

Development Variance Permit

1273 Fir Street

WHITE ROCK
My City by the Sea!

March 8, 2021

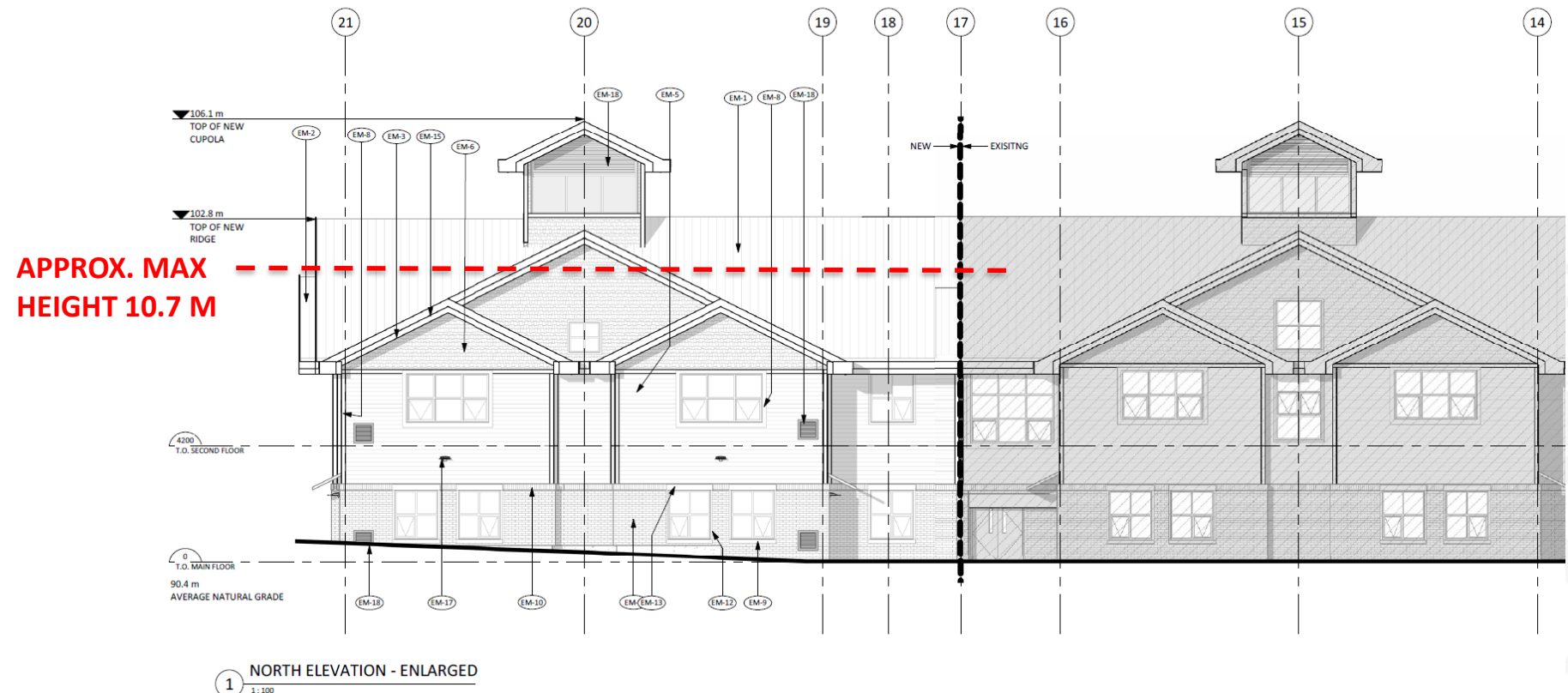


PROPOSAL

- Development Variance Permit (DVP) application to enable 8-classroom (11,255 ft²) expansion to White Rock Elementary School;
- Expansion sought to relocate students from portables to more permanent space. Limited net increase in student enrolment forecast over the next 10 years, portables would be removed concurrent with construction of the addition;
- **Expansion requires relief from the max. height standard of the Civic / Institutional Use (P-1) Zone as outlined in City of White Rock Zoning Bylaw, 2012, No. 2000;**
- The maximum height in the P-1 Zone is 10.7 metres whereas the proposed “top of ridge” of the building addition is 12.4 metres (i.e., **relief of 1.7 metres or roughly 5.6 feet**);

PROPOSAL

- Building addition has been designed to continue the existing “top of ridge” and includes a cupola which would replicate other cupolas on the building – *per Section 4.13.4 of the Zoning Bylaw, the cupola, being similar to a “dome”, would be exempt from the maximum height standard, subject to roof area / coverage limitations (met).*

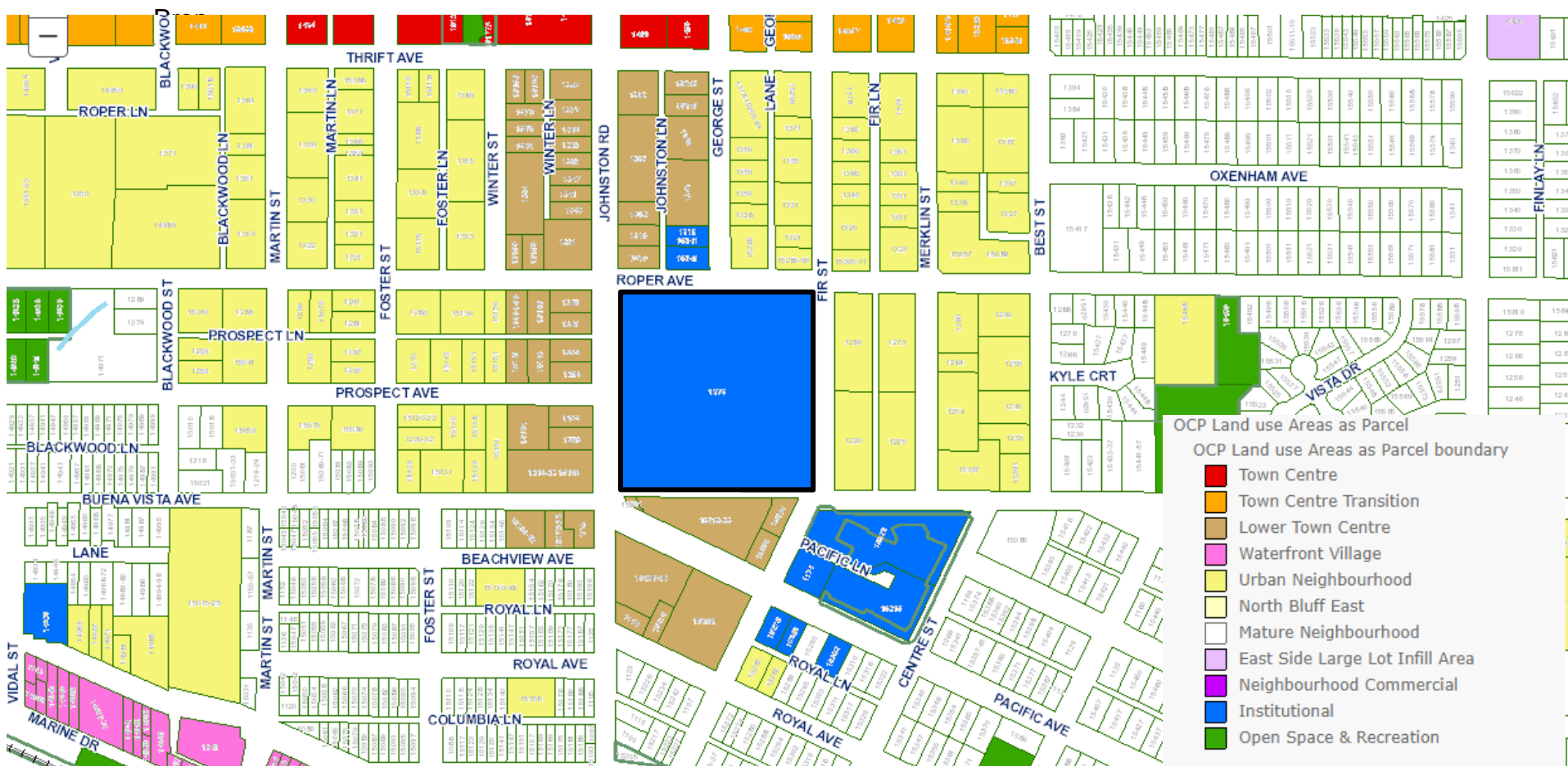


CONSULTATION & FEEDBACK

- Digital Public Information Meeting held February 3, 2021
- Approximately 12 people attended the PIM
- Issues raised include:
 - Opposition to inclusion of the “cupola” citing other opportunities to support solar gain within the addition;
 - Concern about negative impacts to property value (tax revenue);
 - Loss of views to the water – decline in use and enjoyment of property;
 - Opportunities available to use other portions of the property;
 - Opportunity to accommodate flat roof to reduce view-related impacts;
- Since the PIM approximately 80 emails received with residents, parents, teachers and others expressing support for the variance
- Applicant provided PIM Summary (Appendix C) and a Design Rationale (Appendix D) as follow up to the feedback received

PLANNING ANALYSIS

- Property designated “institutional” in OCP – recognizes the public or semi-public uses which serve the needs of the community. The Plan notes the height and density of buildings will be based on their compatibility with surrounding development.



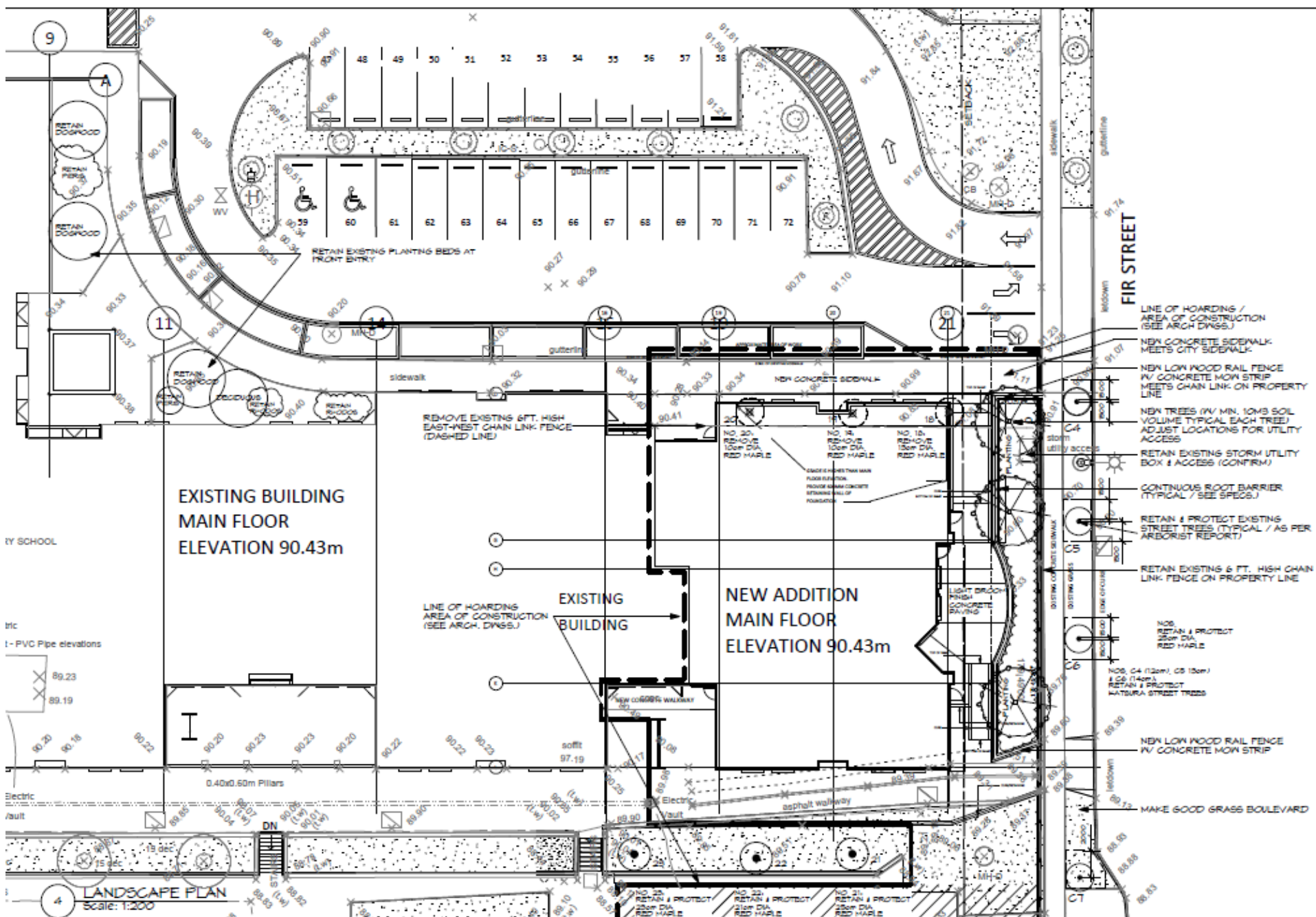
2004 CONTEXT



2020 CONTEXT











VIEW IMPACTS

BYLAW COMPLIANT OPTION



PROPOSED OPTION



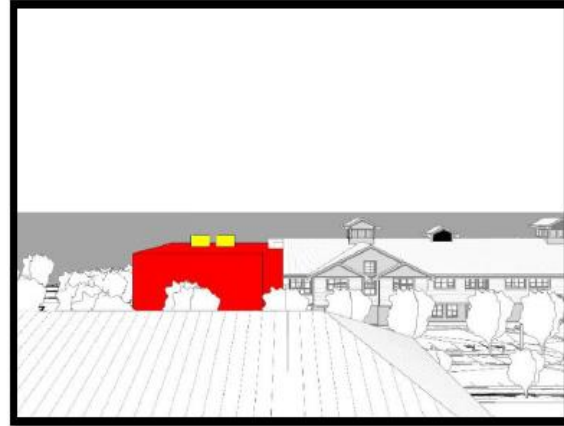
15265 Roper Street South East Balcony View

15265 Roper Street South Balcony View

15289 Roper Street Balcony View

VIEW IMPACTS

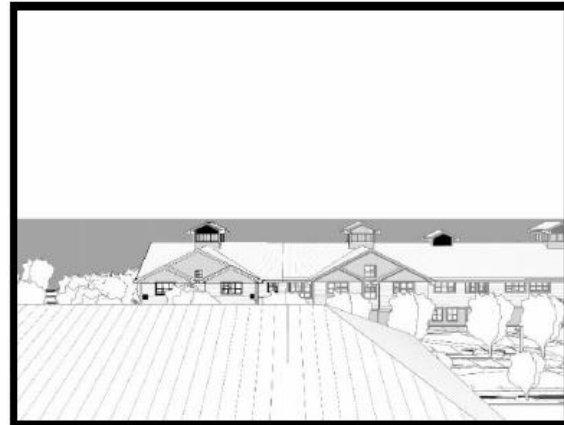
**BYLAW COMPLIANT
OPTION**



PROPOSED OPTION



1321 Fir Street Front Building Rooftop View



1321 Fir Street Back Building Rooftop View

STAFF RECOMMENDATION

THAT the Land Use and Planning Committee:

1. Recommend that Council direct staff to schedule the required Public Meeting for Development Variance Permit No. 436; and
2. Recommend that Council consider approval of Development Variance Permit No. 436.

