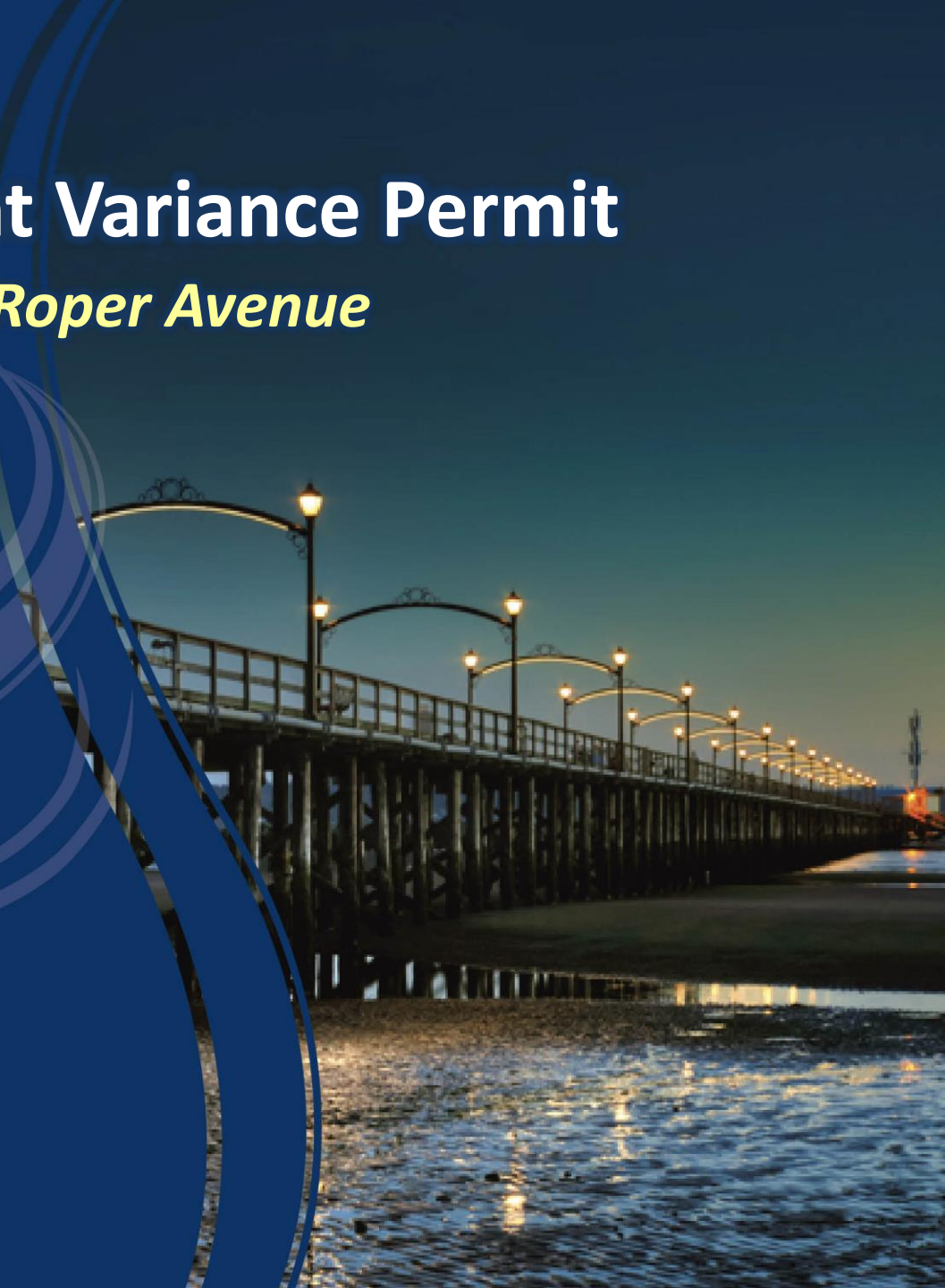


# Development Variance Permit

*14989 Roper Avenue*

**WHITE ROCK**  
*My City by the Sea!*

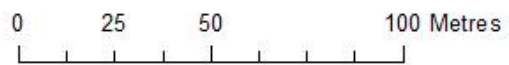
*March 29, 2021*





**SUBJECT  
PROPERTY**

**Ortho Map**  
14989 Roper Avenue





# PROPOSAL

- Development Variance Permit (DVP) application to enable the introduction of two new dwelling units into the existing 48 unit development at 14989 Roper Avenue with reduced parking.
- When the four-building development was constructed (circa 1969), the zoning bylaw required parking at a rate of 1 space per unit; the ex. 48 unit development is served by 55 parking spaces (1.15 spaces per unit)
- The proposed change in density would require that the development comply with the current parking supply requirements of the zoning bylaw (i.e., 1.5 spaces per unit or 75 spaces total for the 50 units)
- The applicant has proposed to introduce three new parking space to support the addition of the two new units (1.5 spaces per unit) >> *staff have presented alternates to this proposal*

# CONSULTATION & FEEDBACK

- Digital Public Information Meeting held August 26, 2020
- Approximately 8 people attended the PIM with comments pertaining to:
  - Supply of parking overall;
  - Current use of space to be converted (i.e., storage);
  - Planned interior finishes;
  - Suitability of ventilation given proximity to parkade;
  - Potential alterations to the massing
- The Applicant clarified the comments to the satisfaction of staff – see PIM Summary in Appendix G to staff report

# PLANNING ANALYSIS

- Property designated “Urban Neighbourhood” in OCP – being areas where existing building stocks are to be protected while modest opportunities for low-scale multi-unit residences within walking distance of the Town Centre are encouraged.



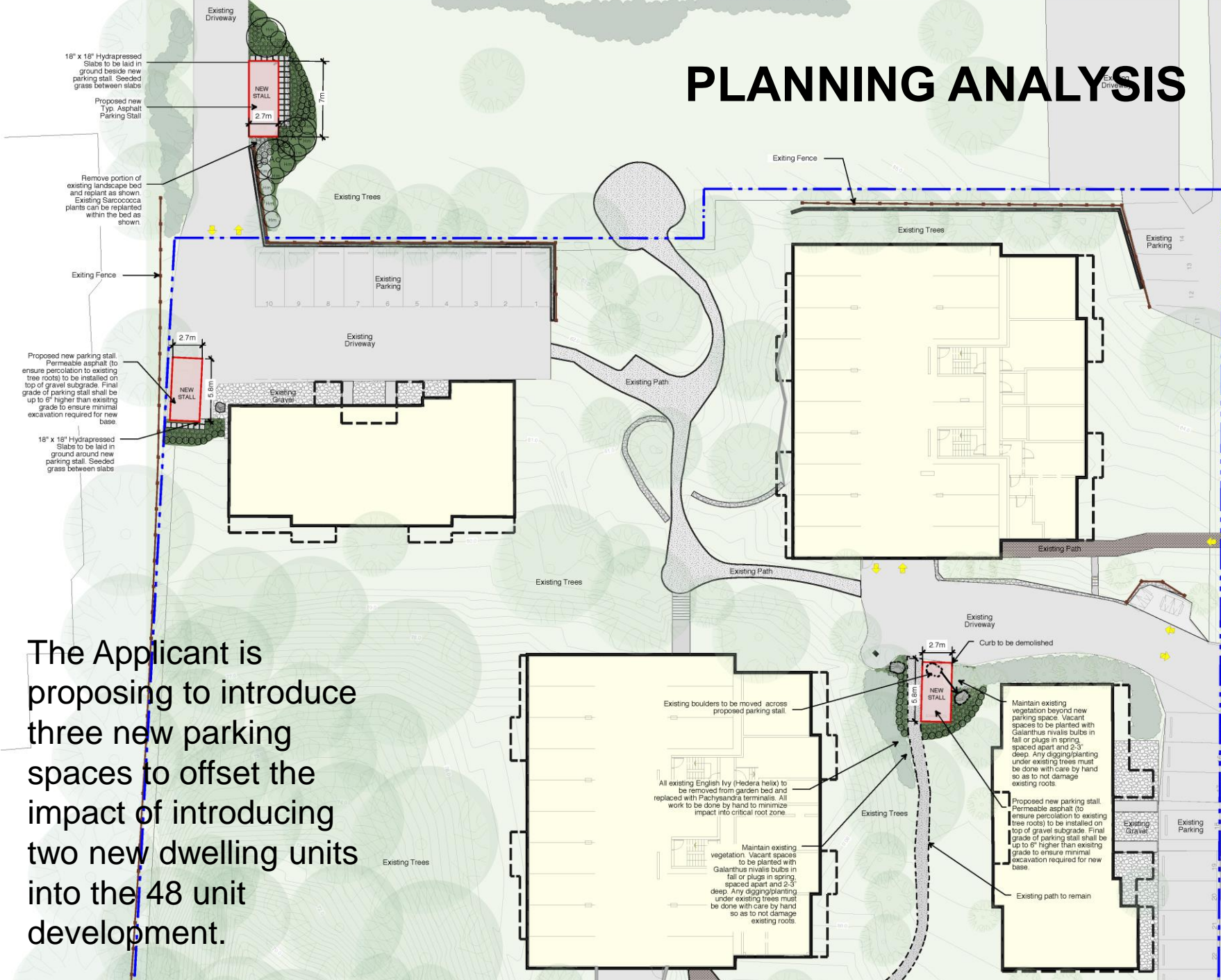
# PLANNING ANALYSIS

- Relief from parking requirements set out in White Rock Zoning Bylaw, 2012, No. 2000 have been evaluated with regard to the existing utilization of parking within the development.
- Between 1998 and 2020 aerial photography suggests on-going vacancy in the existing 55 parking spaces that serve the 48 units (see Appendix E). A recent site visit further demonstrates the availability of parking (Appendix F).
- The Owner has noted that parking has not historically been fully utilized on site. The Project Architect has also provided information regarding the size of existing dwelling units, being:

**Table 1: Summary of Units by Size**

<b>Size of Dwelling Unit</b>	<b>Unit Area</b>	<b>Number of Units</b>	<b>Percentage of Total</b>
Studio	443 ft <sup>2</sup>	6	13%
One-Bedroom	671 ft <sup>2</sup>	25	52%
Two-Bedroom	885 ft <sup>2</sup>	17	35%
Total	N/A	48	100%

# PLANNING ANALYSIS



- The Applicant is proposing to introduce three new parking spaces to offset the impact of introducing two new dwelling units into the 48 unit development.



14989  
ROPER AVE  
**Bayview Gardens**  
Bachelor 1, 2  
& 3 Bedrooms  
RENTAL INQUIRIES:  
236-360-8001  
realstar.ca

14989



km/h











## **ALTERNATIVE OPTION**

- City planning staff believe there is merit to considering the approval of the variance with the introduction of two parking spaces for the two new units. The basis for this alternative is offered in light of the limited utilization of parking within the existing development, the allocation and size of units within the four buildings and the size of the two new units proposed, being one small studio unit (274 square feet) and one one-bedroom unit (613 square feet).
- If direction was received to pursue this alternative, staff would recommend that the proposed parking space on the abutting property to the north be removed.

# STAFF RECOMMENDATION

THAT the Land Use and Planning Committee recommend that Council:

1. Direct planning staff to obtain public input through a public meeting conducted as an electronic meeting with notice of the meeting given in accordance with Section 466 of the *Local Government Act*, including notice in newspapers and distribution by mail to property owners / occupants within 100 metres of the subject property;
2. Following the electronic public meeting, approve issuance of Development Variance Permit No. 438.