

PUBLIC INFORMATION MEETING SIGN-IN SHEET

Zoning Bylaw Amendment & Major Development Permit – File No. 21-023 & 22-019

Subject Property – 15052 Buena Vista Avenue

5:30 PM to 7:00 PM, December 14, 2022

	Name* (Please Print)	Address*	Postal Code*
1	[REDACTED] YAKUBOVICH	[REDACTED]	V4B 1X9
2	[REDACTED] S [REDACTED] McDonald		V4B 7Y1
3	[REDACTED] McDonald		-
4	[REDACTED] McLaren		V4B 1P3
5	[REDACTED] Leshier		V4B 5E5
6	[REDACTED] LOWGRIEDGE		U4B 1P3
7	[REDACTED] Key		
8	[REDACTED] WILKES		V4B 1X9
9	[REDACTED] Thind		V4B 2H7
10	[REDACTED] Thind		'
11	[REDACTED] van Weelken		
12	[REDACTED] SHEAR		et Rock

*Please note that this sign-in sheet will be disclosed to the public and presented to Mayor and Council as part of the information package attached to this application. Any personal information or commentary you provide will become public record.

PUBLIC INFORMATION MEETING SIGN-IN SHEET

Zoning Bylaw Amendment & Major Development Permit – File No. 21-023 & 22-019

Subject Property – 15052 Buena Vista Avenue

5:30 PM to 7:00 PM, December 14, 2022

	Name* (Please Print)	Address*	Postal Code*
13	Le [REDACTED] Higginbotham	[REDACTED]	V4A 7A7
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			

**Please note that this sign-in sheet will be disclosed to the public and presented to Mayor and Council as part of the information package attached to this application. Any personal information or commentary you provide will become public record.*

PUBLIC INFORMATION MEETING FEEDBACK FORM

Zoning Amendment & Major Development Permit – File No. 21-023 & 22-19

Subject Property – 15052 Buena Vista Avenue

5:30 PM to 7:00 PM, December 14, 2022

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

1. Please provide your name and address below:

Name:

Address:

2. What is your position on the development proposal application? (Please circle your preferred response)

I SUPPORT the proposal

I am UNDECIDED on the proposal

I OPPOSE the proposal

3. Please provide your comments below:

Housing is needed. Because of the new ~~setback~~ set-back rules the development has requested a variance on height makes sense but also is fair relative to future developments of older homes who will be restricted by new set back rules.

Thank you for your participation.

If you have any questions, please contact the following:

Applicant (Shivraj Johal): 604-537-6006

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

PUBLIC INFORMATION MEETING FEEDBACK FORM

Zoning Amendment & Major Development Permit – File No. 21-023 & 22-19

Subject Property – 15052 Buena Vista Avenue

5:30 PM to 7:00 PM, December 14, 2022

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

1. Please provide your name and address below:

Name:

K [redacted] S [redacted] - McDonald

Address:

[redacted]

2. What is your position on the development proposal application? (Please circle your preferred response)

I SUPPORT the proposal

I am UNDECIDED on the proposal

I OPPOSE the proposal

3. Please provide your comments below:

- I strongly oppose the division of the lot into 2 lots.
- I am concerned about roof top decks as well as exterior stairwell which adds additional height.
- What is to stop people from putting potted trees on their roof top deck on the north & east sides which would block other peoples views.
- Also against planting trees on north ^{east} side of lot.

Thank you for your participation.

If you have any questions, please contact the following:

Applicant (Shivraj Johal): 604-537-6006

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

PUBLIC INFORMATION MEETING FEEDBACK FORM

Zoning Amendment & Major Development Permit – File No. 21-023 & 22-19

Subject Property – 15052 Buena Vista Avenue

5:30 PM to 7:00 PM, December 14, 2022

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

1. Please provide your name and address below:

Name:

A [REDACTED] SAHERA

Address:

[REDACTED] WHITE ROCK

2. What is your position on the development proposal application? (Please circle your preferred response)



I **SUPPORT** the proposal

I am **UNDECIDED** on the proposal

I **OPPOSE** the proposal

3. Please provide your comments below:

This will add to the beauty of neighbourhood
I Totally Support

Thank you for your participation.

If you have any questions, please contact the following:

Applicant (Shivraj Johal): 604-537-6006

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

PUBLIC INFORMATION MEETING FEEDBACK FORM

Zoning Amendment & Major Development Permit – File No. 21-023 & 22-19

Subject Property – 15052 Buena Vista Avenue

5:30 PM to 7:00 PM, December 14, 2022

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

1. Please provide your name and address below:

Name:

L [REDACTED] Lankridge

Address:

[REDACTED]

2. What is your position on the development proposal application? (Please circle your preferred response)

I **SUPPORT** the proposal

I am **UNDECIDED** on the proposal

I **OPPOSE** the proposal

3. Please provide your comments below:

ALL RESIDENTS SEEM TO OPPOSE THE
ROOF TOP DECK - ELIMINATING WOULD FACILITATE
A COMPROMISE FOR THE REMAINDER.

Thank you for your participation.

If you have any questions, please contact the following:

Applicant (Shivraj Johal): 604-537-6006

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

PUBLIC INFORMATION MEETING FEEDBACK FORM

Zoning Amendment & Major Development Permit – File No. 21-023 & 22-19

Subject Property – 15052 Buena Vista Avenue

5:30 PM to 7:00 PM, December 14, 2022

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

1. Please provide your name and address below:

Name: S [REDACTED] WILLIS

Address: [REDACTED]

2. What is your position on the development proposal application? (Please circle your preferred response)

I SUPPORT the proposal

I am UNDECIDED on the proposal

I OPPOSE the proposal

3. Please provide your comments below:

NO ROOF DECKS

NO SECONDARY SUITES

~~I HAVE NO PRO~~

HOMES BUILT TO THE EXISTING RULES
OF 25 FT. HEIGHT FROM AVERAGE GRADE.
BUILD 2 NICE 2000 SQ. FT. HOMES
AND I HAVE NO PROBLEM.

Thank you for your participation.

If you have any questions, please contact the following:

Applicant (Shivraj Johal): 604-537-6006

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

PUBLIC INFORMATION MEETING FEEDBACK FORM

Zoning Amendment & Major Development Permit – File No. 21-023 & 22-19

Subject Property – 15052 Buena Vista Avenue

5:30 PM to 7:00 PM, December 14, 2022

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

1. Please provide your name and address below:

Name:

G [REDACTED] Leslier

Address:

[REDACTED]

2. What is your position on the development proposal application? (Please circle your preferred response)

I SUPPORT the proposal

I am UNDECIDED on the proposal

I OPPOSE the proposal

3. Please provide your comments below:

- The double house on a small lot is unacceptable
- Too much density for a residential area
- It will block my view of the bay and Blaine
- The stairwell box on top of the roof will further block my view
- Basically, too small an area for a

Thank you for your participation.

If you have any questions, please contact the following:

Applicant (Shivraj Johal): 604-537-6006

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

- No roof decks ; No big buildings
- I am worried about the noise and traffic.

PUBLIC INFORMATION MEETING FEEDBACK FORM

Zoning Amendment & Major Development Permit – File No. 21-023 & 22-19

Subject Property – 15052 Buena Vista Avenue

5:30 PM to 7:00 PM, December 14, 2022

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

1. Please provide your name and address below:

Name:

~~XXXXXX~~ YAKUBOVICH

Address:

~~15052 Buena Vista Avenue~~ 14B 1X9

2. What is your position on the development proposal application? (Please circle your preferred response)

I SUPPORT the proposal

I am UNDECIDED on the proposal

I OPPOSE the proposal

3. Please provide your comments below:

1. I am very opposed to the roof top patio as it grants the applicant access to living none of us are allowed to enjoy. Their area on the roof is due to the city's caveat narrowing the house foot print. Would the city make a change ^(to the caveat) to grant the architect > space INSIDE.
2. I am hoping they enclose the space and build a bit taller home so we all could be happy. (NO ROOF TOP/NO STAIRWELL)
3. What about the rules of the OCP?

Thank you for your participation.

If you have any questions, please contact the following:

Applicant (Shivraj Johal): 604-537-6006

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

PUBLIC INFORMATION MEETING FEEDBACK FORM
Zoning Amendment & Major Development Permit – File No. 21-023 & 22-19
Subject Property – 15052 Buena Vista Avenue
5:30 PM to 7:00 PM, December 14, 2022

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

1. Please provide your name and address below:

Name:

Address:

2. What is your position on the development proposal application? (Please circle your preferred response)

I **SUPPORT** the proposal

I am **UNDECIDED** on the proposal

I **OPPOSE** the proposal

3. Please provide your comments below:

Thank you for your participation.

If you have any questions, please contact the following:

Applicant (Shivraj Johal): 604-537-6006
Planning and Development Services: 604-541-2136 or planning@whiterockcity.ca

PUBLIC INFORMATION MEETING FEEDBACK FORM

Zoning Amendment & Major Development Permit – File No. 21-023 & 22-19

Subject Property – 15052 Buena Vista Avenue

5:30 PM to 7:00 PM, December 14, 2022

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

1. Please provide your name and address below:

Name:

Address:

2. What is your position on the development proposal application? (Please circle your preferred response)

I **SUPPORT** the proposal

I am **UNDECIDED** on the proposal

I **OPPOSE** the proposal

3. Please provide your comments below:

Thank you for your participation.

If you have any questions, please contact the following:

Applicant (Shivraj Johal): 604-537-6006

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

PUBLIC INFORMATION MEETING FEEDBACK FORM

Zoning Amendment & Major Development Permit – File No. 21-023 & 22-19

Subject Property – 15052 Buena Vista Avenue

5:30 PM to 7:00 PM, December 14, 2022

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

1. Please provide your name and address below:

Name:

M [REDACTED] McLaren

Address:

[REDACTED] White Rock

2. What is your position on the development proposal application? (Please circle your preferred response)

I **SUPPORT** the proposal

I am **UNDECIDED** on the proposal

I **OPPOSE** the proposal

3. Please provide your comments below:

- Retaining wall on east side of Beachview Ave property is taller than need be and blocks our view.

- proposed tree on south East side of Beachview Ave property would also impede our view.

- proposed property is higher than currently allowed. I think that the proposed property should conform to the rules that everyone else has to conform to.

Thank you for your participation.

If you have any questions, please contact the following:

Applicant (Shivraj Johal): 604-537-6006

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

PUBLIC INFORMATION MEETING FEEDBACK FORM

Zoning Amendment & Major Development Permit – File No. 21-023 & 22-19

Subject Property – 15052 Buena Vista Avenue

5:30 PM to 7:00 PM, December 14, 2022

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

1. Please provide your name and address below:

Name:

J. Key

Address:

[Redacted Address]

2. What is your position on the development proposal application? (Please circle your preferred response)

☒ I SUPPORT the proposal

☐ I am UNDECIDED on the proposal

☐ I OPPOSE the proposal

3. Please provide your comments below:

I live in a property that was previously developed/ designed by the applicant. It is a beautiful house that adds to the attractiveness of the street/area. There have been no issues with the property in the 19 months I have resided there and all my visitors and neighbours are impressed with the property.

I strongly support the proposal and can give a character reference for Mr. Shivraj Johal who is developing the lot.

Thank you for your participation.

If you have any questions, please contact the following:

Applicant (Shivraj Johal): 604-537-6006

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

PUBLIC INFORMATION MEETING FEEDBACK FORM
Zoning Amendment & Major Development Permit – File No. 21-023 & 22-19
Subject Property – 15052 Buena Vista Avenue
5:30 PM to 7:00 PM, December 14, 2022

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

1. Please provide your name and address below:

Name:

Address:

2. What is your position on the development proposal application? (Please circle your preferred response)

I **SUPPORT** the proposal

I am **UNDECIDED** on the proposal

I **OPPOSE** the proposal

3. Please provide your comments below:

I strongly oppose the division of
subject lot into 2 lots.

Thank-you.

Thank you for your participation.

If you have any questions, please contact the following:

Applicant (Shivraj Johal): 604-537-6006
Planning and Development Services: 604-541-2136 or planning@whiterockcity.ca

From: [Anne Berry](#)
To: [Neethu Syam](#)
Cc: [Alex Wallace](#)
Subject: FW: MAJOR Development Proposal 21-023 & 22-019
Date: Friday, December 2, 2022 4:08:02 PM
Attachments: [image002.png](#)

FYI, for the file.

Anne Berry (she/her), MCIP RPP

Director, Planning & Development Services

City of White Rock

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

T 604.541.2293 | www.whiterockcity.ca



From: Anne Berry

Sent: December 2, 2022 4:08 PM

To: 'armcdonaldsa [REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Subject: FW: MAJOR Development Proposal 21-023 & 22-019

Hello Mr. McDonald,

Your email was forwarded to my attention. Thank you for sharing your concerns regarding the application at 15052 Buena Vista Avenue. This email is to provide you with some information regarding next steps for the application. I have copied Mayor and Council on this response.

The application was presented to the Land Use and Planning Committee (LUPC) & Council for initial review on 20th September 2021. LUPC recommended *that Council direct staff to advance the zoning amendment application at 15052 Buena Vista to the next stage in the application review process.*

Here is a link to the staff report: [Early Review of Rezoning Application – 15052 Buena Vista Avenue \(21-023\) \(escribemeetings.com\)](#)

Next steps:

A Public Information Meeting (PIM) event is scheduled to be hosted by the applicant on December 14th, 2022 at the White Rock Community Centre between 5:30 – 7:00 PM in an open house format. City staff will also be present at this meeting to briefly introduce and monitor the meeting and report back to Council on the feedback received. I would encourage you to attend the meeting to hear more from the applicant about the proposal. This is also an opportunity to provide feedback on

the application.

Additionally, the application has been circulated to internal city departments to provide feedback on the proposal. Upon receipt, Planning staff will provide the applicant with a comprehensive interdepartmental comments letter which also includes PIM feedback. Once a revised application package is received, and if there are no further staff concerns, the application will proceed to the Advisory Design Panel (ADP) for review.

Following the ADP's review, the application will advance to LUPC and Council for consideration of first and second bylaw readings. The staff report package will also include feedback received at the PIM, ADP and staff comments. If Council gives first and second Bylaw readings, staff will look for direction to schedule a Public Hearing where residents will have the opportunity to present their support or non-support for the application directly to Council. These dates will not be scheduled until after the application has been reviewed by the ADP.

I also wanted to take the opportunity to clarify that the Building Code is not under consideration. We cannot vary code requirements – this application is a change in Zoning to a Comprehensive Development (CD) Zone in order to facilitate a subdivision, with an associated Development Permit. A CD zone is a site specific zone and is being considered because the proposed lot will not meet the minimums required for lot area and depth in the RS-3 zone (the existing zoning). The proposed new lot configuration will align with the other properties on the street. With regards to height, the proposal will align with the RS-3 zoning at 7.7m, with the exception of a stair tower which will be an additional 1.5m taller in a small part of the building (to the top of the stair tower roof). This does not require an application for a variance because it would be captured in the CD Zone.

I hope that helps a little, but please don't hesitate to email me directly if you have any additional questions.

Have a nice weekend.

Anne Berry (she/her), MCIP RPP
Director, Planning & Development Services
City of White Rock

15322 Buena Vista Avenue, White Rock, BC V4B 1Y6
T 604.541.2293 | www.whiterockcity.ca



From: Andrew McDonald [REDACTED]
Sent: Tuesday, November 29, 2022 10:21 AM
To: [REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
Subject: MAJOR Development Proposal 21-023 & 22-019

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

Dear Councillors,

I would like to request that on Buena Vista Avenue, everyone's site lines remain subtle and meet the present Building Code. It is for this reason that I request that Council Not Grant the Applicant of Subject Proposal, any variance to the present Building Code. Could you please advise when the Council Meeting is on this matter so that I can express my thoughts in person.

Thank you for your consideration and thank you for the good work that you All do.

Kindest Regards,

Andrew McDonald
[REDACTED]
[REDACTED]
V4B 1Y1
[REDACTED]

From: [Donna Yakubowski](#)
To: [Planning](#)
Cc: [donnasbb](#)
Subject: MAJOR Development Proposal 21-023 & 22-019 on Buena Vista Avenue
Date: Monday, November 21, 2022 8:20:03 PM
Attachments: [White Rock Planning Department Re Major Development for Rezoning and Height Increase on Buena Vista & Beachview Avenue.docx](#)

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

Dear Team,

Please find attached some of my major concerns regarding the proposed amendment and major development of the newly purchased lot west of adjacent to my lot on Buena Vista Avenue in our fine city. Thank you to Neethu Syam for letting me know on Friday that a meeting will be coming up within the next two weeks where we can all meet to voice our concerns with what Mr. Johal hopes to build. Attached are my concerns based on reaching out on Saturday to just a few of my neighbours to hear their thoughts as well. They hope to email you their thoughts and concerns to this same email address.

Kindest regards,

Donna Yakubowski

[REDACTED]
[REDACTED]

V4B 1X9

RECEIVED

JAN 04 2023

CITY OF WHITE ROCK
ADMINISTRATION


December 16th, 2022

RE: MAJOR Changes to 15052 Buena Vista Avenue (#21-023 & 22-019)

Dear Honourable Mayor Megan Knight,

As a resident next door to the above-mentioned property, I thank you for this opportunity to express my thoughts after meeting the owner/developer and his architect two nights ago at the P.I.M. on December 14th, 2022. I went to the meeting hoping to connect with Mr. & Mrs. Shivraj & Manjeet Johal to come up with a possible WIN-WIN solution to the situation of them wanting to accomplish the following:

1. SUBDIVIDE his narrow lot to build 2 houses (zoning RS3 requires 12.9 metres vs. existing 9.1m.)
2. REDUCE area required for a back yard so he can INCREASE the square footage of the two new houses.
3. ADD two rental secondary suites. (City Staff on September 20th, 20121 suggested if they reduce back yard, **suites should be prohibited** to ensure that the activity levels that may come with renters align with the quiet and mature current use of homes in that area).
4. ALLOW a minimum of 3 (possibly 4 ... double tandem) cars for each new house because zoning RS3 requires parking spaces for 3 (min)
5. PLUS GAIN another 700-800 square feet of roof top patio (On Buena Vista House only). A Comprehensive Development (CD) zoning upgrade automatically grants a 9.2 metre height clearance vs a 7.7 metre of all other existing houses. This increase for Mr. Johal's exterior stairwell access on top of the roof also requires a 3' railing around the perimeter of that roof patio area.

Ms. Berry had sent my neighbour a link to an 'Early Review of Rezoning Application' from Carl Issaak dated September 20th, 2021, which happily confirmed Mr. Johal would not be allowed to put in secondary suites. (See attached) My neighbours and I are very happy to hear our City Staff saw our concerns even back then! Thank you! 

The P.I.M. was calm, casual, and very informative. Mr. Johal's architect shared with me that a roof top patio was not the original plan. The small house on Buena Vista was to have a balcony like the rest of the homes along 2.4 km of Buena Vista Avenue. But the OCP for our City had a caveat of 4.5 m on the Buena Vista side which Mr. Johal says he did not know about. Because Mr. Johal wants to get the most square footage of this small house to maximize profit, he is asking for a roof top patio. The architect said that if I can get the city to change the OCP rules of leaving 4.5 metres in front of the foundation of the home, they will gladly let go of their roof top patio.

This MAJOR re-zoning will directly affect where we live, work and play! I am aware that there are many more steps ahead as our City Staff address this rezoning application. I am asking you as our Mayor to consider the BIG asking package of not only dividing his narrow long lot, but the desire for the extravagant roof top patio which will be 2 metres away from my Bed & Breakfast balcony, where guests have enjoyed the expensive privacy of flat roof tops and perfect views of glorious sunsets. One large house with no roof top patio would have been the perfect solution. Simply put, the small lot of 15052 Buena Vista Avenue should not be subdivided in respect of the existing OCP! But, if the subdivision passes, all I ask is that Mr. Johal and his architect enclose space according to the rule of 7.7 metres like every other home along our Beautiful Vista Avenue!

I am very concerned that our MATURE Neighbourhood remain a quiet, private, mature hillside community that allows all to live, work and play within our homes as we have been able to do over the years. I welcome my new neighbours and am hoping they are successful but that they would consider settling for a smaller home on Buena Vista with a small balcony staying under the OCP height restrictions.

Kindest regards,


Donna Yakubowski

Donna's Bed & Breakfast




Figure 1: Subject Property at 15052 Buena Vista Avenue



THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: September 20, 2021

TO: Land Use and Planning Committee

FROM: Carl Isaak, Director, Planning and Development Services

SUBJECT: Early Review of Rezoning Application – 15052 Buena Vista Avenue (21-023)

RECOMMENDATION

THAT the Land Use and Planning Committee recommends that Council direct staff to advance the zoning amendment application at 15052 Buena Vista to the next stage in the application review process.

EXECUTIVE SUMMARY

The City has received an initial application for rezoning which, if approved, would permit the subdivision of the property at 15052 Buena Vista Avenue. In accordance with the amendments to the Planning Procedures Bylaw, 2017, No. 2234 approved in September 2020, all rezoning applications are brought forward to the Land Use and Planning Committee for early input and direction on whether an application should proceed to Public Information Meeting (PIM) or be denied if it would fundamentally not be supported by Council. Staff recommend that the subject application proceed through the approvals process.

PREVIOUS COUNCIL DIRECTION

Resolution # & Date	Resolution Details
Motion 2020-443 September 14, 2020	THAT Council gives first, second, and third reading to "City of White Rock Planning Procedures Bylaw, 2017, No. 2234, Amendment (Initial Information Reports for Zoning Amendments) Bylaw, 2020, No. 2357."
Motion 2020-473 September 28, 2020	THAT Council gives final reading to "City of White Rock Planning Procedures Bylaw, 2017, No. 2234, Amendment (Initial Information Reports for Zoning Amendments) Bylaw, 2020, No. 2357."

INTRODUCTION/BACKGROUND

The City has received a Zoning Bylaw Amendment application to change the zoning of the property at 15052 Buena Vista Avenue from the "RS-3 One Unit (Small Lot, Hillside) Residential" Zone to a property-specific Comprehensive Development (CD) Zone. If approved, the rezoning would permit the subdivision of the property and the construction of two new single-family dwellings. Note that the property currently has frontage on both Buena Vista Avenue and Beachview Avenue (see Figure 1; see also Appendix A - Location & Ortho Maps).

December 7th, 2022

RE: MAJOR Changes to 15052 Buena Vista Avenue (#21-023 & 22-019)

Dear Honourable Mayor Megan Knight, Wonderful Councillors Chris Trevelyan, Michele Partridge, Ernie Klassen, David Chesney, Elaine Cheung, Bill Lawrence, and our Knowledgeable City Staff,

As residents near the above-mentioned property, we thank you for this opportunity to express our deep concerns before we meet at the P.I.M. on December 14th, 2022. Here is what we understand the applicant Mr. Johal is hoping to accomplish:

1. SUBDIVIDE his narrow lot to build 2 houses (zoning RS3 requires 12.1 metres vs. existing 9.15m.)
2. REDUCE area required for a back yard so he can INCREASE the square footage of the two new houses. He is asking to decrease the back yard from 3 m to 1.8 m ... almost a 50% decrease.
3. ADD two rental secondary suites. (City Staff on September 20th, 20121 suggested if they reduce back yard, **the secondary suites should NOT be allowed**, to ensure that the activity levels that may come with renters align with the quiet and mature current use of homes in that area).
4. ALLOW a minimum of 3 (possibly 4 ... double tandem) cars for each new house (8 cars in total) because zoning RS3 requires parking spaces for 3 (min) if there is a secondary suite.
5. PLUS GAIN another 700-800 square feet of a roof top patio (On Buena Vista House only). A Comprehensive Development (CD) zoning upgrade automatically grants a 9.2 m height clearance vs the existing 7.7 m. height rule for all other existing houses. This increase for Mr. Johal's exterior stairwell access on top of the roof also requires a 3' railing around the perimeter of that roof patio area. A question we have for our PIM ... **What % of homes zoned Mature Hillside RS-3 have a roof top patio?**

This MAJOR re-zoning will directly affect where we live, work and play! If this application is passed through the City Staff and you our Mayor and Councillors support his new CD zoning, we ask that you consider making modifications in two areas:

1. The total square footage be reduced slightly to meet the zoning standards of the required rear yard for both houses. Four families crowded into 2 lots with potentially 8 cars in total will greatly increase the levels of activity in our MATURE neighbourhood. And, what about the concept of sustainability? Having a small yard could lead to a garden... where birds and bumble bees might be encouraged to visit. If we as a city start reducing everybody's back yards, what will that affect create regarding climate change? Trivial... perhaps. But you could be setting a precedent here.
2. Modify within the CD amendment the opportunity for the applicant's dream roof top patio and protruding exterior stairwell and 3 ft. railing to be denied. No where along the 2.4 km of Buena Vista Avenue is there a home or apartment block with a roof top patio. Please amend this 9.2m upgrade to protect and keep our living, working, and playing on our hillside to INSIDE enclosed space. We all have private balconies because they met and still meet the zoning guidelines.

We are very concerned that our MATURE Neighbourhood remain a quiet, private, mature hillside community where we can enjoy our views on our balconies and still welcome our new neighbours.

Archie McDonald

(Full name)

[Redacted Address]

(Address, City & Postal Code)

December 7th, 2022

RE: MAJOR Changes to 15052 Buena Vista Avenue (#21-023 & 22-019)

Dear Honourable Mayor Megan Knight, Wonderful Councillors Chris Trevelyan, Michele Partridge, Ernie Klassen, David Chesney, Elaine Cheung, Bill Lawrence, and our Knowledgeable City Staff,

As residents near the above-mentioned property, we thank you for this opportunity to express our deep concerns before we meet at the P.I.M. on December 14th, 2022. Here is what we understand the applicant Mr. Johal is hoping to accomplish:

1. SUBDIVIDE his narrow lot to build 2 houses (zoning RS3 requires 12.1 metres vs. existing 9.15m.)
2. REDUCE area required for a back yard so he can INCREASE the square footage of the two new houses. He is asking to decrease the back yard from 3 m to 1.8 m ... almost a 50% decrease.
3. ADD two rental secondary suites. (City Staff on September 20th, 20121 suggested if they reduce back yard, **the secondary suites should NOT be allowed**, to ensure that the activity levels that may come with renters align with the quiet and mature current use of homes in that area).
4. ALLOW a minimum of 3 (possibly 4 ... double tandem) cars for each new house (8 cars in total) because zoning RS3 requires parking spaces for 3 (min) if there is a secondary suite.
5. PLUS GAIN another 700-800 square feet of a roof top patio (On Buena Vista House only). A Comprehensive Development (CD) zoning upgrade automatically grants a 9.2 m height clearance vs the existing 7.7 m. height rule for all other existing houses. This increase for Mr. Johal's exterior stairwell access on top of the roof also requires a 3' railing around the perimeter of that roof patio area. A question we have for our PIM ... **What % of homes zoned Mature Hillside RS-3 have a roof top patio?**

This MAJOR re-zoning will directly affect where we live, work and play! If this application is passed through the City Staff and you our Mayor and Councillors support his new CD zoning, we ask that you consider making modifications in two areas:

1. The total square footage be reduced slightly to meet the zoning standards of the required rear yard for both houses. Four families crowded into 2 lots with potentially 8 cars in total will greatly increase the levels of activity in our MATURE neighbourhood. And, what about the concept of sustainability? Having a small yard could lead to a garden... where birds and bumble bees might be encouraged to visit. If we as a city start reducing everybody's back yards, what will that affect create regarding climate change? Trivial... perhaps. But you could be setting a precedent here.
2. Modify within the CD amendment the opportunity for the applicant's dream roof top patio and protruding exterior stairwell and 3 ft. railing to be denied. No where along the 2.4 km of Buena Vista Avenue is there a home or apartment block with a roof top patio. Please amend this 9.2m upgrade to protect and keep our living, working, and playing on our hillside to INSIDE enclosed space. We all have private balconies because they met and still meet the zoning guidelines.

We are very concerned that our MATURE Neighbourhood remain a quiet, private, mature hillside community where we can enjoy our views on our balconies and still welcome our new neighbours.

LONGRIDGE

(Full name)

(Address, City & Postal Code)

V4B-1P3

December 7th, 2022

RE: MAJOR Changes to 15052 Buena Vista Avenue (#21-023 & 22-019)

Dear Honourable Mayor Megan Knight, Wonderful Councillors Chris Trevelyan, Michele Partridge, Ernie Klassen, David Chesney, Elaine Cheung, Bill Lawrence, and our Knowledgeable City Staff,

As residents near the above-mentioned property, we thank you for this opportunity to express our deep concerns before we meet at the P.I.M. on December 14th, 2022. Here is what we understand the applicant Mr. Johal is hoping to accomplish:

1. SUBDIVIDE his narrow lot to build 2 houses (zoning RS3 requires 12.1 metres vs. existing 9.15m.)
2. REDUCE area required for a back yard so he can INCREASE the square footage of the two new houses. He is asking to decrease the back yard from 3 m to 1.8 m ... almost a 50% decrease.
3. ADD two rental secondary suites. (City Staff on September 20th, 20121 suggested if they reduce back yard, **the secondary suites should NOT be allowed**, to ensure that the activity levels that may come with renters align with the quiet and mature current use of homes in that area).
4. ALLOW a minimum of 3 (possibly 4 ... double tandem) cars for each new house (8 cars in total) because zoning RS3 requires parking spaces for 3 (min) if there is a secondary suite.
5. PLUS GAIN another 700-800 square feet of a roof top patio (On Buena Vista House only). A Comprehensive Development (CD) zoning upgrade automatically grants a 9.2 m height clearance vs the existing 7.7 m. height rule for all other existing houses. This increase for Mr. Johal's exterior stairwell access on top of the roof also requires a 3' railing around the perimeter of that roof patio area. A question we have for our PIM ... **What % of homes zoned Mature Hillside RS-3 have a roof top patio?**

This MAJOR re-zoning will directly affect where we live, work and play! If this application is passed through the City Staff and you our Mayor and Councillors support his new CD zoning, we ask that you consider making modifications in two areas:

1. The total square footage be reduced slightly to meet the zoning standards of the required rear yard for both houses. Four families crowded into 2 lots with potentially 8 cars in total will greatly increase the levels of activity in our MATURE neighbourhood. And, what about the concept of sustainability? Having a small yard could lead to a garden... where birds and bumble bees might be encouraged to visit. If we as a city start reducing everybody's back yards, what will that affect create regarding climate change? Trivial... perhaps. But you could be setting a precedent here.
2. Modify within the CD amendment the opportunity for the applicant's dream roof top patio and protruding exterior stairwell and 3 ft. railing to be denied. No where along the 2.4 km of Buena Vista Avenue is there a home or apartment block with a roof top patio. Please amend this 9.2m upgrade to protect and keep our living, working, and playing on our hillside to INSIDE enclosed space. We all have private balconies because they met and still meet the zoning guidelines.

We are very concerned that our MATURE Neighbourhood remain a quiet, private, mature hillside community where we can enjoy our views on our balconies and still welcome our new neighbours.

 (Full name)

 146141 (Address, City & Postal Code)

December 7th, 2022

RE: MAJOR Changes to 15052 Buena Vista Avenue (#21-023 & 22-019)

Dear Honourable Mayor Megan Knight, Wonderful Councillors Chris Trevelyan, Michele Partridge, Ernie Klassen, David Chesney, Elaine Cheung, Bill Lawrence, and our Knowledgeable City Staff,

As residents near the above-mentioned property, we thank you for this opportunity to express our deep concerns before we meet at the P.I.M. on December 14th, 2022. Here is what we understand the applicant Mr. Johal is hoping to accomplish:

1. SUBDIVIDE his narrow lot to build 2 houses (zoning RS3 requires 12.1 metres vs. existing 9.15m.)
2. REDUCE area required for a back yard so he can INCREASE the square footage of the two new houses. He is asking to decrease the back yard from 3 m to 1.8 m ... almost a 50% decrease.
3. ADD two rental secondary suites. (City Staff on September 20th, 20121 suggested if they reduce back yard, **the secondary suites should NOT be allowed**, to ensure that the activity levels that may come with renters align with the quiet and mature current use of homes in that area).
4. ALLOW a minimum of 3 (possibly 4 ... double tandem) cars for each new house (8 cars in total) because zoning RS3 requires parking spaces for 3 (min) if there is a secondary suite.
5. PLUS GAIN another 700-800 square feet of a roof top patio (On Buena Vista House only). A Comprehensive Development (CD) zoning upgrade automatically grants a 9.2 m height clearance vs the existing 7.7 m. height rule for all other existing houses. This increase for Mr. Johal's exterior stairwell access on top of the roof also requires a 3' railing around the perimeter of that roof patio area. A question we have for our PIM ... **What % of homes zoned Mature Hillside RS-3 have a roof top patio?**

This MAJOR re-zoning will directly affect where we live, work and play! If this application is passed through the City Staff and you our Mayor and Councillors support his new CD zoning, we ask that you consider making modifications in two areas:

1. The total square footage be reduced slightly to meet the zoning standards of the required rear yard for both houses. Four families crowded into 2 lots with potentially 8 cars in total will greatly increase the levels of activity in our MATURE neighbourhood. And, what about the concept of sustainability? Having a small yard could lead to a garden... where birds and bumble bees might be encouraged to visit. If we as a city start reducing everybody's back yards, what will that affect create regarding climate change? Trivial... perhaps. But you could be setting a precedent here.
2. Modify within the CD amendment the opportunity for the applicant's dream roof top patio and protruding exterior stairwell and 3 ft. railing to be denied. No where along the 2.4 km of Buena Vista Avenue is there a home or apartment block with a roof top patio. Please amend this 9.2m upgrade to protect and keep our living, working, and playing on our hillside to INSIDE enclosed space. We all have private balconies because they met and still meet the zoning guidelines.

We are very concerned that our MATURE Neighbourhood remain a quiet, private, mature hillside community where we can enjoy our views on our balconies and still welcome our new neighbours.

A [REDACTED] Bopara, [REDACTED] (Full name)

[REDACTED] Address, City & Postal Code)

December 7th, 2022

RE: MAJOR Changes to 15052 Buena Vista Avenue (#21-023 & 22-019)

Dear Honourable Mayor Megan Knight, Wonderful Councillors Chris Trevelyan, Michele Partridge, Ernie Klassen, David Chesney, Elaine Cheung, Bill Lawrence, and our Knowledgeable City Staff,

As residents near the above-mentioned property, we thank you for this opportunity to express our deep concerns before we meet at the P.I.M. on December 14th, 2022. Here is what we understand the applicant Mr. Johal is hoping to accomplish:

1. SUBDIVIDE his narrow lot to build 2 houses (zoning RS3 requires 12.1 metres vs. existing 9.15m.)
2. REDUCE area required for a back yard so he can INCREASE the square footage of the two new houses. He is asking to decrease the back yard from 3 m to 1.8 m ... almost a 50% decrease.
3. ADD two rental secondary suites. (City Staff on September 20th, 20121 suggested if they reduce back yard, **the secondary suites should NOT be allowed**, to ensure that the activity levels that may come with renters align with the quiet and mature current use of homes in that area).
4. ALLOW a minimum of 3 (possibly 4 ... double tandem) cars for each new house (8 cars in total) because zoning RS3 requires parking spaces for 3 (min) if there is a secondary suite.
5. PLUS GAIN another 700-800 square feet of a roof top patio (On Buena Vista House only). A Comprehensive Development (CD) zoning upgrade automatically grants a 9.2 m height clearance vs the existing 7.7 m. height rule for all other existing houses. This increase for Mr. Johal's exterior stairwell access on top of the roof also requires a 3' railing around the perimeter of that roof patio area. A question we have for our PIM ... **What % of homes zoned Mature Hillside RS-3 have a roof top patio?**

This MAJOR re-zoning will directly affect where we live, work and play! If this application is passed through the City Staff and you our Mayor and Councillors support his new CD zoning, we ask that you consider making modifications in two areas:

1. The total square footage be reduced slightly to meet the zoning standards of the required rear yard for both houses. Four families crowded into 2 lots with potentially 8 cars in total will greatly increase the levels of activity in our MATURE neighbourhood. And, what about the concept of sustainability? Having a small yard could lead to a garden... where birds and bumble bees might be encouraged to visit. If we as a city start reducing everybody's back yards, what will that affect create regarding climate change? Trivial... perhaps. But you could be setting a precedent here.
2. Modify within the CD amendment the opportunity for the applicant's dream roof top patio and protruding exterior stairwell and 3 ft. railing to be denied. No where along the 2.4 km of Buena Vista Avenue is there a home or apartment block with a roof top patio. Please amend this 9.2m upgrade to protect and keep our living, working, and playing on our hillside to INSIDE enclosed space. We all have private balconies because they met and still meet the zoning guidelines.

We are very concerned that our MATURE Neighbourhood remain a quiet, private, mature hillside community where we can enjoy our views on our balconies and still welcome our new neighbours.

[Redacted] ELLIOTT (Full name)

[Redacted] 148 171 (Address, City & Postal Code)

December 7th, 2022

RE: MAJOR Changes to 15052 Buena Vista Avenue (#21-023 & 22-019)

Dear Honourable Mayor Megan Knight, Wonderful Councillors Chris Trevelyan, Michele Partridge, Ernie Klassen, David Chesney, Elaine Cheung, Bill Lawrence, and our Knowledgeable City Staff,

As residents near the above-mentioned property, we thank you for this opportunity to express our deep concerns before we meet at the P.I.M. on December 14th, 2022. Here is what we understand the applicant Mr. Johal is hoping to accomplish:

1. SUBDIVIDE his narrow lot to build 2 houses (zoning RS3 requires 12.1 metres vs. existing 9.15m.)
2. REDUCE area required for a back yard so he can INCREASE the square footage of the two new houses. He is asking to decrease the back yard from 3 m to 1.8 m ... almost a 50% decrease.
3. ADD two rental secondary suites. (City Staff on September 20th, 20121 suggested if they reduce back yard, **the secondary suites should NOT be allowed**, to ensure that the activity levels that may come with renters align with the quiet and mature current use of homes in that area).
4. ALLOW a minimum of 3 (possibly 4 ... double tandem) cars for each new house (8 cars in total) because zoning RS3 requires parking spaces for 3 (min) if there is a secondary suite.
5. PLUS GAIN another 700-800 square feet of a roof top patio (On Buena Vista House only). A Comprehensive Development (CD) zoning upgrade automatically grants a 9.2 m height clearance vs the existing 7.7 m. height rule for all other existing houses. This increase for Mr. Johal's exterior stairwell access on top of the roof also requires a 3' railing around the perimeter of that roof patio area. A question we have for our PIM ... **What % of homes zoned Mature Hillside RS-3 have a roof top patio?**

This MAJOR re-zoning will directly affect where we live, work and play! If this application is passed through the City Staff and you our Mayor and Councillors support his new CD zoning, we ask that you consider making modifications in two areas:

1. The total square footage be reduced slightly to meet the zoning standards of the required rear yard for both houses. Four families crowded into 2 lots with potentially 8 cars in total will greatly increase the levels of activity in our MATURE neighbourhood. And, what about the concept of sustainability? Having a small yard could lead to a garden... where birds and bumble bees might be encouraged to visit. If we as a city start reducing everybody's back yards, what will that affect create regarding climate change? Trivial... perhaps. But you could be setting a precedent here.
2. Modify within the CD amendment the opportunity for the applicant's dream roof top patio and protruding exterior stairwell and 3 ft. railing to be denied. No where along the 2.4 km of Buena Vista Avenue is there a home or apartment block with a roof top patio. Please amend this 9.2m upgrade to protect and keep our living, working, and playing on our hillside to INSIDE enclosed space. We all have private balconies because they met and still meet the zoning guidelines.

We are very concerned that our MATURE Neighbourhood remain a quiet, private, mature hillside community where we can enjoy our views on our balconies and still welcome our new neighbours.

  LONGBRIDGE

(Full name)


(Address, City & Postal Code)

V4B 1P3

December 7th, 2022

RE: MAJOR Changes to 15052 Buena Vista Avenue (#21-023 & 22-019)

Dear Honourable Mayor Megan Knight, Wonderful Councillors Chris Trevelyan, Michele Partridge, Ernie Klassen, David Chesney, Elaine Cheung, Bill Lawrence, and our Knowledgeable City Staff,


As residents near the above-mentioned property, we thank you for this opportunity to express our deep concerns before we meet at the P.I.M. on December 14th, 2022. Here is what we understand the applicant Mr. Johal is hoping to accomplish:

1. SUBDIVIDE his narrow lot to build 2 houses (zoning RS3 requires 12.1 metres vs. existing 9.15m.)
2. REDUCE area required for a back yard so he can INCREASE the square footage of the two new houses. He is asking to decrease the back yard from 3 m to 1.8 m ... almost a 50% decrease.
3. ADD two rental secondary suites. (City Staff on September 20th, 20121 suggested if they reduce back yard, **the secondary suites should NOT be allowed**, to ensure that the activity levels that may come with renters align with the quiet and mature current use of homes in that area).
4. ALLOW a minimum of 3 (possibly 4 ... double tandem) cars for each new house (8 cars in total) because zoning RS3 requires parking spaces for 3 (min) if there is a secondary suite.
5. PLUS GAIN another 700-800 square feet of a roof top patio (On Buena Vista House only). A Comprehensive Development (CD) zoning upgrade automatically grants a 9.2 m height clearance vs the existing 7.7 m. height rule for all other existing houses. This increase for Mr. Johal's exterior stairwell access on top of the roof also requires a 3' railing around the perimeter of that roof patio area. A question we have for our PIM ... **What % of homes zoned Mature Hillside RS-3 have a roof top patio?**

This MAJOR re-zoning will directly affect where we live, work and play! If this application is passed through the City Staff and you our Mayor and Councillors support his new CD zoning, we ask that you consider making modifications in two areas:

1. The total square footage be reduced slightly to meet the zoning standards of the required rear yard for both houses. Four families crowded into 2 lots with potentially 8 cars in total will greatly increase the levels of activity in our MATURE neighbourhood. And, what about the concept of sustainability? Having a small yard could lead to a garden... where birds and bumble bees might be encouraged to visit. If we as a city start reducing everybody's back yards, what will that affect create regarding climate change? Trivial... perhaps. But you could be setting a precedent here.
2. Modify within the CD amendment the opportunity for the applicant's dream roof top patio and protruding exterior stairwell and 3 ft. railing to be denied. No where along the 2.4 km of Buena Vista Avenue is there a home or apartment block with a roof top patio. Please amend this 9.2m upgrade to protect and keep our living, working, and playing on our hillside to INSIDE enclosed space. We all have private balconies because they met and still meet the zoning guidelines.

We are very concerned that our MATURE Neighbourhood remain a quiet, private, mature hillside community where we can enjoy our views on our balconies and still welcome our new neighbours.

 YAKUBOVSKI

(Full name)



15052 (Address, City & Postal Code)

December 7th, 2022

RE: MAJOR Changes to 15052 Buena Vista Avenue (#21-023 & 22-019)

Dear Honourable Mayor Megan Knight, Wonderful Councillors Chris Trevelyan, Michele Partridge, Ernie Klassen, David Chesney, Elaine Cheung, Bill Lawrence, and our Knowledgeable City Staff,

As residents near the above-mentioned property, we thank you for this opportunity to express our deep concerns before we meet at the P.I.M. on December 14th, 2022. Here is what we understand the applicant Mr. Johal is hoping to accomplish:

1. SUBDIVIDE his narrow lot to build 2 houses (zoning RS3 requires 12.1 metres vs. existing 9.15m.)
2. REDUCE area required for a back yard so he can INCREASE the square footage of the two new houses. He is asking to decrease the back yard from 3 m to 1.8 m ... almost a 50% decrease.
3. ADD two rental secondary suites. (City Staff on September 20th, 20121 suggested if they reduce back yard, **the secondary suites should NOT be allowed**, to ensure that the activity levels that may come with renters align with the quiet and mature current use of homes in that area).
4. ALLOW a minimum of 3 (possibly 4 ... double tandem) cars for each new house (8 cars in total) because zoning RS3 requires parking spaces for 3 (min) if there is a secondary suite.
5. PLUS GAIN another 700-800 square feet of a roof top patio (On Buena Vista House only). A Comprehensive Development (CD) zoning upgrade automatically grants a 9.2 m height clearance vs the existing 7.7 m. height rule for all other existing houses. This increase for Mr. Johal's exterior stairwell access on top of the roof also requires a 3' railing around the perimeter of that roof patio area. A question we have for our PIM ... **What % of homes zoned Mature Hillside RS-3 have a roof top patio?**

This MAJOR re-zoning will directly affect where we live, work and play! If this application is passed through the City Staff and you our Mayor and Councillors support his new CD zoning, we ask that you consider making modifications in two areas:

1. The total square footage be reduced slightly to meet the zoning standards of the required rear yard for both houses. Four families crowded into 2 lots with potentially 8 cars in total will greatly increase the levels of activity in our MATURE neighbourhood. And, what about the concept of sustainability? Having a small yard could lead to a garden... where birds and bumble bees might be encouraged to visit. If we as a city start reducing everybody's back yards, what will that affect create regarding climate change? Trivial... perhaps. But you could be setting a precedent here.
2. Modify within the CD amendment the opportunity for the applicant's dream roof top patio and protruding exterior stairwell and 3 ft. railing to be denied. No where along the 2.4 km of Buena Vista Avenue is there a home or apartment block with a roof top patio. Please amend this 9.2m upgrade to protect and keep our living, working, and playing on our hillside to INSIDE enclosed space. We all have private balconies because they met and still meet the zoning guidelines.

We are very concerned that our MATURE Neighbourhood remain a quiet, private, mature hillside community where we can enjoy our views on our balconies and still welcome our new neighbours.

K. S. Lissack

(Full name)

(Address, City & Postal Code)

048141

December 7th, 2022

RE: MAJOR Changes to 15052 Buena Vista Avenue (#21-023 & 22-019)

Dear Honourable Mayor Megan Knight, Wonderful Councillors Chris Trevelyan, Michele Partridge, Ernie Klassen, David Chesney, Elaine Cheung, Bill Lawrence, and our Knowledgeable City Staff,

As residents near the above-mentioned property, we thank you for this opportunity to express our deep concerns before we meet at the P.I.M. on December 14th, 2022. Here is what we understand the applicant Mr. Johal is hoping to accomplish:

1. SUBDIVIDE his narrow lot to build 2 houses (zoning RS3 requires 12.1 metres vs. existing 9.15m.)
2. REDUCE area required for a back yard so he can INCREASE the square footage of the two new houses. He is asking to decrease the back yard from 3 m to 1.8 m ... almost a 50% decrease.
3. ADD two rental secondary suites. (City Staff on September 20th, 20121 suggested if they reduce back yard, **the secondary suites should NOT be allowed**, to ensure that the activity levels that may come with renters align with the quiet and mature current use of homes in that area).
4. ALLOW a minimum of 3 (possibly 4 ... double tandem) cars for each new house (8 cars in total) because zoning RS3 requires parking spaces for 3 (min) if there is a secondary suite.
5. PLUS GAIN another 700-800 square feet of a roof top patio (On Buena Vista House only). A Comprehensive Development (CD) zoning upgrade automatically grants a 9.2 m height clearance vs the existing 7.7 m. height rule for all other existing houses. This increase for Mr. Johal's exterior stairwell access on top of the roof also requires a 3' railing around the perimeter of that roof patio area. A question we have for our PIM ... **What % of homes zoned Mature Hillside RS-3 have a roof top patio?**

This MAJOR re-zoning will directly affect where we live, work and play! If this application is passed through the City Staff and you our Mayor and Councillors support his new CD zoning, we ask that you consider making modifications in two areas:

1. The total square footage be reduced slightly to meet the zoning standards of the required rear yard for both houses. Four families crowded into 2 lots with potentially 8 cars in total will greatly increase the levels of activity in our MATURE neighbourhood. And, what about the concept of sustainability? Having a small yard could lead to a garden... where birds and bumble bees might be encouraged to visit. If we as a city start reducing everybody's back yards, what will that affect create regarding climate change? Trivial... perhaps. But you could be setting a precedent here.
2. Modify within the CD amendment the opportunity for the applicant's dream roof top patio and protruding exterior stairwell and 3 ft. railing to be denied. No where along the 2.4 km of Buena Vista Avenue is there a home or apartment block with a roof top patio. Please amend this 9.2m upgrade to protect and keep our living, working, and playing on our hillside to INSIDE enclosed space. We all have private balconies because they met and still meet the zoning guidelines.

We are very concerned that our MATURE Neighbourhood remain a quiet, private, mature hillside community where we can enjoy our views on our balconies and still welcome our new neighbours.

K. Cunningham

(Full name)

(Address, City & Postal Code)

Ward 10, D.C.
V4B 1Y1

December 7th, 2022

RE: MAJOR Changes to 15052 Buena Vista Avenue (#21-023 & 22-019)

Dear Honourable Mayor Megan Knight, Wonderful Councillors Chris Trevelyan, Michele Partridge, Ernie Klassen, David Chesney, Elaine Cheung, Bill Lawrence, and our Knowledgeable City Staff,

As residents near the above-mentioned property, we thank you for this opportunity to express our deep concerns before we meet at the P.I.M. on December 14th, 2022. Here is what we understand the applicant Mr. Johal is hoping to accomplish:

1. SUBDIVIDE his narrow lot to build 2 houses (zoning RS3 requires 12.1 metres vs. existing 9.15m.)
2. REDUCE area required for a back yard so he can INCREASE the square footage of the two new houses. He is asking to decrease the back yard from 3 m to 1.8 m ... almost a 50% decrease.
3. ADD two rental secondary suites. (City Staff on September 20th, 20121 suggested if they reduce back yard, **the secondary suites should NOT be allowed**, to ensure that the activity levels that may come with renters align with the quiet and mature current use of homes in that area).
4. ALLOW a minimum of 3 (possibly 4 ... double tandem) cars for each new house (8 cars in total) because zoning RS3 requires parking spaces for 3 (min) if there is a secondary suite.
5. PLUS GAIN another 700-800 square feet of a roof top patio (On Buena Vista House only). A Comprehensive Development (CD) zoning upgrade automatically grants a 9.2 m height clearance vs the existing 7.7 m. height rule for all other existing houses. This increase for Mr. Johal's exterior stairwell access on top of the roof also requires a 3' railing around the perimeter of that roof patio area. A question we have for our PIM ... **What % of homes zoned Mature Hillside RS-3 have a roof top patio?**

This MAJOR re-zoning will directly affect where we live, work and play! If this application is passed through the City Staff and you our Mayor and Councillors support his new CD zoning, we ask that you consider making modifications in two areas:

1. The total square footage be reduced slightly to meet the zoning standards of the required rear yard for both houses. Four families crowded into 2 lots with potentially 8 cars in total will greatly increase the levels of activity in our MATURE neighbourhood. And, what about the concept of sustainability? Having a small yard could lead to a garden... where birds and bumble bees might be encouraged to visit. If we as a city start reducing everybody's back yards, what will that affect create regarding climate change? Trivial... perhaps. But you could be setting a precedent here.
2. Modify within the CD amendment the opportunity for the applicant's dream roof top patio and protruding exterior stairwell and 3 ft. railing to be denied. No where along the 2.4 km of Buena Vista Avenue is there a home or apartment block with a roof top patio. Please amend this 9.2m upgrade to protect and keep our living, working, and playing on our hillside to INSIDE enclosed space. We all have private balconies because they met and still meet the zoning guidelines.

We are very concerned that our MATURE Neighbourhood remain a quiet, private, mature hillside community where we can enjoy our views on our balconies and still welcome our new neighbours.

Ni [redacted] - Andrea [redacted] (Full name)

[redacted] V4B 1P3 (Address, City & Postal Code)