

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: October 21, 2024

TO: Mayor and Council

FROM: Anne Berry, Director, Planning and Development Services

SUBJECT: Consideration of Development Variance Permit No. 461 – 15170 Columbia Avenue (DVP00034)

RECOMMENDATIONS

THAT Council:

1. Receive the corporate report dated October 21, 2024, from the Director of Planning and Development Services, titled "Consideration of Development Variance Permit No. 461 – 15170 Columbia Ave (DVP00034);" and
 2. Following the Public Meeting, consider the issuance of Development Variance Permit No. 461.
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EXECUTIVE SUMMARY

The City has received an application for a Development Variance Permit (DVP) for the subject property at 15170 Columbia Avenue. The application is to vary Zoning Bylaw off-street parking regulations for an Accessory Bed and Breakfast use from one to zero.

Staff have considered the DVP approval process in conjunction with the nature of this application and recommend the issuance of the proposed DVP No. 461 to permit the variance to parking requirements.

A draft of Development Variance Permit No. 461 is attached as Appendix A. Appendix B includes location and ortho maps of the property. Appendix C contains the Applicant's rationale letter, and correspondence with City Staff.

INTRODUCTION/BACKGROUND

The property falls within the 'Mature Neighbourhood' land use designation of the Official Community Plan (OCP). It is zoned 'RS-3 (Small Lot, Hillside) SSMUH Residential Zone' under the City of White Rock Zoning Bylaw No. 2506, 2024. The property fronts onto Columbia Avenue to the North and is surrounded predominantly by single-family homes (See Figure 1 that follows). The existing home on the subject property is situated on property that falls within a steep sloped area.

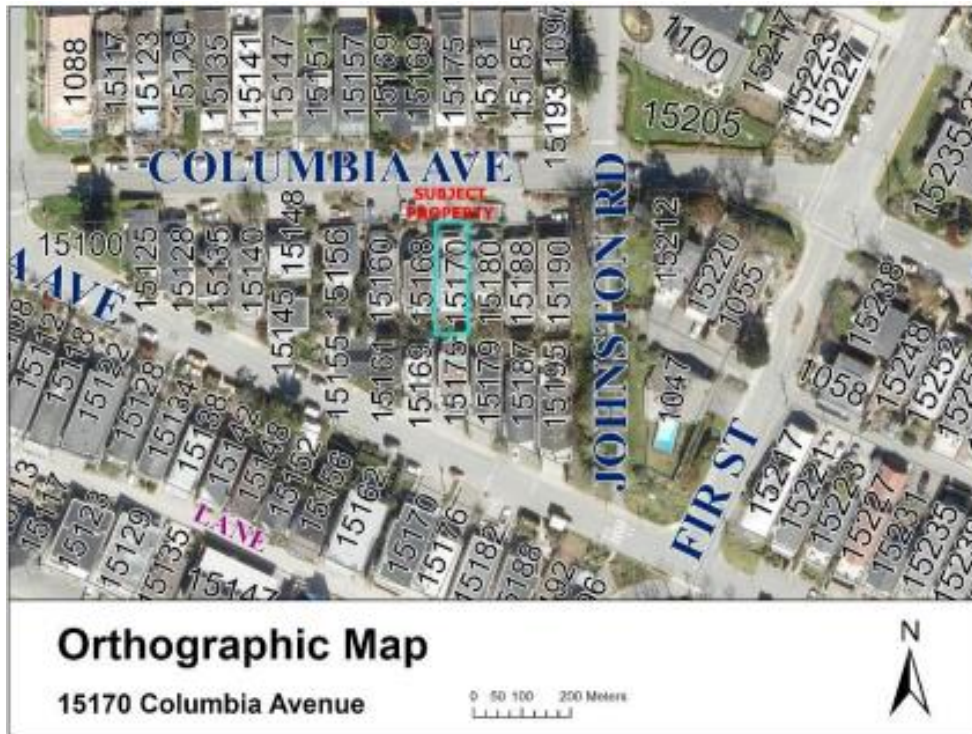


Figure 1: Site Context

ANALYSIS

The existing home on the subject property was built, circa 1978, with an attached carport located within the front yard (see Figure 2 below). The front lot line of the subject property terminates at the carport structure, however, the access to the lot, i.e. the driveway, extends into the city right-of-way (see Figure 3 below). This is a similar characteristic among neighboring homes along this block frontage (see Figure 1 above).



Figure 2: View of subject property and City Boulevard from Columbia Avenue

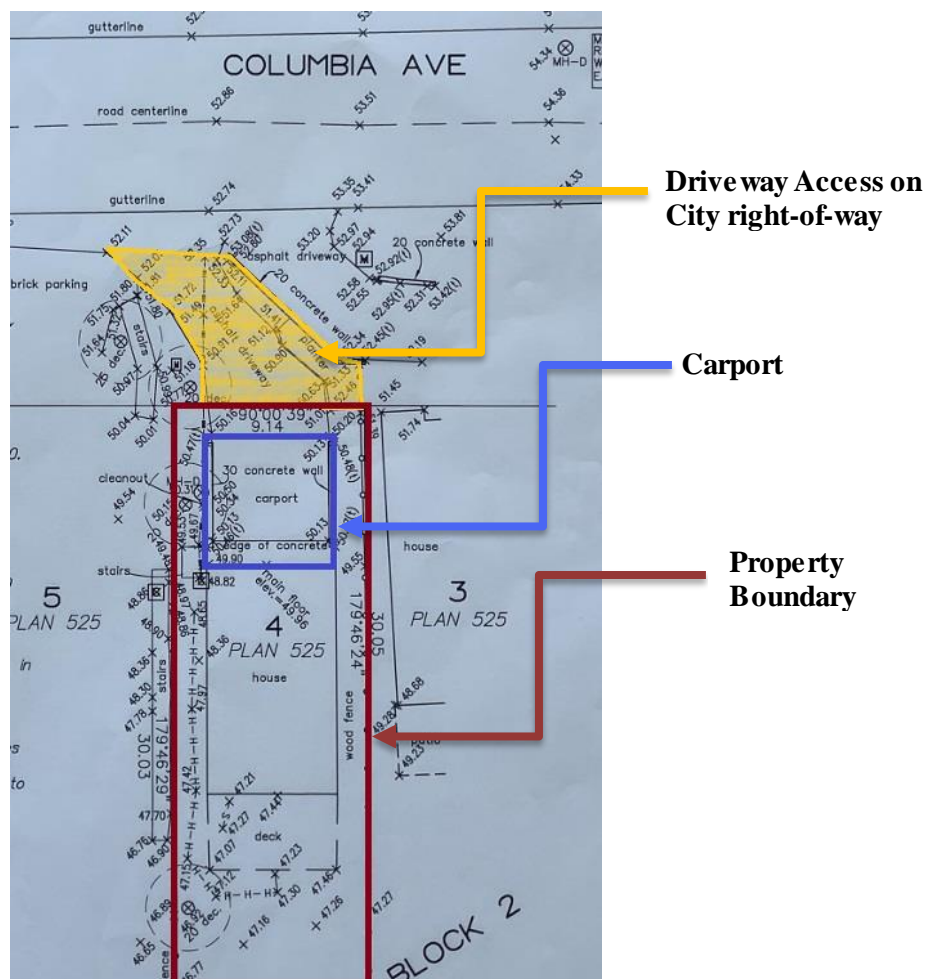


Figure 3: Survey plan showing location of carport in relation to the existing driveway access to the property

A bed & breakfast is a permitted accessory use to a one-unit residential use under the RS-3 SSMUH residential zone. A minimum of two (2) off-street parking spaces are required for the one-unit residential use, and a minimum of one (1) parking space for the accessory bed & breakfast use according to Section 4.14.1 of the Zoning Bylaw. However, as the existing driveway access does not fall within the property boundaries (see Figure 3 above), the additional parking space required for this accessory use cannot be achieved on-site. Therefore, the Applicant is seeking a variance to eliminate this parking requirement.

Staff Commentary

Interdepartmental reviews by the City have indicated no plans for future development or upgrades to this section south of Columbia Avenue. Staff have also noted that there is a high demand for on-street parking along the stretch of Columbia Avenue fronting the property.

Given the historical parking patterns on this street, Parking Division staff have noted that if a resident were to park on the driveway access to this property (which is City right-of way; see Figure 3 and 4), staff will not be able to enforce it as private parking for the subject property. Consequently, if the DVP is approved, guests of the accessory B&B may need to park on the street in such instances.

The Applicant has provided a letter indicating that the existing two parking spaces in their carport are not intended to be used by the occupants of the principal dwelling, thereby allowing

guests of the accessory B&B to occupy one space when available, further reducing the need for additional driveway parking.



Figure 4: Subject Property looking North towards Driveway and Columbia Avenue

Given these factors, staff believe that the proposed variance will not significantly alter the perceived impact on the surrounding area. If approved, one of the terms of the DVP is that the permit is valid to the current owner only. In the event of a change in ownership, all minimum parking requirements in the Zoning Bylaw for any permitted accessory use in the RS-3 SSMUH Residential Zone, including a bed and breakfast, will apply to the property.

LEGAL IMPLICATIONS

Given the minor nature of this variance request, this application is being reviewed under a modified process from the typical requirements of the Planning Procedure Bylaw No. 2334. The statutory requirements of the *Local Government Act* (LGA) will be met.

The Planning Procedure Bylaw sets out that a report will come forward to a Regular Council before notification is issued to the surrounding area that Council will hold a public meeting to hear from the community prior to consideration of the issuance of the permit.

Additionally, the Planning Procedure Bylaw requires that the Applicant install a Development Proposal Notification Sign and host a Public Information Meeting (PIM). Refer to Appendix E, for an excerpt of the DVP process in the Planning Procedure Bylaw. In this instance, staff did not require the Applicant to host the PIM due to the minor nature of the variance sought. Further, the LUPC has been dissolved, and staff have prepared this report directly for Regular Council. The notices have already been issued, advertising the Public Meeting of October 21, 2024 and that Council will consider issuance the same evening

The City recommends the following terms and conditions within the permit should Council choose to approve the DVP application:

- a) This DVP is for the reduction of required off-street parking spaces for an Accessory Bed and Breakfast use from one stall to zero stalls.
- b) The DVP is valid for the current owner and becomes void upon change in ownership.
- c) The DVP approval is valid under the condition that if the structure is demolished or damaged beyond 75% as per the LGA the variance permit will terminate.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

Notification in accordance with the Planning Procedure Bylaw and the LGA will be provided if Council directs staff to host a public meeting.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The application was referred for review and comments to other City departments. The Parking division reviewed the application and has expressed general support for the Applicant's proposal but have noted concerns with the potential precedent this may set for similar parking variance requests, if this DVP is approved. There are no outstanding issues to be resolved as they relate to this DVP application.

ALIGNMENT WITH STRATEGIC PRIORITIES

This proposal aligns with Council Strategic Priority to improve development permit processes and to streamline the overall planning approval process.

OPTIONS / RISKS / ALTERNATIVES

The following alternative options are available for Council's consideration:

1. Deny Development Variance Permit No. 461; or
2. Defer consideration of Development Variance Permit No. 461 pending further information to be identified.

CONCLUSION

This Development Variance Permit application seeks relief from the minimum off-street parking requirement for an Accessory Bed and Breakfast use from section 4.14.1 of the Zoning Bylaw. Considering these factors, and given that the requested variance is minor, staff believe that the variances will not increase or adversely affect the surrounding neighborhood. Therefore, staff recommend that Council consider the approval of Development Variance Permit No. 461.

Respectfully submitted,



Julian Loutsik
Planner

Reviewed by,



Neethu Syam
Planning Division Lead

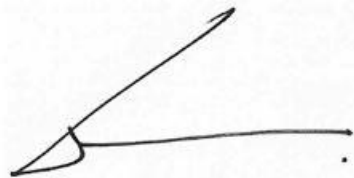
Approved by,



Anne Berry, MCIP, RPP
Director, 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 Variance Permit
- Appendix B: Location and Orthographic Photos
- Appendix C: Legal Survey
- Appendix D: DVP excerpt from Planning Procedures Bylaw