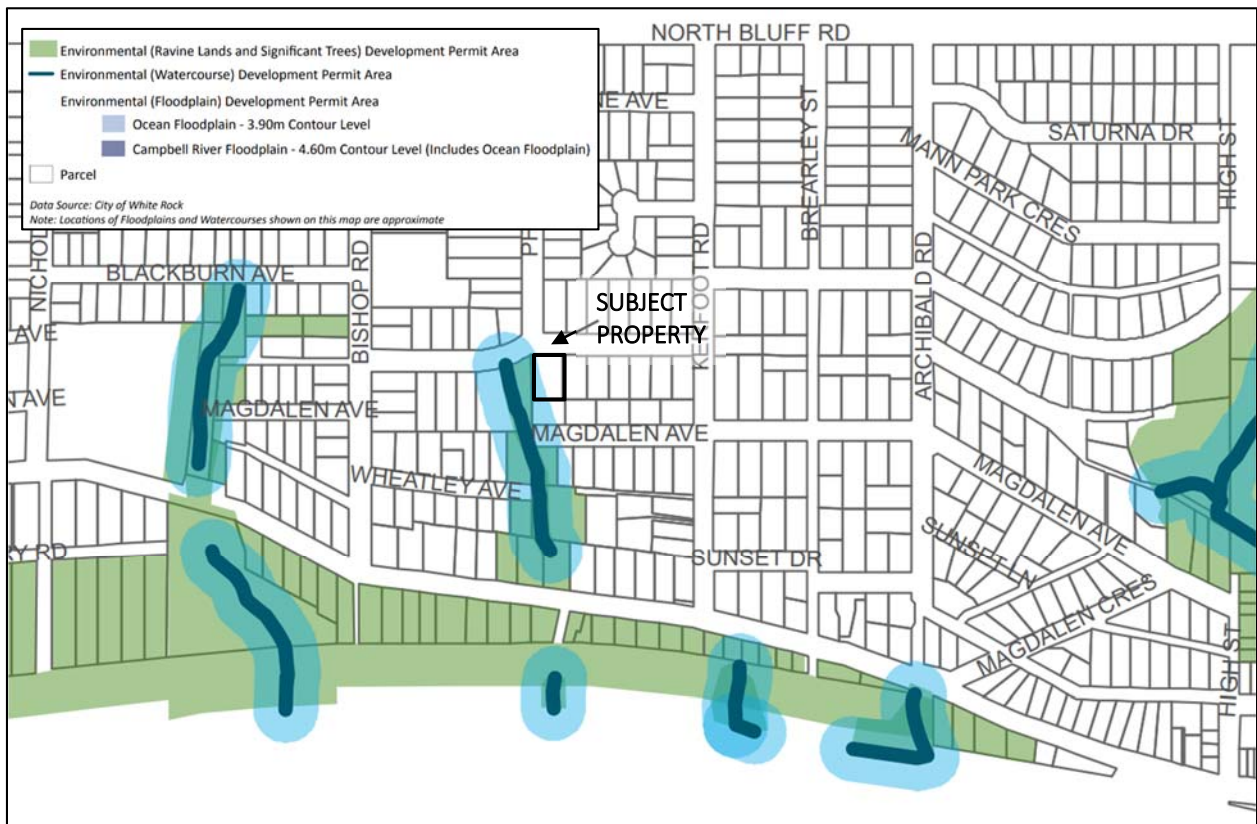


Figure 2: Environmental (Watercourse) Development Permit Areas

In this case the building envelope within the westernmost lot would exist outside of the SPEA as defined in the Assessment Report. Appendix C presents the SPEA relative to the building envelopes that would be enabled by the rezoning and subsequent subdivision of the property. The Report was provided to the Ministry of Forests, Lands, Natural Resource Operations and Rural Development who has provided that it “meets the assessment and reporting criteria for the Riparian Areas Regulation.” There are a number of mitigative measures included in the consultant report, largely focused on efforts to control sediment and erosion during construction. If Council were to approve the rezoning of the property, during the minor development permit staff will require that a Sediment and Erosion Control Plan is prepared and implemented in advance of both demolition and future construction activities.

### **Zoning & Access**

The subject property is 1,185.4 square metres in area with 28.2 metres of frontage on Malabar Avenue. The lot, being zoned RS-1, is sufficiently sized to accommodate a subdivision into two lots while maintaining the minimum lot area and dimension requirements of the RS-1 zone, with the sole exception of lot width, therefore the applicants have requested to be rezoned to the RS-4 Zone (see Appendix D - Preliminary Subdivision Plan) which permits a 12.1 metre (39.7 foot) lot width. The use permissions within the RS-1 and RS-4 Zones and provisions regarding the scale and location of development are largely the same save for a slightly smaller interior side yard setback permitted within the RS-4 Zone (i.e., 1.35 metres compared with 1.5 metres). The parking supply requirements of the bylaw (i.e., two spaces per unit plus one additional space for any secondary suite) can be satisfied within the design of the subdivided lots.

Section 23 (u) of the City of White Rock’s Street and Traffic Bylaw, 1999, No. 1529, requires that there be no driveways within 7.5 metres and no parking within 10 metres of an intersection. Recognizing that driveways are commonly used for parking, City Engineering staff have noted that a shared driveway will be required and located ten (10) metres from the intersection; an easement over the easternmost lot will be required through the subdivision application to secure access to the western lot. A Conceptual Site Plan illustrating the access arrangement is provided in Appendix E. The subdivision process will be used to ensure matters of access and reciprocal easements are adequately implemented, subject to the zoning enabling the lot split.

### **Tree Management**

An Arborist Report prepared by Mike Fadum and Associates Ltd. was submitted with the rezoning application. The Report identifies that a total of six “protected trees,” being those subject to City of White Rock Tree Management Bylaw, 2008, No. 1831, may be affected by the proposal. Two of the six trees are City trees whereas the remaining four trees are private trees. The Report recommends that the four private trees be removed as they are either in poor health or are a constraint to the development (servicing) of the lots; the City trees are to be retained.

City staff have reviewed the recommendations of the Project Arborist and are comfortable with the removals subject to the posting of securities (i.e., \$12,000) for eight replacement trees as required by the Tree Management Bylaw in addition to the receipt of a letter of understanding from the neighbour to the south of the property for the removal of shared Tree #3914. Appendix F includes an illustration of the proposed planting 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 dwelling.

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

The applicant held a public information meeting (PIM) on April 2, 2019, at the White Rock Library (15342 Buena Vista Avenue). Ninety-five letters were circulated notifying owners within 100 metres of the subject property of the rezoning proposal. The meeting was also advertised in

consecutive publications of the Peace Arch News in advance of the PIM. Appendix G to this report includes the PIM summary provided by the applicant, including with the PIM sign-in sheet and completed comment forms that were shared with the applicant.

### **Planning Review**

Issues of concern presented in Appendix G pertain to traffic, on-street parking, impacts to the “large lot” character of the neighbourhood, housing affordability, and developer profit. Generally, the proposal is not of a scale that would necessitate a review of traffic impacts as it would, if approved, result in one new dwelling. The separation of the access from the intersection of Malabar Avenue with Phoenix Street, noted above, will also help ensure safe separation distances between vehicles leaving/entering the property and those making turning movements at the intersection. The two lots, as ultimately intended, would be sufficiently sized to accommodate the off-street parking requirements of the zoning bylaw; no relief from these parking requirements are sought in this rezoning application, therefore impacts to on-street parking supply are not anticipated.

While single detached dwellings tend to be less affordable than multi-family units (e.g., townhomes, or stratified apartment units), increasing the supply of smaller-scaled detached housing within established neighbourhoods can be an effective way to enable a modest degree of affordability in the area. As noted, the OCP is supportive of efforts to accommodate “gentle infill” as a means of supporting housing choice and affordability in Mature Neighbourhoods (Objective 8.8).

The Plan also establishes thresholds for the control of form and character matters when subdivision would result in lots having frontage of less than 12.1 metres, recognized as “intensive residential development.” In this case, while the two lots will have frontage less than that of nearby properties, which tend to have frontage of between 18 and 20 metres, the proposed 14.1 metres of frontage per lot does not require that the proponent obtain a development permit through which the City’s Mature Neighbourhood Development Permit Area (DPA) Guidelines could be applied. While the proposal is not subject to a development permit, City staff have provided the related DPA Guidelines to the applicant in an effort to encourage a future home design that is sympathetic to that of adjacent development. As noted, the RS-4 Zone sought by this rezoning application does not enable greater building height (maximum 7.7 metres) or density (0.5 times the area of the lot) from what is permitted in the existing RS-1 Zone.

### **FINANCIAL IMPLICATIONS**

The rezoning, if approved, will not result in any additional costs to the City. Development cost charges will be sought through the subdivision process.

### **LEGAL IMPLICATIONS**

Not applicable.

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

Not applicable.

### **INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS**

The rezoning application was circulated to internal City departments and comments requiring a response / resolution by the proponent have been addressed.

### **CLIMATE CHANGE IMPLICATIONS**

The application will enable a modest increase in density consistent with the aspiration of the ‘Mature Neighbourhood’ OCP land use 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 protecting the environment, and supporting a community where people can live, work and play in an enjoyable atmosphere.

A review of the Zoning Bylaw including single family homes is currently on Council’s 2018-2022 Strategic Priorities, and is scheduled for December 2021. This priority and scheduling may change with Council’s pending review of the Strategic Priorities.

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

The Land Use and Planning Committee can recommend that Council:

1. Give first and second readings to “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 14234 Malabar Avenue) Bylaw, 2020, No. 2361*” as presented, authorize staff to schedule a Public Hearing, direct staff to resolve engineering issues, direct staff to work with the applicant regarding matters of dwelling design, tree management, sediment control, and demolition of existing structures prior to final adoption of the bylaw;
2. Reject “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 14234 Malabar Avenue) Bylaw, 2020, No. 2361*”; or
3. Defer consideration of “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 14234 Malabar Avenue) Bylaw, 2020, No. 2361* and refer the application to staff to address any issues identified by Council.

Staff recommend Option 1.

### **CONCLUSION**

The City of White Rock has received an application to rezone 14234 Malabar Avenue from ‘RS-1 One Unit Residential Zone’ to ‘RS-4 One Unit (12.1 m lot width) Residential Zone’ in order to allow the subdivision of the property into two lots. The proposal is consistent with the objectives and policies of the ‘Mature Neighbourhood’ OCP land use designation. Given the proposed lot widths of the new lots would be only 0.9 metres (2.9 feet) less than the minimum in the existing zoning, staff recommend Council give first and second readings and authorize staff to schedule a Public Hearing for this application.

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. 2361

Appendix B: Location and Ortho Photo Maps

Appendix C: Riparian Areas Regulation Zones of Sensitivity and SPEA

Appendix D: Preliminary Subdivision Plan

Appendix E: Conceptual Site Plan

Appendix F: Preliminary Planting Plan

Appendix G: Public Information Meeting Summary and Comment Sheets

**APPENDIX A**

**Draft Zoning Amendment Bylaw No. 2361**

**The Corporation of the  
CITY OF WHITE ROCK  
BYLAW 2361**



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 B, Plan NWP20207, Part NE1/4, Section 9, Township 1, New Westminster Land District  
PID: 008-693-781  
as shown on Schedule "1" attached hereto from the 'RS-1 One Unit Residential Zone' to the 'RS-4 One Unit (12.1m Lot Width) Residential Zone'.
2. This Bylaw may be cited for all purposes as the "White Rock Zoning Bylaw 2012, No. 2000, Amendment (RS-4 – 14234 Malabar Avenue) Bylaw, 2020, No. 2361".

PUBLIC INFORMATION MEETING on the	2 <sup>nd</sup>	day of	April, 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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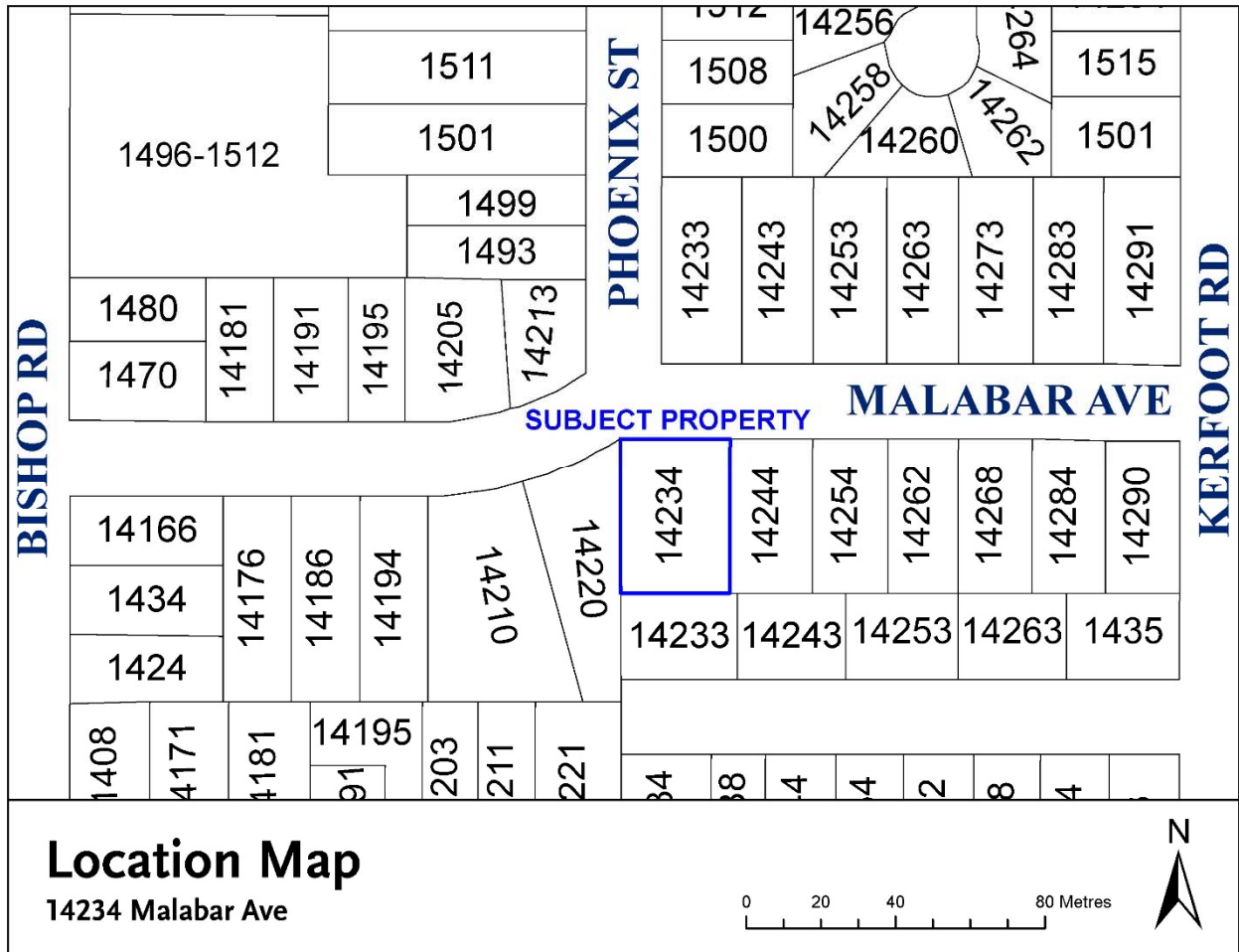
Mayor

---

Director of Corporate Administration

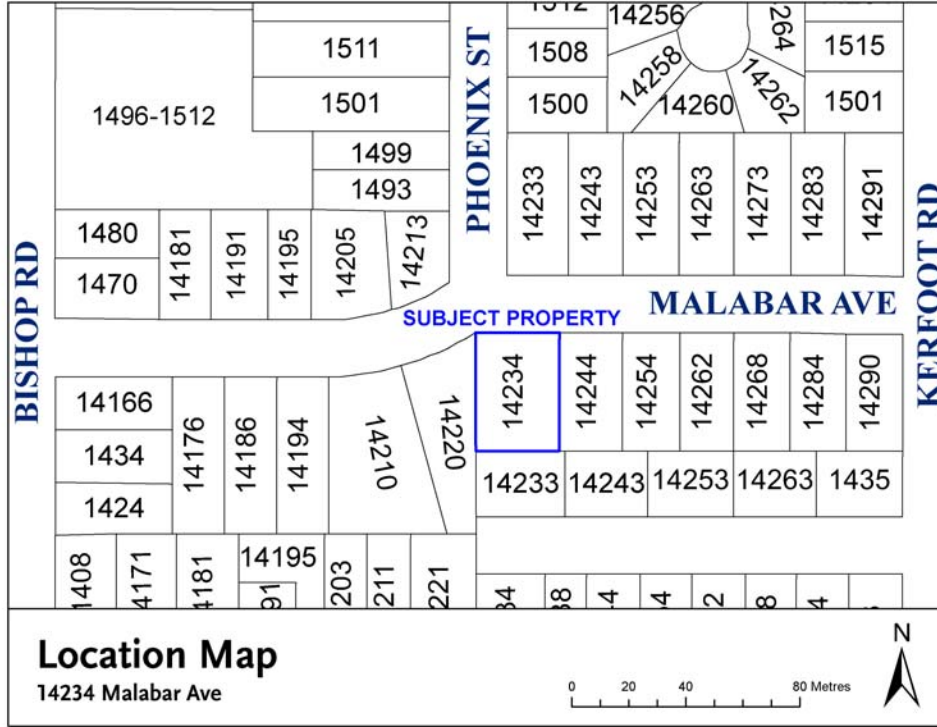


Schedule “1”



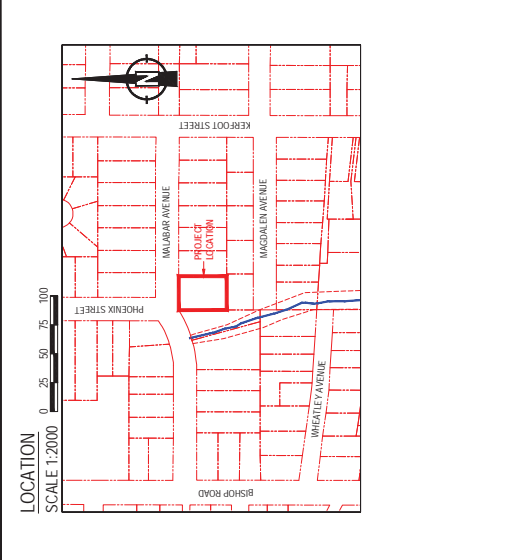
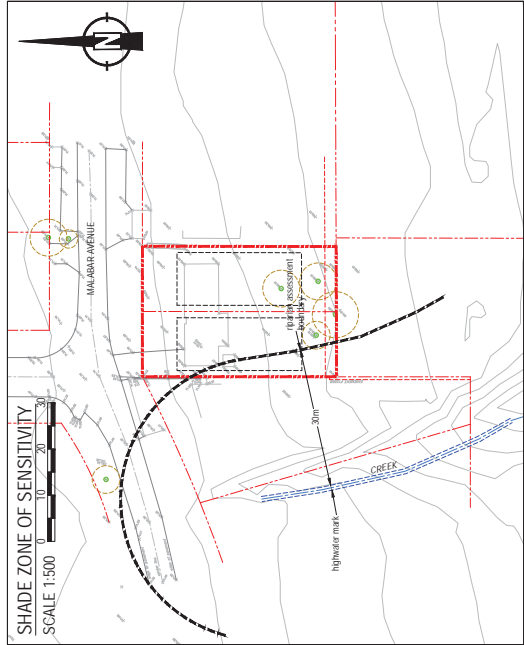
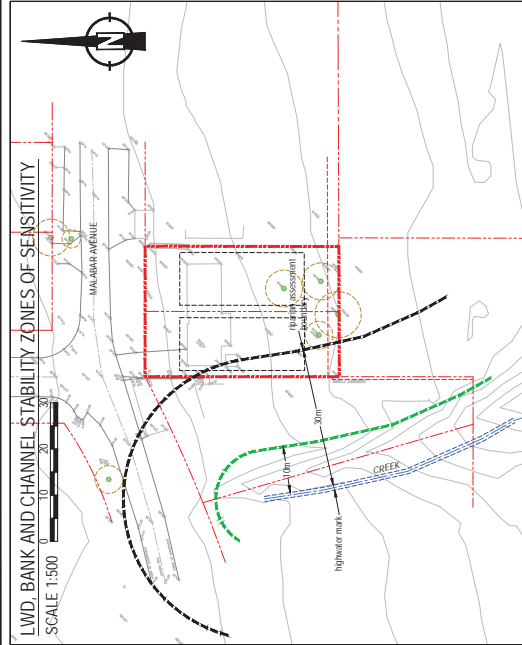
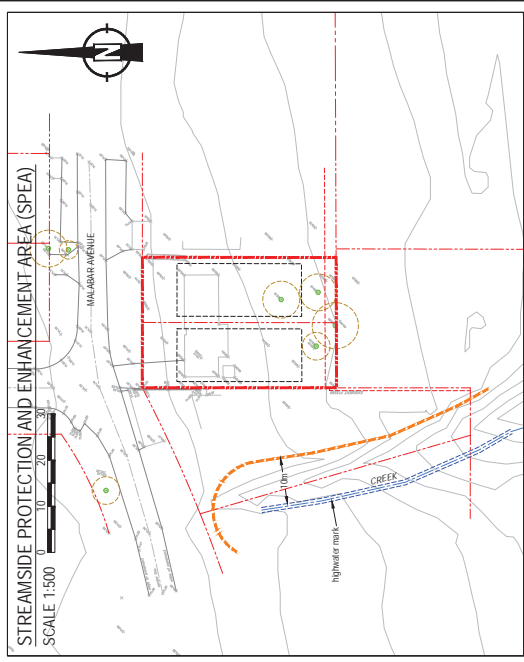
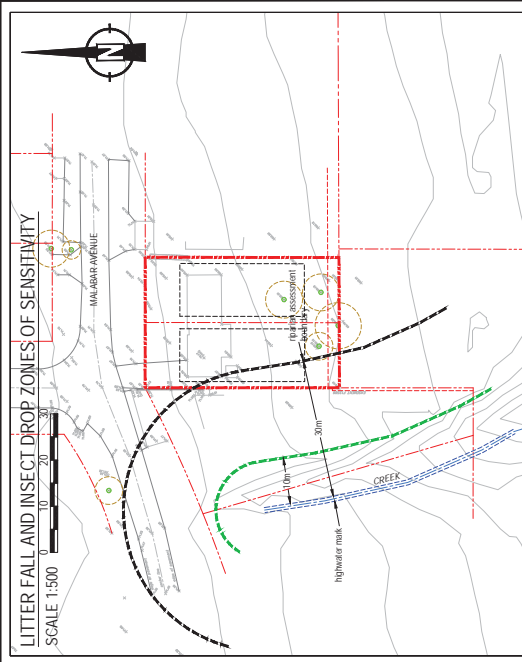
## APPENDIX B

### Location and Ortho Photo Maps



**APPENDIX C**

**Riparian Areas Regulation Zones of Sensitivity and SPEA**



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NO.	CEV	REVISED	00
BY	AS SHOWN	DESIGNED BY	DR
DATE	December 11, 2018	SCALE	AS SHOWN

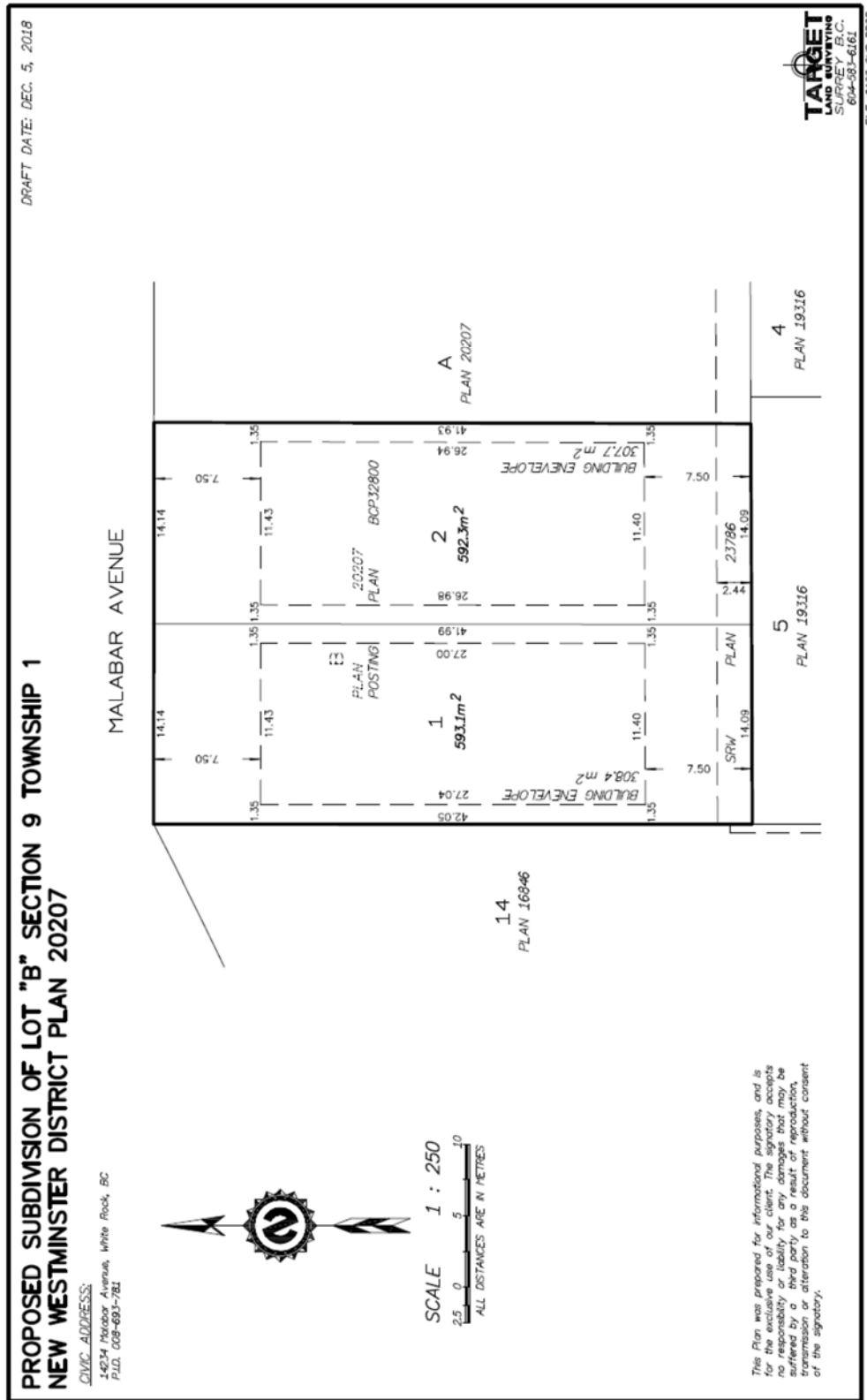
**envirowest consultants inc.**  
 Suite 101 - 1515 Broadway Street  
 Port Coquitlam, British Columbia  
 Canada V3C 6M2  
 office: 604-944-0502  
 facsimile: 604-944-0507  
 www.envirowest.ca

1169597 BC LTD.  
 14234 MALABAR AVENUE  
 White Rock, BC

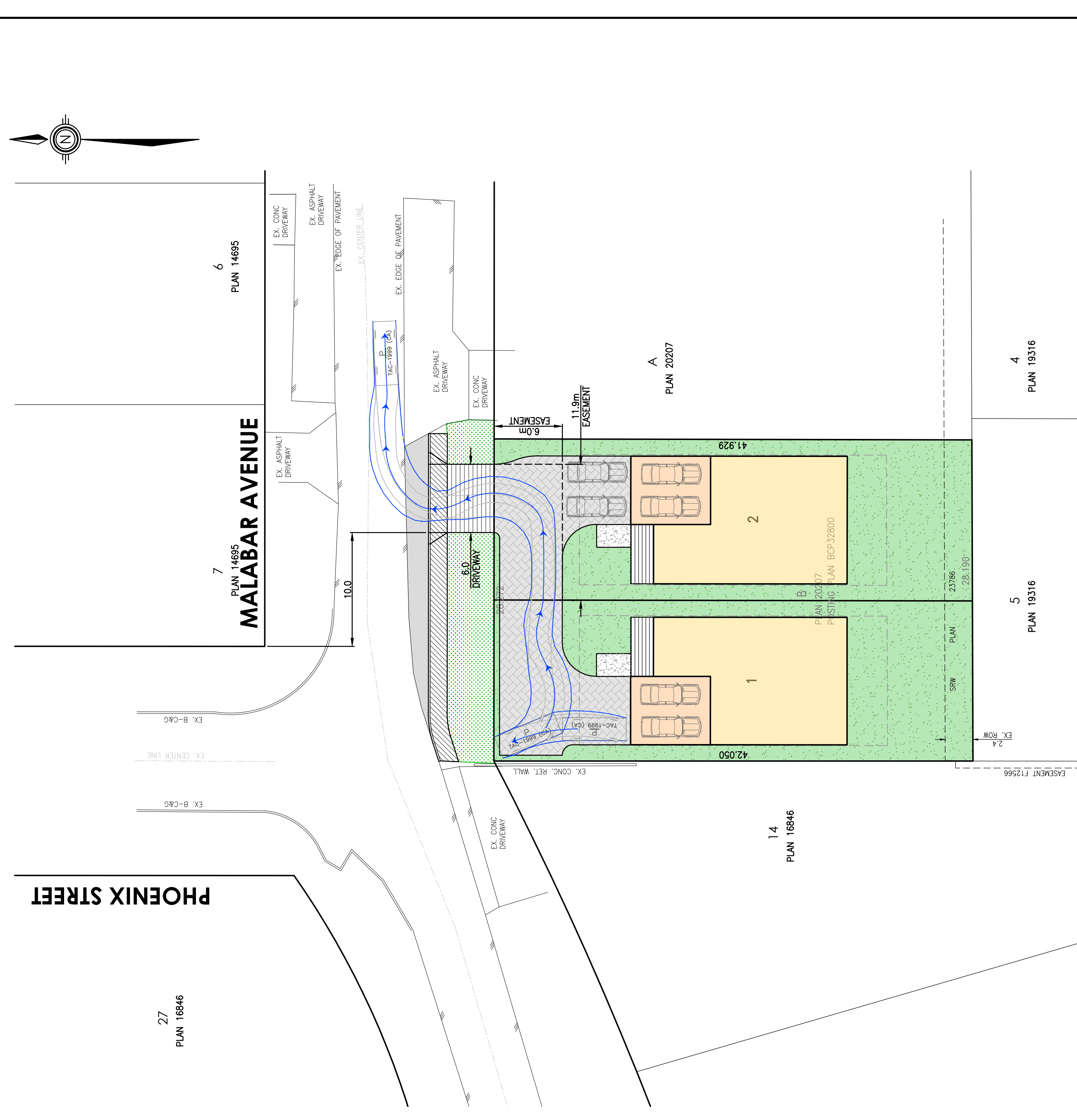
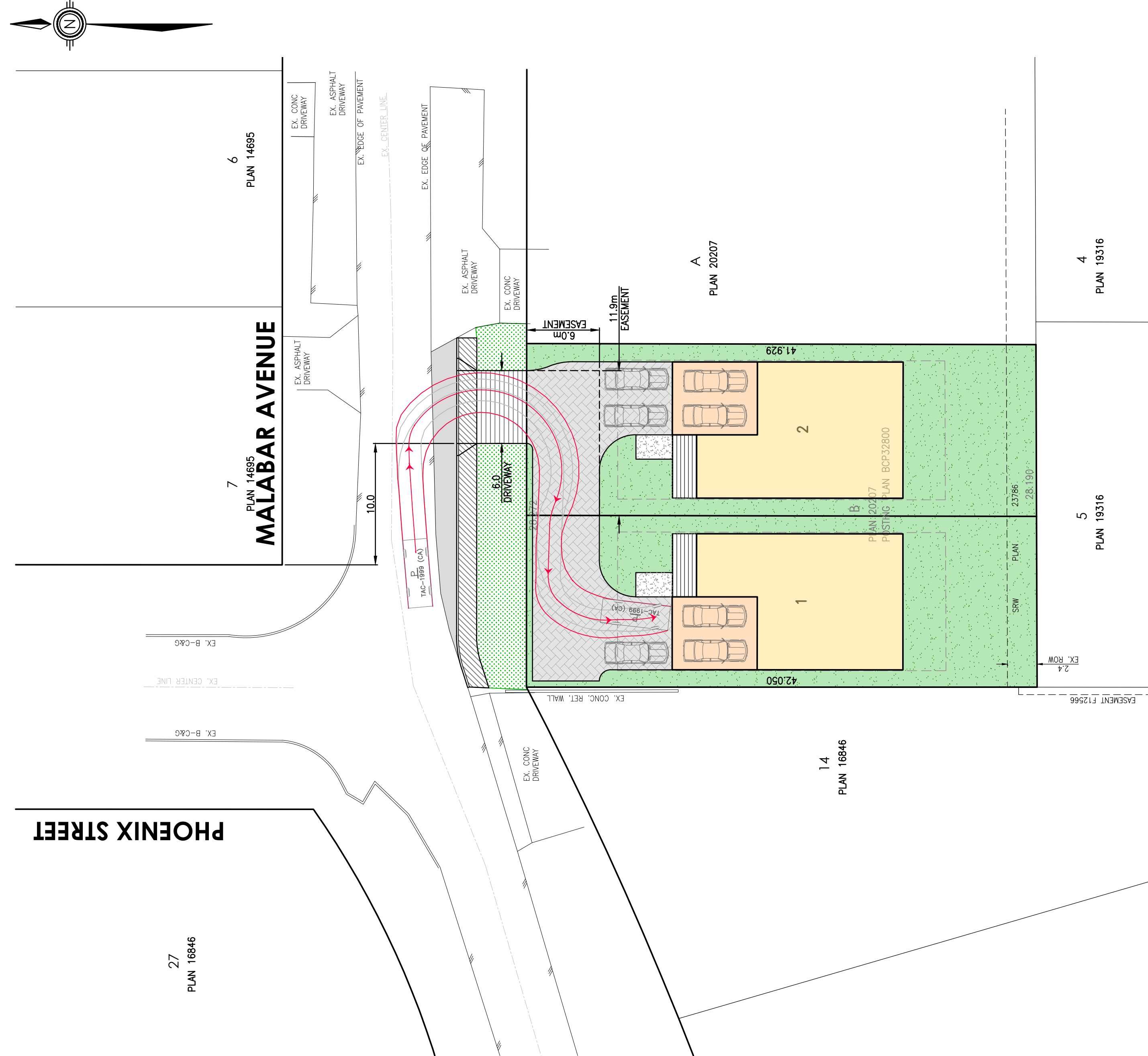
REFERENCE DRAWINGS  
 1. Email: 9108-SUB-PROP.dwg, Received December 05, 2018, Kirpa Gartha.  
 2. File No. 9108-SITE - Geographic Site Plan of Lot 18 - Section 9 Township 1, New Westminster District Plan 22207 - September 18, 2018, target Land Surveying.  
 3. 2016 Census from City of White Rock.  
 4. 2016 Legal Base from City of White Rock.

## APPENDIX D

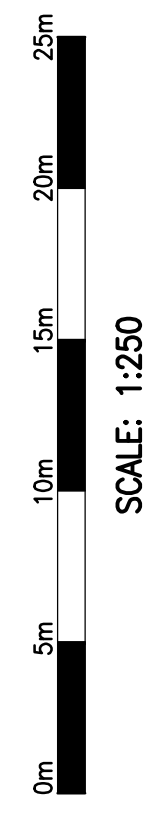
### Preliminary Subdivision Plan



**APPENDIX E**  
**Conceptual Site Plan**



**PRELIMINARY**  
FOR DISCUSSION PURPOSES



No.	REVISIONS / SUBMISSIONS	DATE	CLIENT	ENGINEER-OF-RECORD	PROJECT NAME	ENGINEER'S SEAL	CITY OF WHITE ROCK		
<p>ALL ELEVATIONS ARE GEODETIC AND REFER TO SURVEY MONUMENT NUMBER: 88H3855            LOCATED AT: BLACKBURN AVE &amp; BISHOP RD            AND HAVING ELEVATION OF: 74.633m            LOTS B, SEC 9, TP 1, NWD PLAN 20207</p>				<p><b>CENTRAS Engineering Ltd</b>            CROYDON BUSINESS CENTRE            #216-2630 CROYDON DRIVE            SURREY, BC V3S 6T3            PH: 604-702-8727 EMAIL: info@centras.co</p>				<p><b>PROPOSED RESIDENTIAL DEVELOPMENT</b>            PROJECT SITE ADDRESS  <b>14234 - MALABAR AVENUE            WHITE ROCK, BC</b></p>	
<p>LEGAL BENCHMARK</p>				<p>September 11, 2020            September 11, 2020</p>				<p><b>CONCEPTUAL SITE PLAN</b></p>	
				<p>DESIGN: CEL            DRAWN: CEL            CHECKED: CEL            ENGINEER: CEL</p>		<p>DRAWING NUMBER: <b>18067</b>            HOR. SCALE: 1:250            VER. SCALE: 1:250</p>			
<p><b>DESTROY ALL PRINTS BEARING PREVIOUS REVISION NUMBER</b></p>									

**APPENDIX F**  
**Preliminary Planting Plan**



**MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS**

#105, 8277 129 St.  
Surrey, British Columbia  
V3W 0A6  
Ph: (778) 593-0300  
Fax: (778) 593-0302  
Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE  
**TREE PRESERVATION AND PROTECTION PLAN**

14234 MALABAR AVENUE  
WHITE ROCK, B.C.

REVISIONS:

NO.	DATE	BY	REVISION
1	AUG31/20	MK	CIVIL PLAN
2	SEPT18/20	MK	SUBDIVISION PLAN

NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS

NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

NOTE: REPLACEMENT TREES SHALL CONFORM TO CNLA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE. REPLACEMENT TREES TO BE MIN. 3m FROM FOUNDATIONS AND MIN. 1m FROM PROPERTY LINES.

SHEET TITLE

**T2 - TREE PROTECTION AND PRESERVATION PLAN**

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DRAWN

MK

SCALE

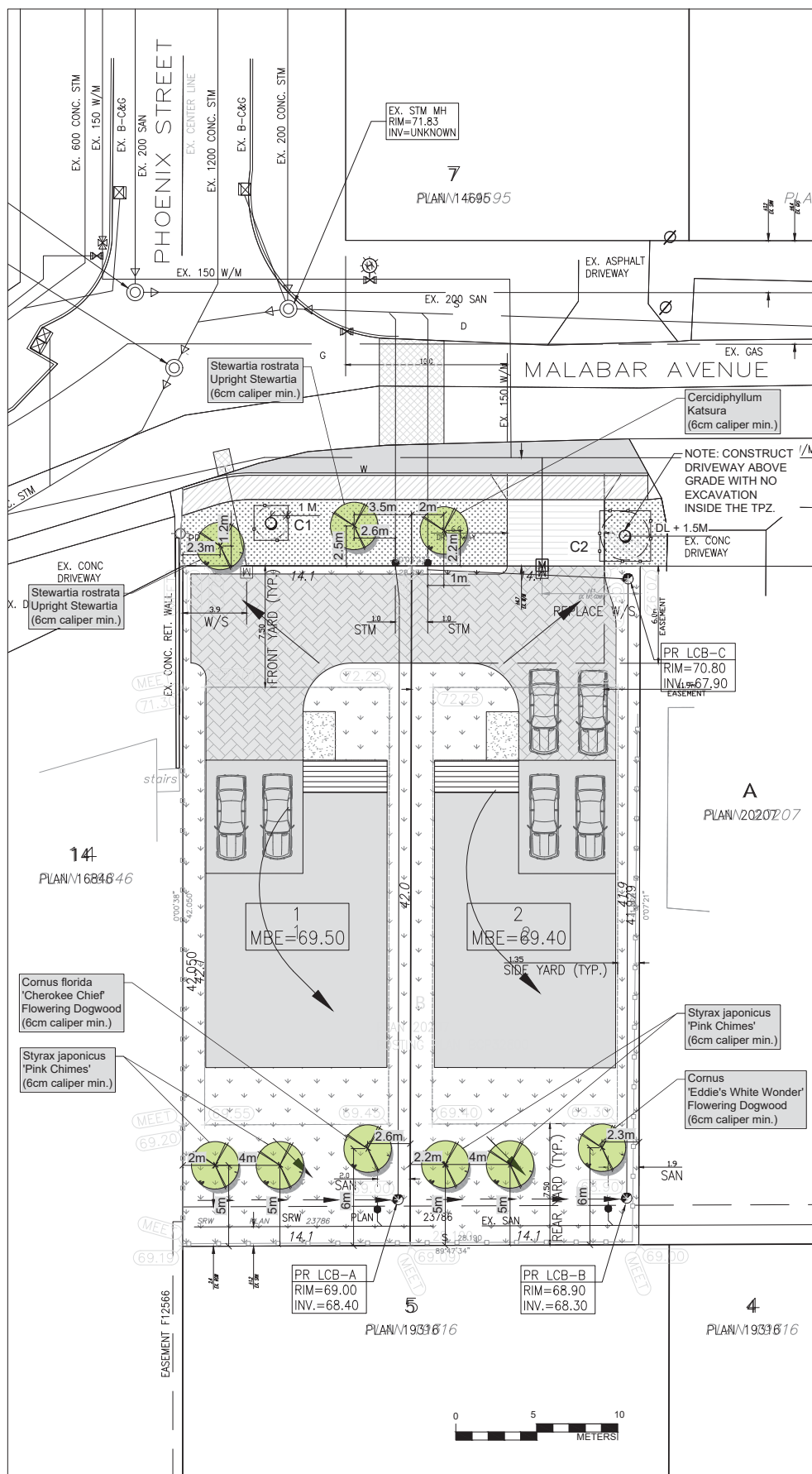
AS SHOWN

DATE

DECEMBER 4, 2018

**T-2**

SHEET 2 OF 2



LEGEND

- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE
- TREE PROTECTION FENCING
- DECIDUOUS REPLACEMENT TREE (6 CM. DIA. MINIMUM)



**APPENDIX G**

**Public Information Meeting Summary and Comment Sheets**

This report is for the Planning and Development Services at City of White Rock BC.

The purpose of this document is to summarize the Public Information Meeting held by Lakefield Properties Ltd the applicant on April 2<sup>nd</sup> 2019. The intent of the meeting was to share a minor development proposal regarding 14234 Malabar Ave with the public, answer questions, gain feedback and listen to potential concerns.

The meeting was held at White Rock Library. The meeting was held as an open house. Poster boards highlighting both information about the developer and the specific development were displayed on the white board in front of the room. The information that was provided consisted of site description; site plans showing statistics including existing and proposed zoning/density; proposed design (elevations, landscape treatment); and any other information deemed necessary by staff

**Some concerns that were raised:**

- Will de-value the neighbourhood with two smaller 6000sqf homes
- 2-6000sqf lots wont fit into the current neighbourhood
- View corridor will be blocked if two homes are constructed

**Some positive feedback:**

- Will boost the character of the neighbourhood with 2 newly built homes
- Will Remove the current broken down yellow home, and replace with newer homes.
- Having 2-6000sqf lots is better than having one mega mansion built on property

To further breakdown the voters at the White Rock library on April 2<sup>nd</sup> in favour and opposed. The atmosphere in the crowd, dictated that half were against the development and the other half were pro development.

The comment forms were provided by the City of White Rock. The forms asked if people were supportive, non-supportive, or undecided on the project as proposed. Space below you will see some written responses provided by Planner at City of White Rock.

**Feedback from Public Information Meeting**  
Rezoning, Subdivision and Minor Development, File No. 19-005  
14234 Malabar Avenue

Tuesday April 2, 2019

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

Name: LILLIAN BAER  
Address: 11510 Blackburn Cres White Rock V4B 3A4

2. Do you agree with the proposed development application?

Yes  No  Undecided

Please comment.

Cannot agree with a developer splitting  
the lot into 2 narrow, steep lots  
where the houses would not fit  
into the style of homes in the area.  
The detriment to devalue neighboring  
new homes by cutting the large lot  
could not sit precedent of subdividing  
that does not conform to the zoning.

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

Kirpa Garcha  
Agent / Applicant for  
(1169597 BC LTD)  
604-762-8834

\*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.

Tuesday April 2, 2019

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

Name: ROY BAER

Address: 14510 BLACKBURN CRE

2. Do you agree with the proposed development application?

Yes  No  Undecided

Please comment.

DOES NOT CONFORM TO THE SURROUNDING  
AREA

**Feedback from Public Information Meeting**  
Rezoning, Subdivision and Minor Development, File No. 19-005  
14234 Malabar Avenue

Tuesday April 2, 2019

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

Name: Tim and Carol Ratzlaff

Address: 14205 Malabar Ave, White Rock, BC

2. Do you agree with the proposed development application?

Yes  No  Undecided

Please comment.

We agree with the proposed development and hope to be able to do the same.  
Times are changing and the market and mindset have moved away from mega homes.  
The coming generations do not have the time or budget to maintain the large  
Homes that have been going up in previous years, and the new tax laws are slowing down foreign  
Buyers. If we want to be able to retire in the neighborhoods we've come to love, we need to plan for  
More affordable and sustainable housing in the coming years. This is a great option if the lot can  
Accommodate it.

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)

Kirpa Garcha  
Agent / Applicant for  
(1189597 BC LTD)  
604-762-8834

*\*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.*

**PUBLIC INFORMATION MEETING**  
**TUESDAY APRIL 2, 2019**  
**14234 MALABAR AVENUE - REZONING, SUBDIVISION AND MINOR DEVELOPMENT, FILE NO. 19-005**  
**WHITE ROCK LIBRARY (Upstairs Meeting Room) - 15342 BUENA VISTA AVENUE**

	NAME (PLEASE PRINT)	ADDRESS	POSTAL CODE
1.	Gary Sherman	14283 Malabar Ave WR	V4B2Y5
2.	ROSE EHERST	1434 Bishop Es.	V4B 3K5.
3.	Allen Jean Bird	14254 Malabar Ave.	V4B 2Y3
4.	Stephan Bird	14290 Malabar Ave	V4B 2Y3
5.	Chris & Leslie Ann Hems	14191 Malabar Ave	V4B 2Y4
6.	ROY & KILLIAN BAER	14810 BLACKBURN CRT	V4B-3A4
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			
16.			

**Feedback from Public Information Meeting**  
**Rezoning, Subdivision and Minor Development, File No. 19-005**  
**14234 Malabar Avenue**

Tuesday April 2, 2019

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

Name: Allen + Sean Bird

Address: 14254 Malabar Avenue White Rock

2. Do you agree with the proposed development application?

Yes  No  Undecided

Please comment.

- built our home at 14254 Malabar 33 years ago... enjoy living here and especially value the feel of our neighborhood with 'large sized lots'
- We hope you will not allow our neighborhood to be ruined by agreeing with the developer who wants to profit personally by rezoning.
- We know, for a fact, that if you allow this first one others are planning to apply for rezoning.
- increased density = increased traffic and on street parking and both are a concern for ourselves and our neighbors.
- Malabar is already a very busy street because of the increased density that was allowed on Bishop Road by the previous council.

- Please leave our street zoned RS-1... We do not want the proposed RS-4...

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)

Kirpa Garcha  
Agent / Applicant for  
(1169597 BC LTD)  
604-762-8834

Thank you for  
considering our  
concerns...

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**Feedback from Public Information Meeting**  
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**14234 Malabar Avenue**

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Address: 11510 Blackburn Cres. White Rock V4B 3A4

2. Do you agree with the proposed development application?

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Please comment.

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the lot into 2 narrow, deep lots  
where the houses would not fit  
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**Feedback from Public Information Meeting  
Rezoning, Subdivision and Minor Development, File No. 19-005  
14234 Malabar Avenue**

Tuesday April 2, 2019

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Address: 17510 BLACKBURN CRE

2. Do you agree with the proposed development application?

Yes

No

Undecided

Please comment.

DOES NOT CONFORM TO THE SURROUNDING  
AREA

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

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**Feedback from Public Information Meeting**  
**Rezoning, Subdivision and Minor Development, File No. 19-005**  
**14234 Malabar Avenue**

Tuesday April 2, 2019

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

Name: Chris or Leslie Ann Hebb.

Address: 14191 Malabar Avenue White Rock.

2. Do you agree with the proposed development application?

Yes  No  Undecided

Please comment.

We appreciated the opportunity to attend the meeting, listen to the property owner behind the application, learn from city staff and hear the viewpoints of other neighbours. Being at the meeting has solidified our

opposition to ~~the~~ (1) We do not believe that dividing this lot into two parcels will result in housing that is consistent with the character of our neighbourhood.

(2) We are concerned about the ability of our street to handle increased traffic especially parking (3) We do not think this will truly address the issue of housing

affordability. (4) If the property had a lane access for

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

Kirpa Garcha  
Agent / Applicant for  
(1169597 BC LTD)  
604-762-8834

\*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.

RECEIVED

APR 09 2019

THE CORPORATION OF THE  
CITY OF WHITE ROCK

*garages and we had a firm proposal for the housing planned we would be more open to considering the suitability of the proposal for the area.*

**Feedback from, Public Information Meeting**  
**Rezoning, Subdivision and Minor Development, File No. 19-005**

**14234 Malabar Avenue**

Tuesday April 2, 2019

Name: Greg Sherman

Address: 14283 Malabar Ave, White Rock

I DO NOT AGREE with the proposed development application.

I have been a home owner and resident on Malabar Ave for over 11 years. Our family's decision to move there was largely based on proximity to the ocean, ocean view and lot size. Most lots on these 2 blocks of Malabar are 10,000+ sf with 50ft+ frontages. These lots sizes are actually quite unique in the City of White Rock and by comparison, a contrast to average lot widths of 33 ft in east White Rock.

One day after moving into our home 11 year years ago, we were approached by a gentleman carrying a petition to stop a lot width variance permit and subdivision on the very lot we are discussing today. I signed the petition as did over 20 of my neighbours - the lone exception turned out to be the developer's daughter. The application was rejected a few weeks later by City Council.

From the owners' agents comments at the Public Information meeting it was apparent that the only motivation for this Application is to make a bigger profit. Obviously there is more money to be made from two lots vs. one by virtue of the increased buildable square footage it allows. It is why developers continually seek to raise density restrictions, whether splitting up a SF lot or increasing buildable sq footage in a multi-unit high-rise. I recognize the relatively new RS-4 zoning has merit however splitting up lots is clearly not consistent with the character or the charm of *this* unique street and immediate area. There are however plenty of places in White Rock and other areas of the Peninsula where smaller and more affordable lots, far more suited for the demand that exist, can be found for this purpose.

I also completely reject the agent's suggestion that subdividing would help bring in more taxes and that more affordable housing in this area is what the market is asking for. While increased densification does indeed bring a larger tax base, with some 1,200+ condo units already approved for, or presently under, construction in the City Of White Rock, adding one more clearly does not move the needle. Even a subdivided lot in this area would go for near \$1 Million –clearly not within the scope, nor intent of virtually all affordable housing legislation. Finally, there are a total of only two other lots in the immediate area that could even be considered for RF-4 zoning. Any proposed subdivision and, it follows, shrinking home frontages this dramatic would surely stand out for all the wrong reasons.

To conclude, I fully support a free economy with minimal regulations. There is however a reason that minimum lot sizes were established several years ago and have been deemed reasonable since. It is in part to preserve the areas value, but more so to preserve its unique character and aesthetics for those that call this area home. For the reasons I've now stated, and to echo my neighbours' resounding message of 11 years ago, I urge you to reject this application.

PUBLIC

**Feedback from Public Information Meeting**  
**Rezoning, Subdivision and Minor Development, File No. 19-005**  
**14234 Malabar Avenue**

Tuesday April 2, 2019

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

Name: COLIN MC BRIDE

Address: 14273 MALABAR AVE WHITE ROCK

2. Do you agree with the proposed development application?

Yes  No  Undecided

Please comment.

THE CHARACTER AND DENSITY OF NEIGHBOURHOOD  
WILL BE NEGATIVELY AFFECTED!  
MORE TRAFFIC, CRAMPED HOUSING AMONG LARGE  
MULTI MILLION DOLLAR HOMES  
BAD APPEARANCE - MORE VEHICLES IN SMALLER LOT  
SIZE. SICK

Colin McBride

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

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Feedback from Public Information Meeting  
Rezoning, Subdivision and Minor Development, File No. 19-005  
14234 Malabar Avenue

Tuesday April 2, 2019

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

Name: Pamela Kinloch

Address: 14273 Malabar Ave, White Rock

2. Do you agree with the proposed development application?

Yes  No  Undecided

Please comment.

It will negatively impact  
character of neighbourhood.

April 15 / 19  
PKinloch

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

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

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On Table - LUPC  
Presentations  
October 5, 2020

# 15276 Columbia Avenue

## *Request for Reconsideration – Tree Permit*

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

*October 5, 2020*



# 15276 Columbia Avenue



# CITY TREE

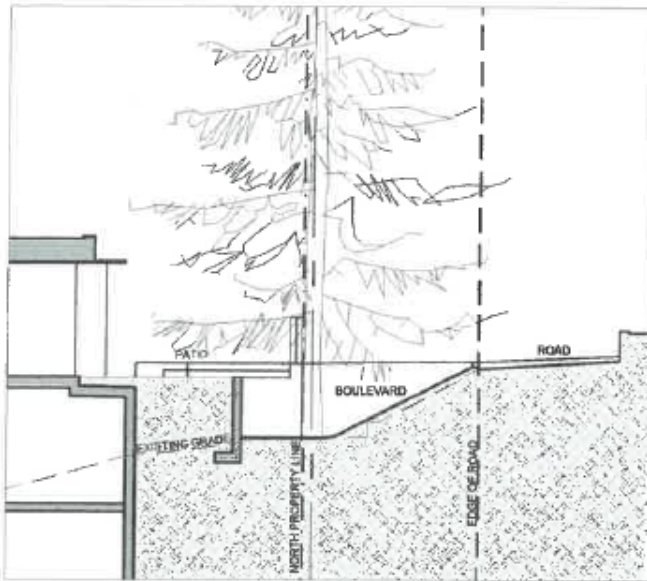




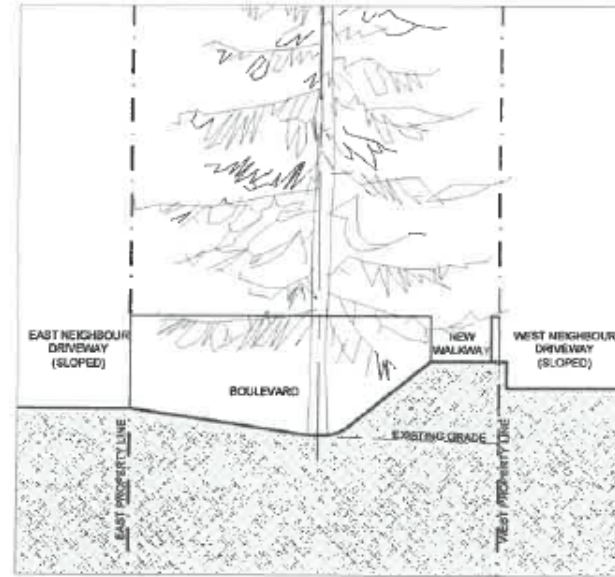
# STAFF REVIEW

- Tree Management Permit (TMP) required for proposed removal of a City tree when tied to a building permit;
- Applicant's request for reconsideration acknowledges issues with clearances from the hydro line, desired landscaping at the north face of the lot, impacts to views, and options to offset the impact of the loss of this tree through the planting of a new City tree and cash-in-lieu compensation.
- TMP in this case not supported by staff as it is believed there may be engineering design options that will allow for the tree to be retained.

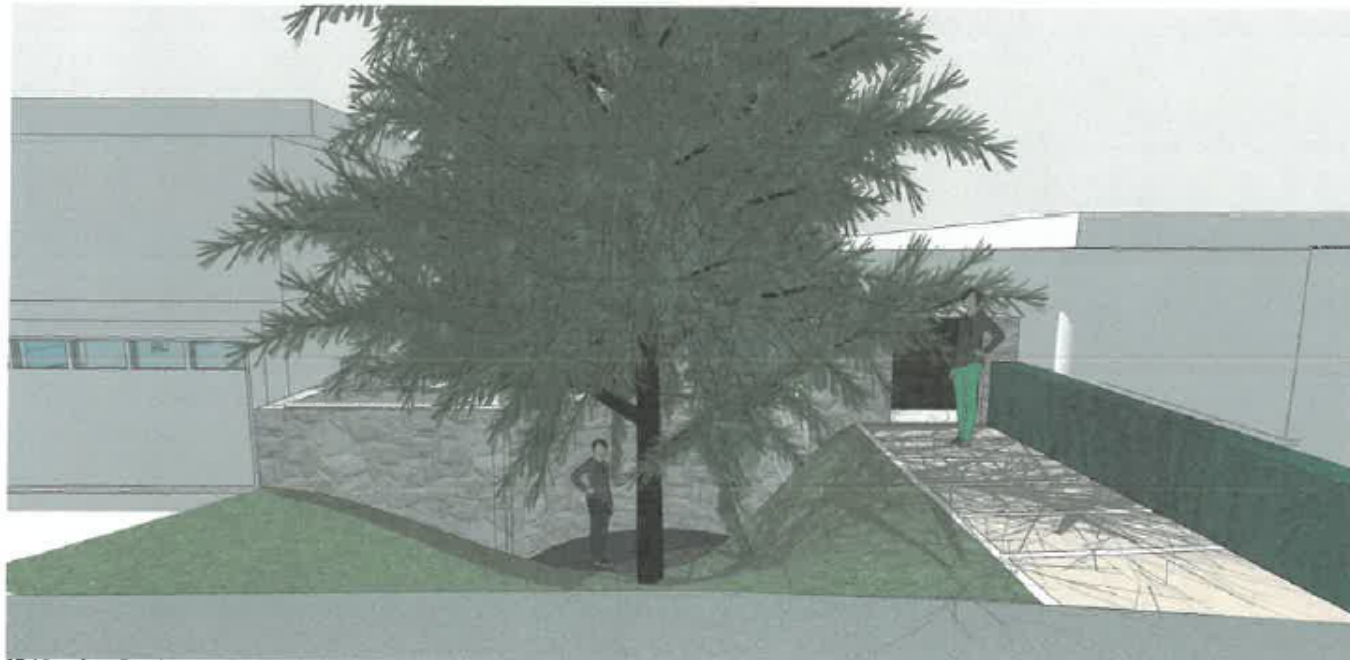
See below for sections through the resulting boulevard if the tree is maintained:



N-S Section



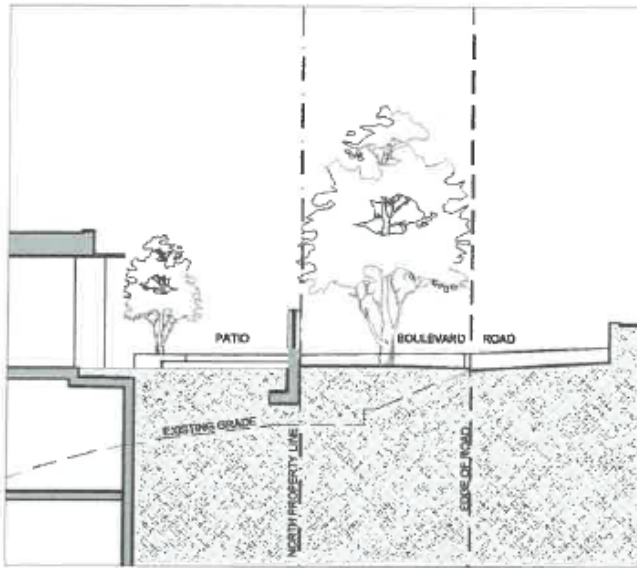
E-W Section



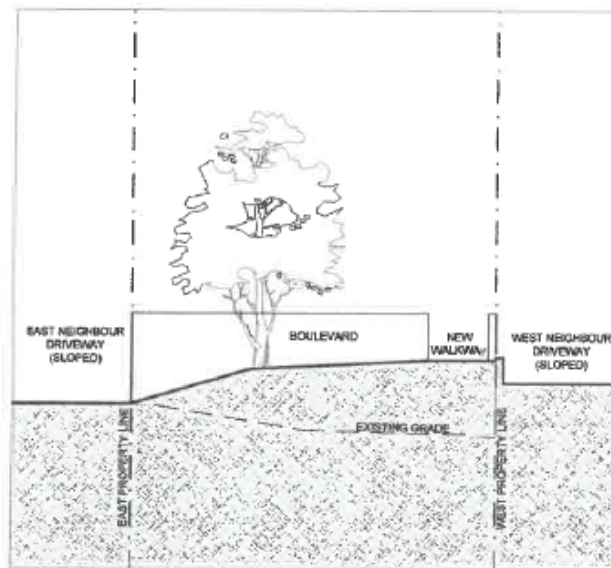
3D View from Road



See below for sections through the boulevard with proposed replacement tree and boulevard design:



Proposed N-S Section



Proposed E-W Section



Proposed 3D View from Road

# RECOMMENDATION

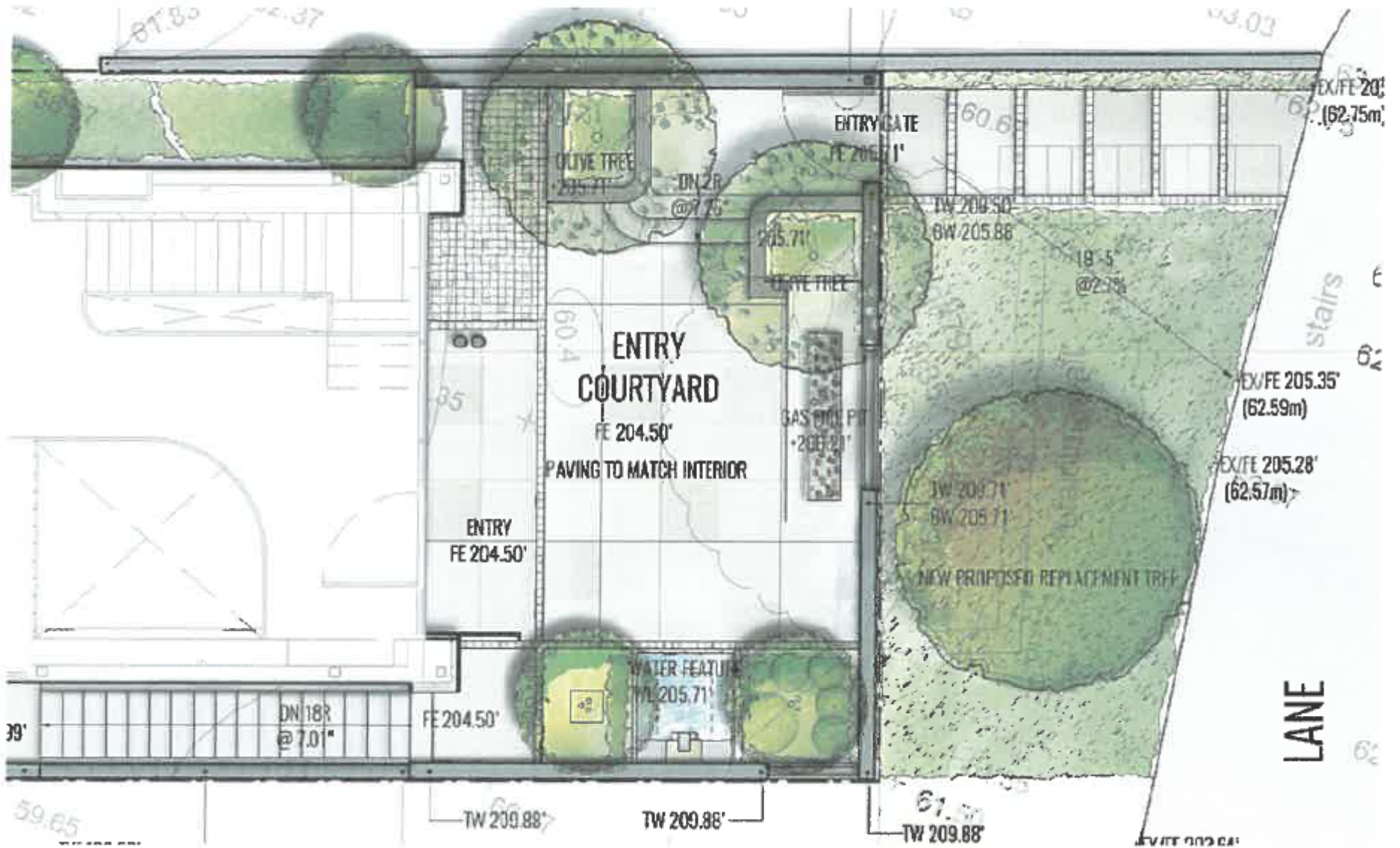
THAT the Land Use and Planning Committee recommend that Council confirm the delegated decision to deny a Tree Management Permit (TMP) for the removal of a City-owned tree adjacent to 15276 Columbia Avenue for the reasons outlined in this corporate report.

A stylized graphic of waves in shades of light blue and grey, flowing from the bottom left towards the top right, positioned behind the text.

# **WHITE ROCK**

*My City by the Sea!*

Proposed Landscape Plan



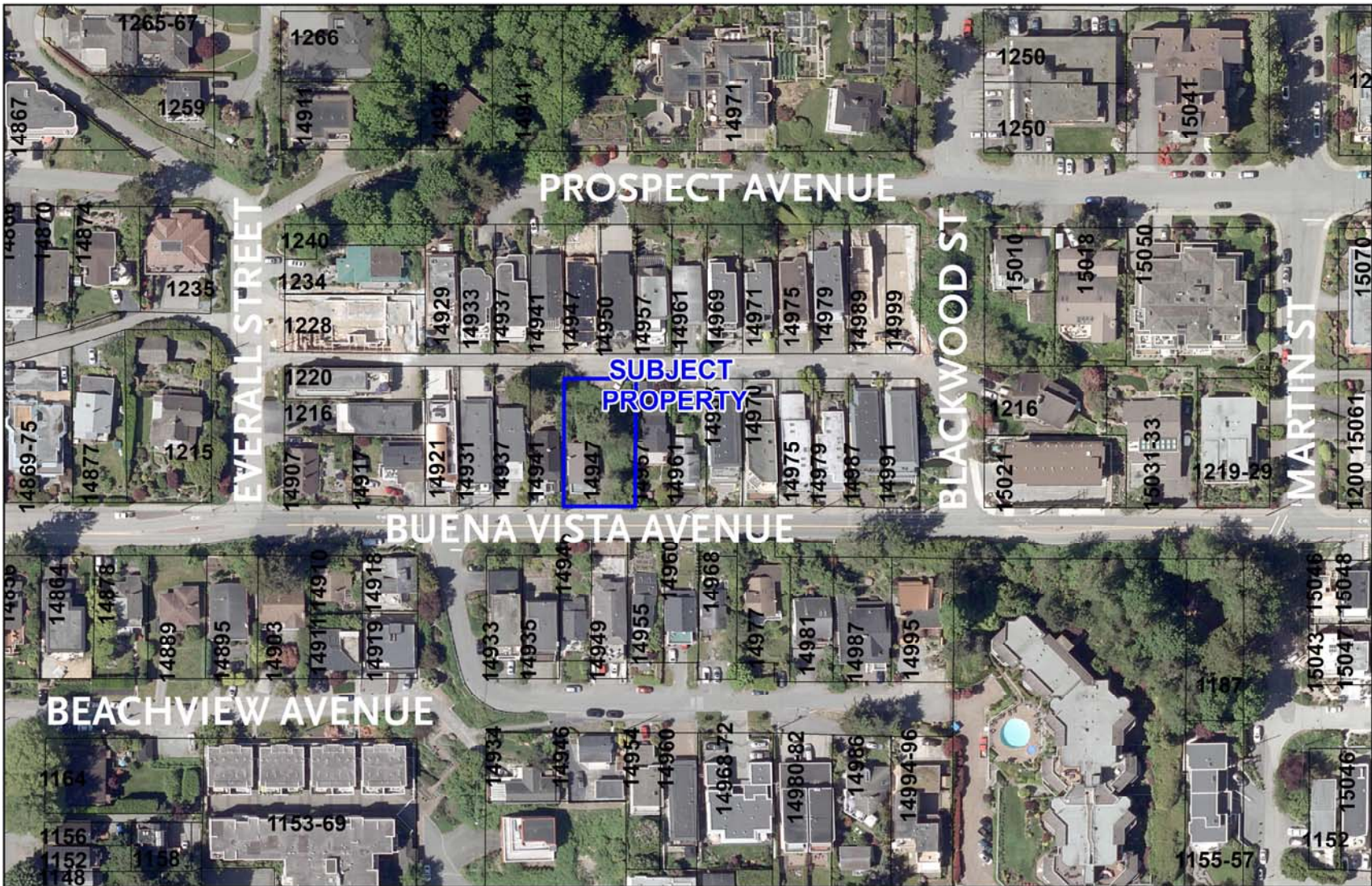
Proposed Courtyard Plan



**14947 Buena Vista Avenue**  
*Development Variance Permit (DVP) & Major  
Development Permit (DP)*

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

*October 5, 2020*



# Ortho Map

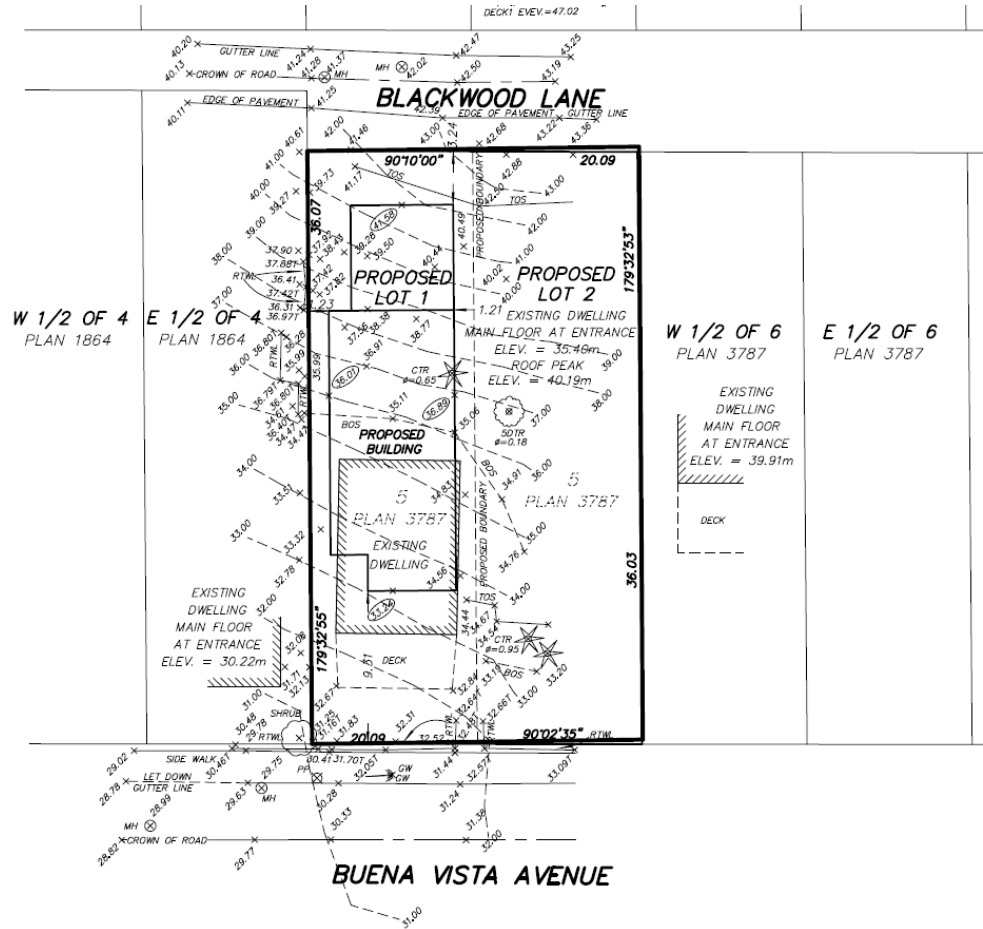
14947 Buena Vista Avenue





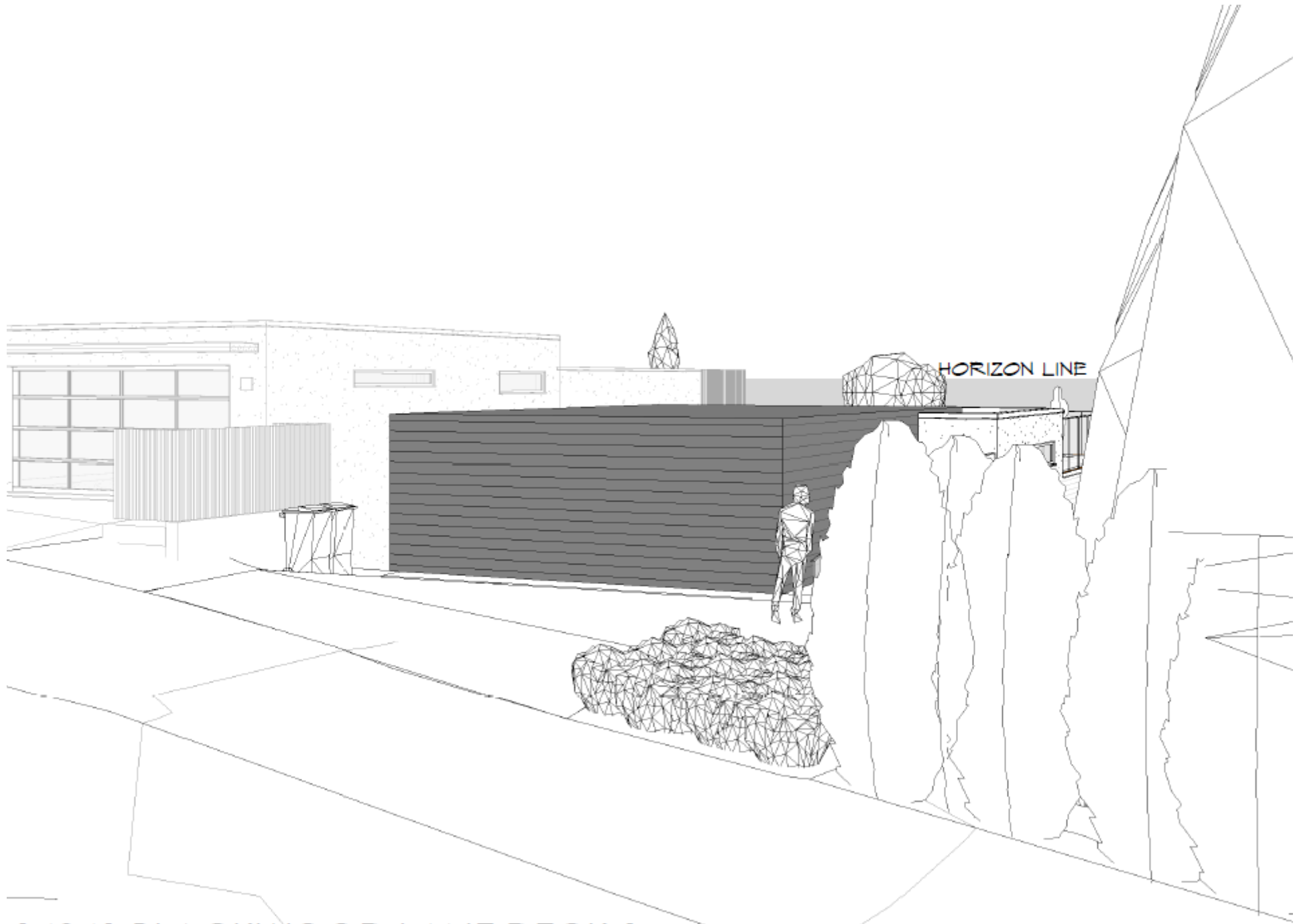
# PROPOSAL

- Single lot subdivision
- Variance from lot width requirement of RS-2 Zone (12.1m to 10.1m)
- Max. building height variance in Lot 1 (7.7m to 8.053m)
- Development Permit (form and character) for “intensive residential development”

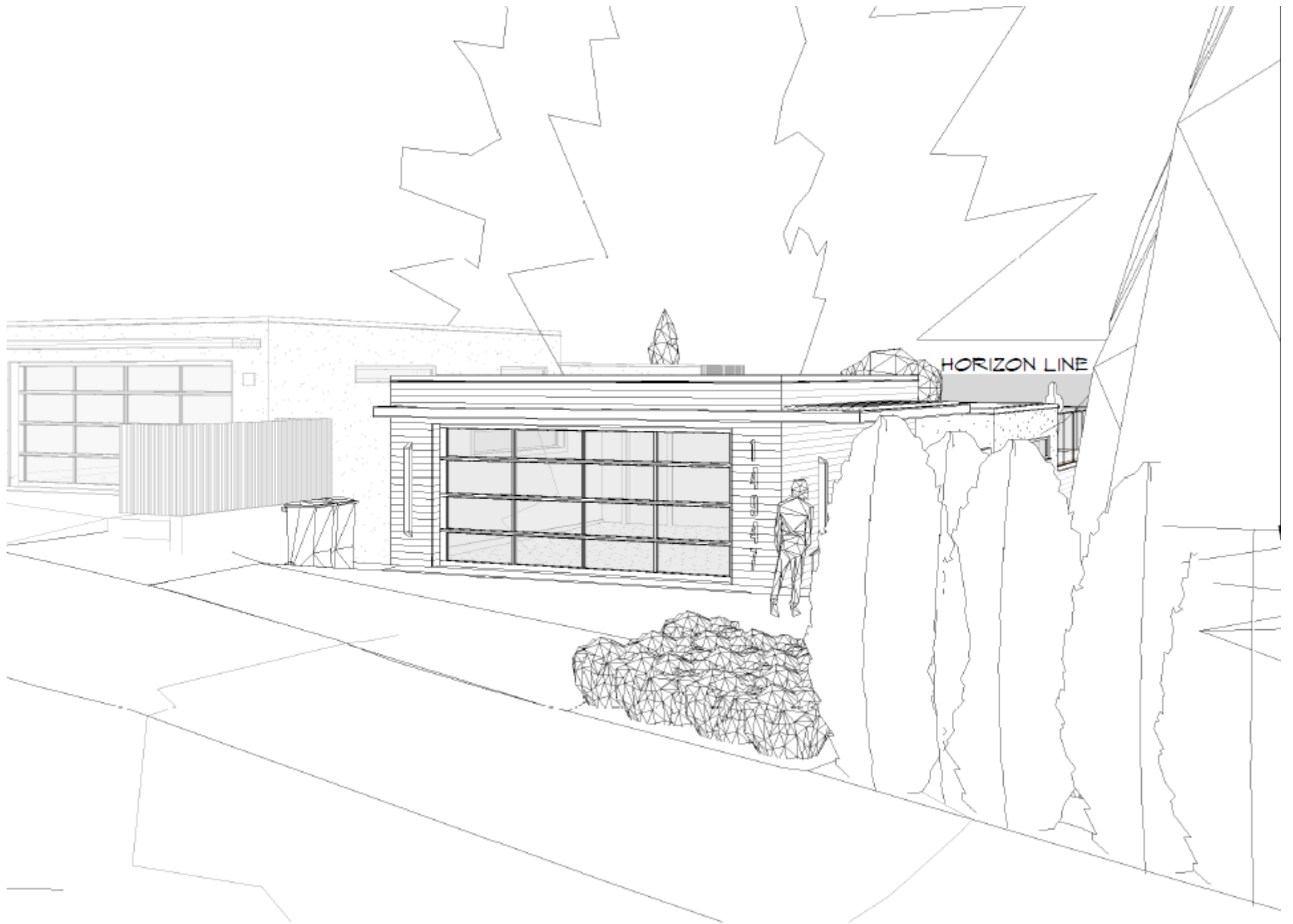


# PLANNING ANALYSIS

- Property designated “Mature Neighbourhood” in the OCP
- Policies support low-scale residential uses
- Subdivision would allow for two single-detached dwellings
- Lot 1 requires height variance due to steep slope & driveway design requirements – view analysis demonstrates limited impact of additional height on views to the water
- Variance for lot width necessitates development permit – intensive residential infill - staff and the ADP believe the design upholds Mature Neighbourhood Infill DPA guidelines



14941 BLACKWOOD LANE DECK 1



HORIZON LINE

14941 BLACKWOOD LANE DECK 1



# PROCESS SUMMARY

- Public Information Meeting – held March 3, 2020
- Advisory Design Panel – review July 21, 2020
- LUPC Report – October 5, 2020
- Public Meeting for Development Variances - TBD
- Council Decision

# RECOMMENDATION

## **THAT the Land Use and Planning Committee:**

1. Recommend that Council direct staff to schedule the public meeting for Development Variance Permit No. 431;
2. Recommend that Council, following the Public Meeting, consider the issuance Development Variance Permit No. 431 for 14947 Buena Vista Avenue.
3. Recommend that Council, if Development Variance Permit No. 431 is approved, also issue Development Permit No. 430 for 14947 Buena Vista Avenue.

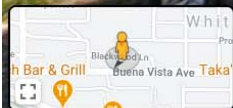
The background features several light gray, stylized wavy lines that resemble ocean waves, flowing from the bottom left towards the top right.

# WHITE ROCK

*My City by the Sea!*

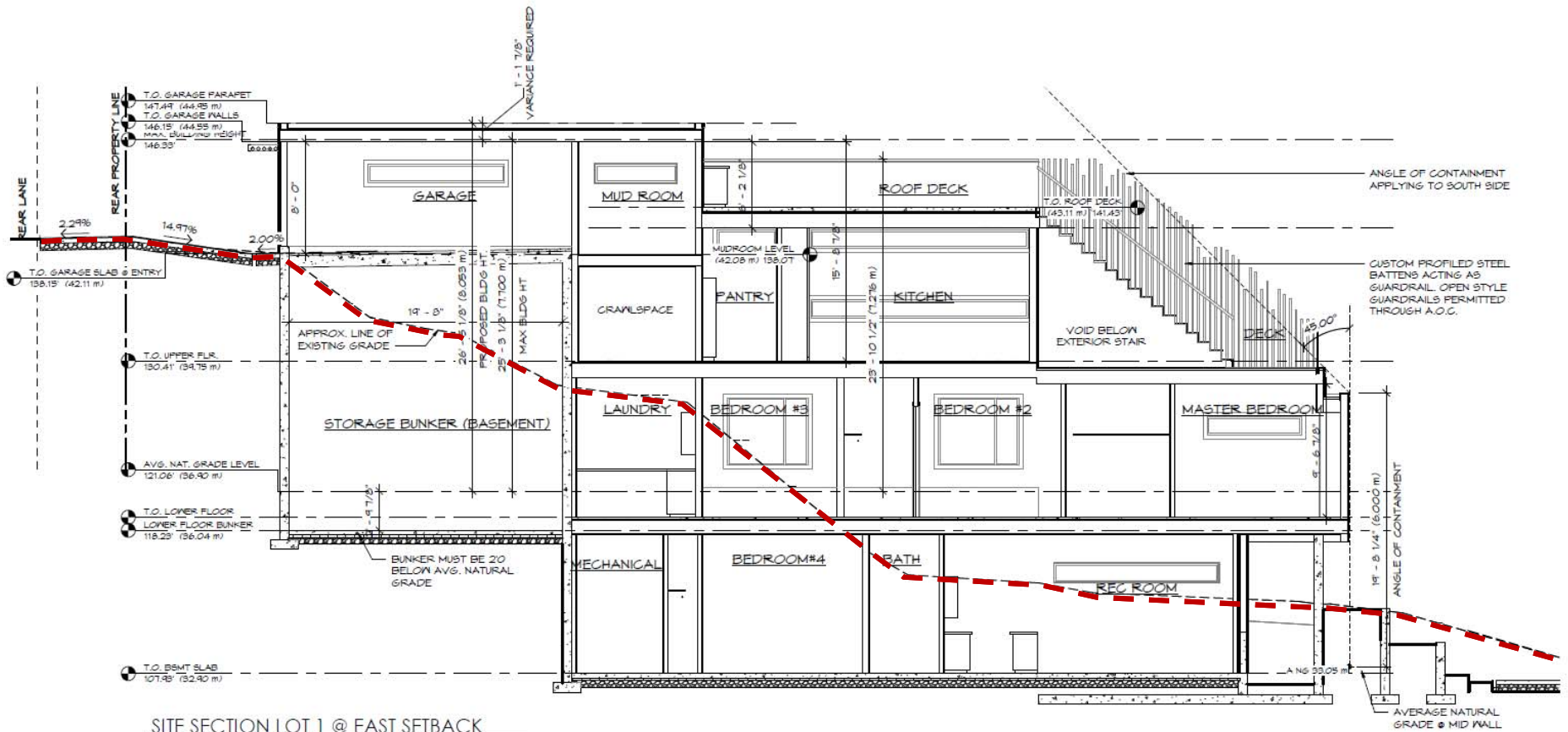


14951 Blackwood Ln  
White Rock, British Columbia  
Google  
Street View

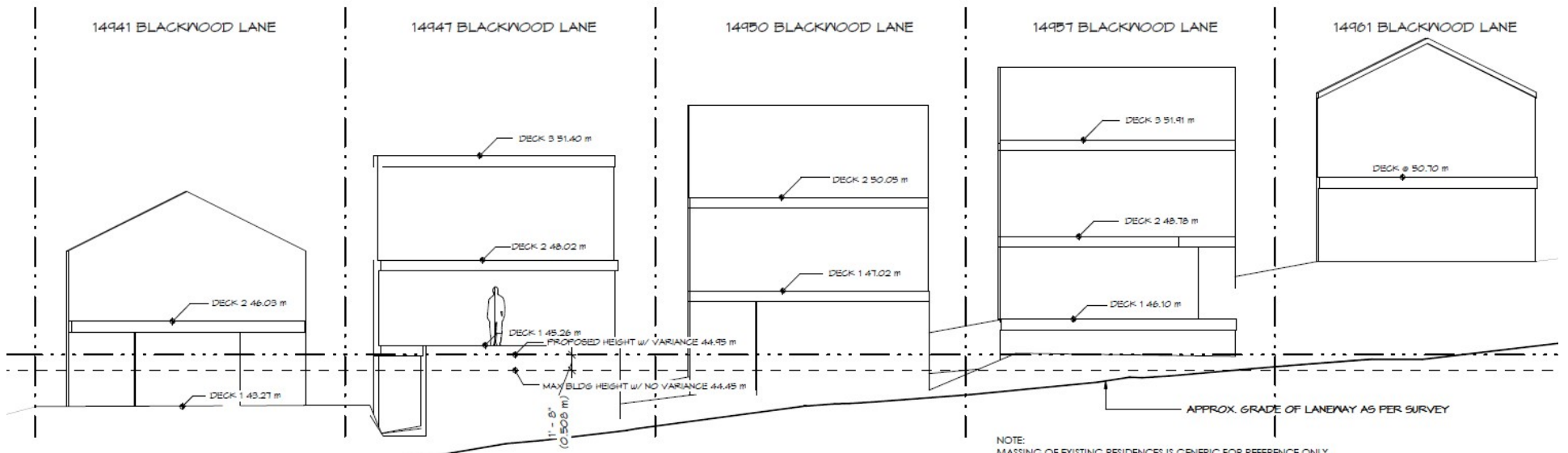


Google





SITE SECTION LOT 1 @ EAST SETBACK  
 3/16" = 1'-0"



NOTE:  
 MASSING OF EXISTING RESIDENCES IS GENERIC FOR REFERENCE ONLY.  
 WIDTH OF BUILDINGS, DECK/GRADE ELEVATIONS ARE AS PER SURVEY.  
 STREETSCAPE ELEVATION OF EXISTING DWELLINGS ALONG BLACKWOOD LANE TO THE NORTH OF PROPOSED DEVELOPMENT. HEIGHTS OF EXISTING DECKS IN RELATION TO PROPOSED HEIGHT VARIANCE FOR LOT 1.

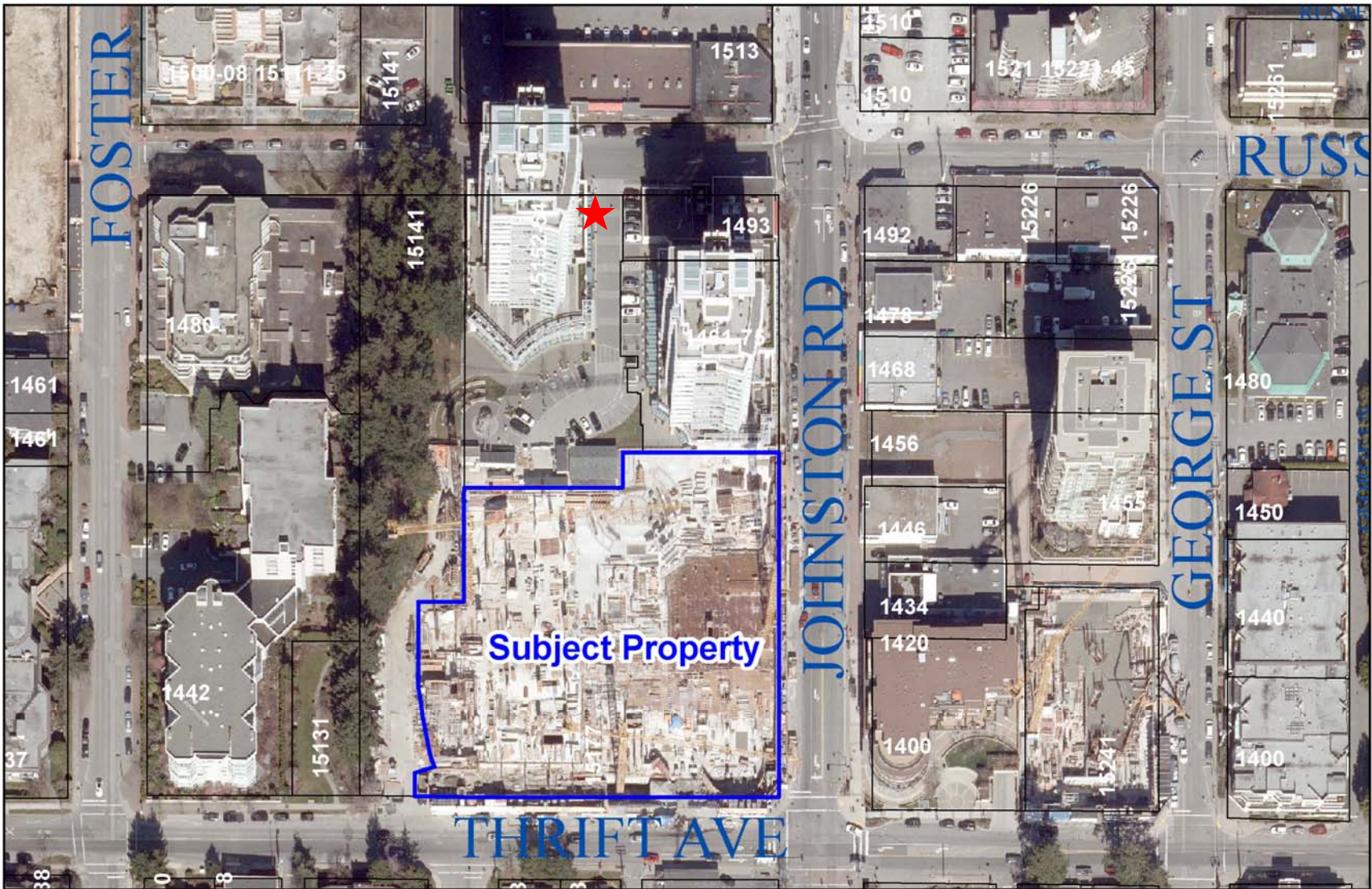
# 15177 Thrift Avenue

*Amendment to Development Permit 288 with  
Variances to White Rock Sign Bylaw*

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

*October 5, 2020*





# Location Map

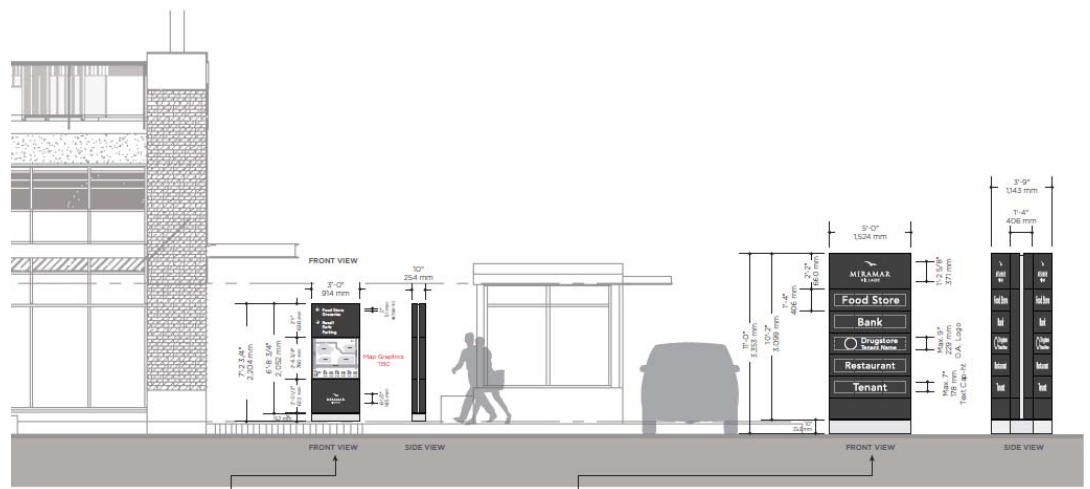
15177 Thrift Avenue

0 25 50 100 Metres



# PROPOSAL

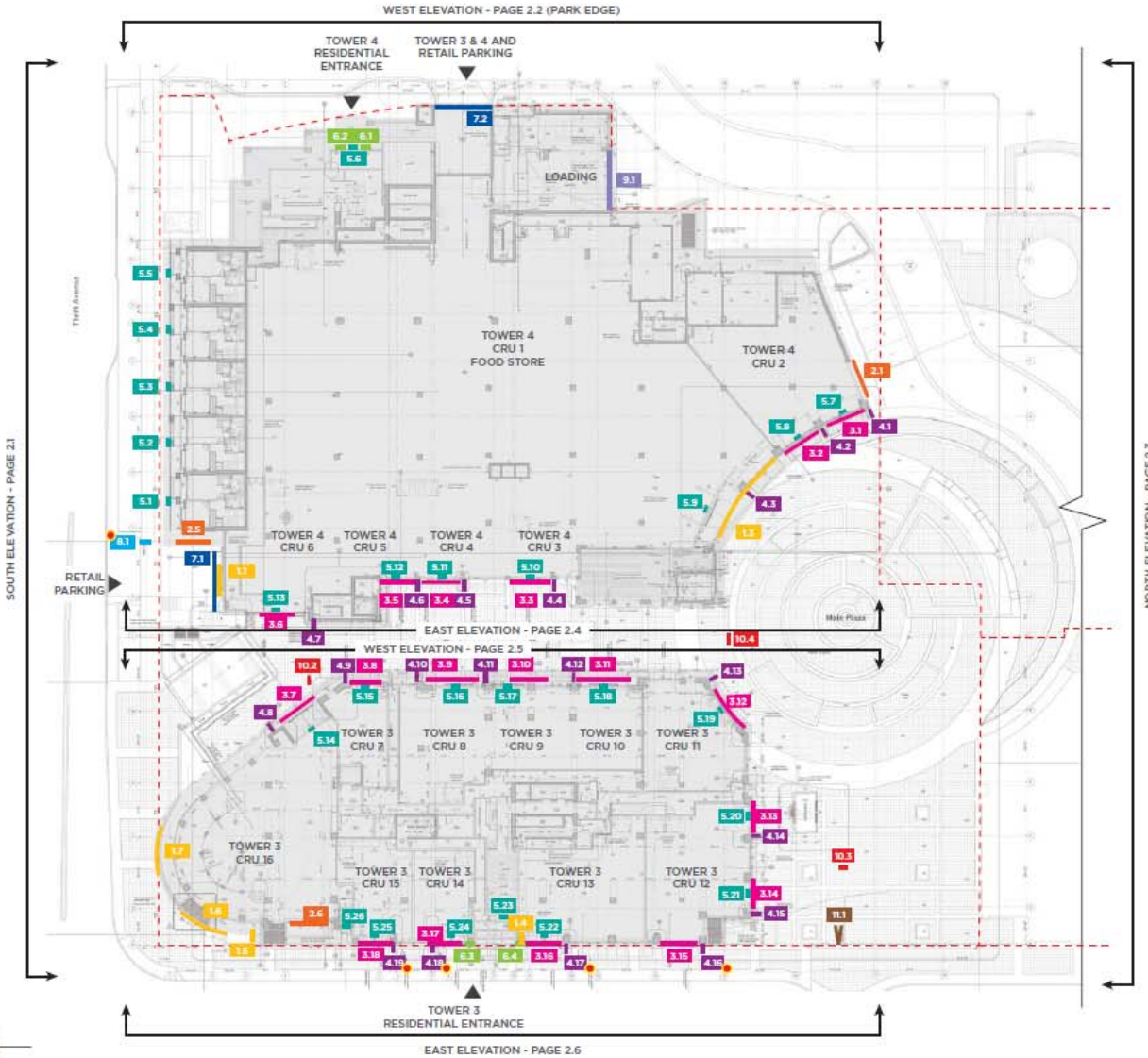
- Amendments to DP 288 to support Exterior Sign Program
- Signage requires variances from Sign Bylaw No. 1923
- Variances seek:
  - additional height for anchor tenant signs;
  - an alternative method of fixing canopy sign;
  - an increased supply of directory signs; and
  - an increased height for a freestanding tenant directory.



# COMPREHENSIVE SIGN PLAN

SIGN PLAN

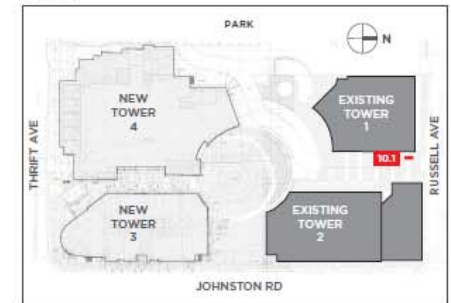
THRIFT AVENUE



N <sup>o</sup>	SIGN TYPE	QTY
1	Anchor Tenant Sign	6
2	Tenant Fascia Sign	3
3	Tenant Canopy Sign	18
4	Tenant Blade Sign	19
5	Address Number	26
6	Building ID Sign	4
7	Parking Entrance Sign	2
8	Parking Projecting 'P' Sign	1
9	Loading Entrance Sign	1
10	Freestanding Map Directory	3
11	Freestanding Tenant Directory	1

--- Property Line  
 ● Signs Requiring Encroachment Agreement.  
*Note: 8.1, 4.16, 4.17, 4.18, & 4.19 require an encroachment agreement to indemnify the city and formally license as signs slightly go over the SROW.*

SITE PLAN



*Note: Sign 10.1 will be subject to a separate sign permit due to location offsite. Shown for reference only, location recommended to facilitate cohesive visitor navigation.*

1  
10 SIGN PLAN  
SCALE: NTS

2  
10 SITE PLAN  
SCALE: NTS



MIRAMAR TOWERS 3 & 4 MIXED-USE DEVELOPMENT  
EXTERIOR SIGN PROGRAM - DRAFT 11

JOHNSTON ROAD

CLIENT NAME: Bosa Properties Inc.  
FILE NAME: 17007 Miramar Towers 3&4 Exterior Sign 1.0 Overall Sign Plan.dwg

DATE: 2020-08-27  
PROJECT: 17007

DRAWN BY: KD  
REVIEW BY: BM

1.0

# PIM FEEDBACK & ADP REVIEW

- Public Information Meeting held August 19, 2020
  - Six attendees including representatives of Bosa (proponent) team
  - Issues regarding potential light spillover voiced and reference to a nautical theme given as background for factors considered in early review with Buildings 1 & 2
  
- Advisory Design Panel review on September 15, 2020
  - Recommended application be referred to Council and that it be noted that Panel expressed concern with the large scale of Anchor Tenant Signs & the Freestanding Tenant Directory as it relates to human scale
  - Applicant has reduced the height of Anchor Tenant Sign (Ref. 1.3), within the main plaza (1.07m to 0.91m) – design now aligns with architectural features behind the sign, as requested by the Panel.
  - Height of Freestanding Tenant Directory reduced from 3.65m to 3.35m.
  - Address signs on ground-oriented townhomes raised for visibility.



# PLANNING ANALYSIS

- OCP recognizes Town Centre as the hub of commercial activity within the City of White Rock
- Signage used to advertise businesses is crucial for the success of such businesses (see Appendix D)
- Variances requested based on lessons learned, changing industry approaches, and the unique nature of this multi-building project (requiring more directory signage)
- Issues of light spillover to be addressed through the conditions of the development permit - dimmer required
- Matters of human scale addressed with reductions to the height of the Anchor Tenant Sign (in main plaza) and the Freestanding Tenant Directory

# PROCESS SUMMARY

- Public Information Meeting – held August 19, 2020
- Advisory Design Panel – review September 15, 2020
- LUPC Report – October 5, 2020
- Public Meeting for Variances to Sign Bylaw - TBD
- Council Decision

# RECOMMENDATION

**THAT the Land Use and Planning Committee:**

1. recommend that Council authorize staff to schedule the required Public Meeting for proposed Development Permit No. 429, which includes variances to Sign Bylaw, 2010, No. 1923.

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# WHITE ROCK

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# BEFORE ADP REVIEW



# AFTER ADP REVIEW



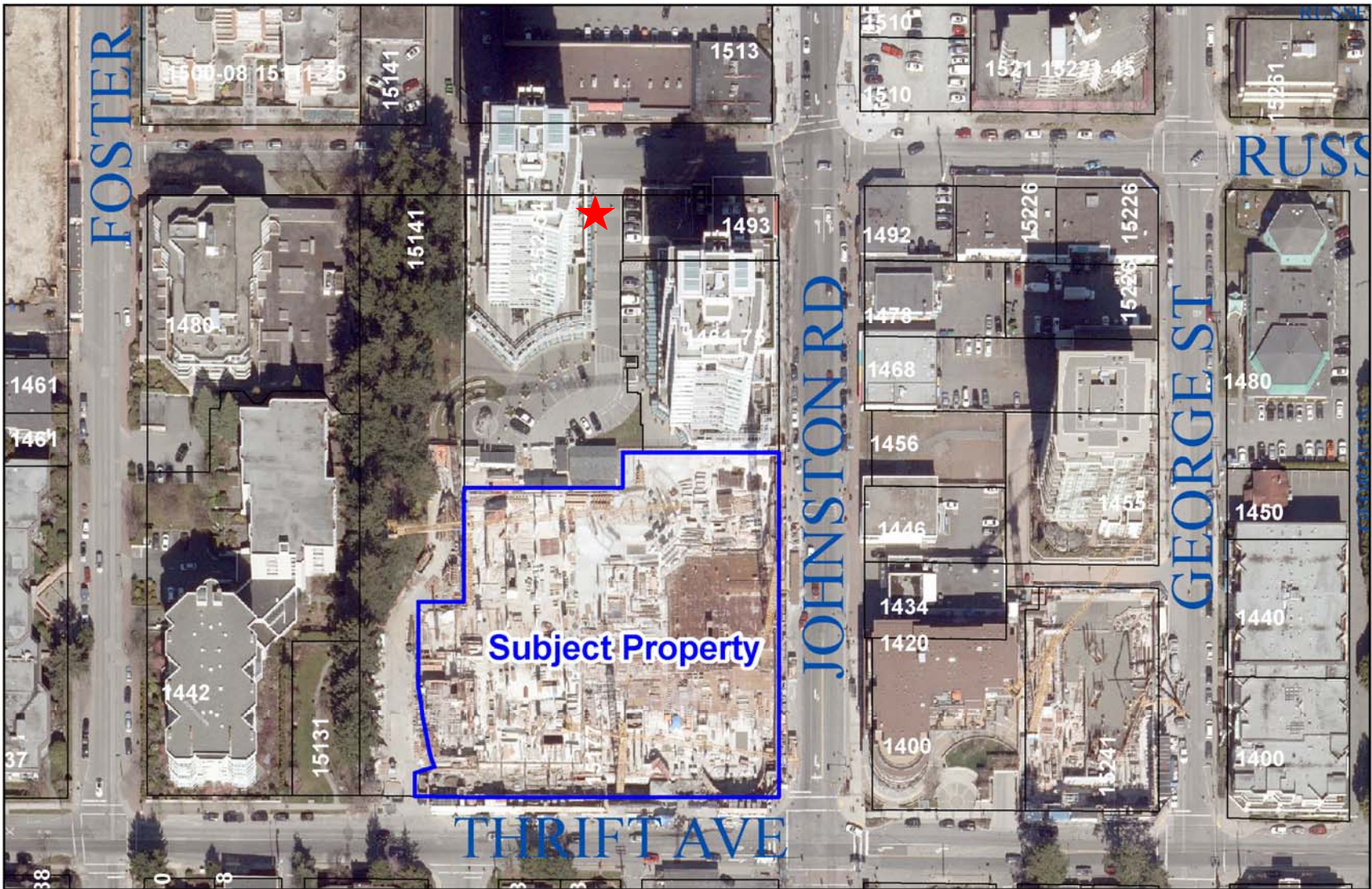
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**WHITE ROCK**  
*My City by the Sea!*

*October 5, 2020*





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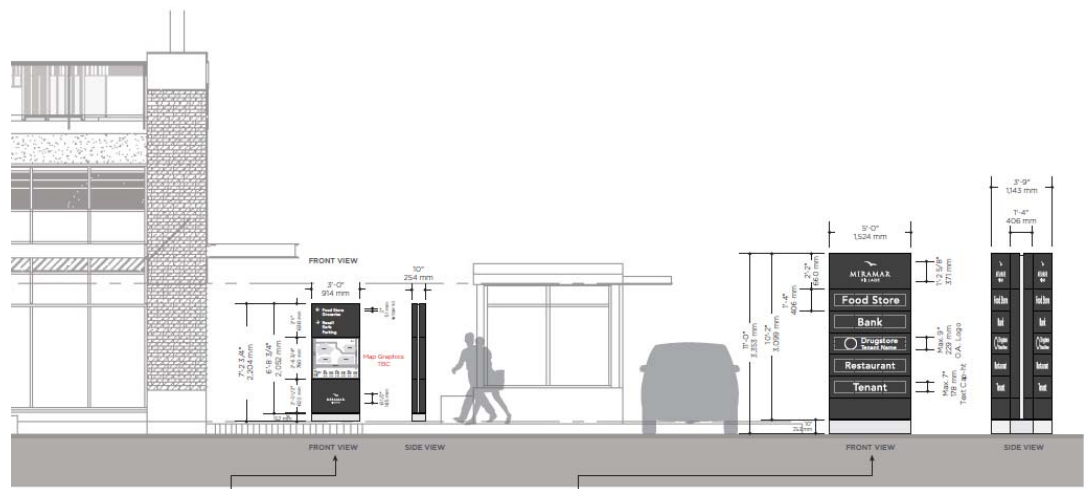
0 25 50 100 Metres





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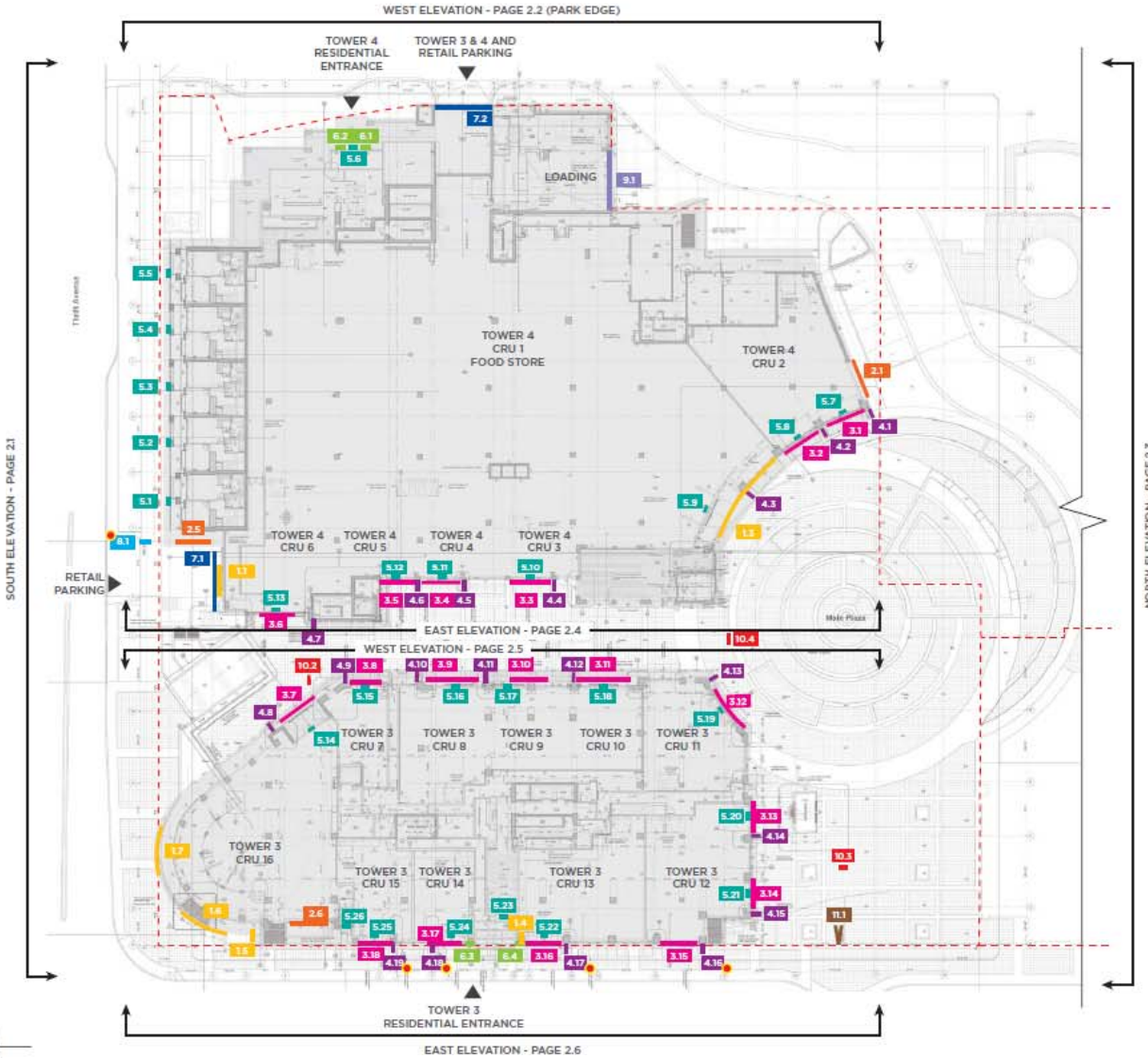
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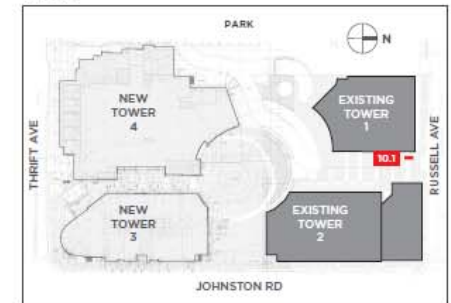
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# WHITE ROCK

*My City by the Sea!*

# BEFORE ADP REVIEW





# AFTER ADP REVIEW

