

Section 2 – Site Description and Proposed Works

Please input an answer to the best of your ability in each applicable entry box below. If you require assistance, please do not hesitate to contact the Planning & Development Services Department.

Site Address(es)	14591 Gordon Ave. White Rock BC
PID(s)	011-080-493

Land Use Summary	Existing	Proposed
OCP Land Use Designation		
Development Permit Area(s)		
Zone	As is	As is
Number of Lots	1	1
Number of Dwelling Units	1	1
Gross Floor Area Total (m ² or ft ²)	2400 ft ²	2400 ft ²
Residential, Institutional and/or Commercial Floor Area (m ² or ft ²)		

Please provide a general description of your proposal below:

Background: A development permit has already been granted for the construction of an underpinning shotcrete wall the purpose of which is to allow having some parking space in front of the house. To build the wall, the existing balconies and stairs must be removed, and then replaced after the wall is constructed to ensure continued access to the house. However, there are specific challenges related to replacing the balconies and stairs that need to be addressed.

Existing Balconies and Stairs: The current balconies and stairs extend beyond the property line in the southern direction, encroaching onto the road curb. This situation is rectified in the proposed design.

Proposed Design:

Safety Measures: The proposed design ensures safe entry and exit points.

Wheelchair Access: During emergencies, provisions for wheelchair access will be in place.

User-Friendly: The design caters to the needs of elderly and physically challenged individuals.

A recommended 3-meter setback from the front property line:

1. does not allow enough space to have wheelchair access in case of emergency as well as for any physically challenged individuals and elderly; and
2. results in balconies that are too small, unsafe and accessing the house becomes nearly impossible.

A recommended 1.2-meter setback from the east and west property line does not:

Ensure egress access to the house back entry door during emergencies (such as fire, medical situations, or general safety concerns) which is very crucial. The current house design and layout already account for this requirement which must be maintained.

Recommended Setback: Due to space limitations, unfortunately, the setback requirements currently in place by the city do not allow sufficient space to fully achieve the vital objectives outlined above plus some other.

Development Variance Request: The purpose of this request is to seek the city's approval for the construction of stairs and balconies as per attached architectural layout drawing. Despite the setback challenges, the engineer and architect have explored all technically feasible options to create a safe, workable, and practical solution within the limited available space.

By presenting this information clearly and emphasizing safety and practicality, I hope to gain the city's support for the proposed plans. The attached drawings provide visual context for our request which covers much smaller overall area in front of the house compared to its current layout for stairs and balconies.