

THE CORPORATION OF THE  
**CITY OF WHITE ROCK**  
CORPORATE REPORT



**DATE:** February 8, 2021

**TO:** Land Use and Planning Committee

**FROM:** Carl Isaak, Director, Planning and Development Services

**SUBJECT:** Revised Application for Major Development Permit Application – 14947 Buena Vista Avenue (MJP 19-021)

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**RECOMMENDATION**

THAT the Land Use and Planning Committee recommend that Council issue Development Permit No. 430 for 14947 Buena Vista Avenue.

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**EXECUTIVE SUMMARY**

The City of White Rock has received an application to subdivide the property at 14947 Buena Vista Avenue into two lots under the existing 'RS-2 One Unit (Small Lot) Residential Zone.' If the properties are subdivided, the two lots would be less than 12.1 metres (40 feet) in width, which is classified in section 22.1 of the Official Community Plan (OCP) as "intensive residential development" pursuant to Section 488(1)(e) of the *Local Government Act*. As such, the development is regulated by the requirement for a Major Development Permit and is reviewed under the 'Mature Neighbourhood Infill' Development Permit Area (DPA) Guidelines.

These guidelines are applied to the new dwellings, in order to ensure that the proposal fits within the established character of the existing neighbourhood. Within this designation, low-scale residential uses including single family homes, duplexes, and triplexes are contemplated along with opportunities to increase the supply of housing through gentle infill (e.g., single lot subdivisions, secondary suites, etc.). Following approval of the proposed subdivision, the two lots would have frontage of 10.1 metres, lot depth of approximately 36 metres and a lot area of 365 square metres, which follows the existing lot pattern in the surrounding area. Staff believe the project will allow for a modest form of intensification within an established area of the City and is consistent with the policy objectives of the OCP.

A Development Variance Permit (DVP) was also received as part of the application to vary the maximum building height of the RS-2 One Unit (Small Lot) Residential Zone for the westerly lot (as identified on the drawings as Lot 1). This variance was previously denied by Council on October 5, 2020. The Applicant has amended the application to remove the height variance and the proposal is now fully compliant with the Zoning Bylaw. No variances are required. The specific alteration to the design, made in order to comply with maximum building height, included a reduction in the floor to ceiling height of both the garage (9 inch reduction) and the kitchen / pantry area (13 inch reduction). Alterations were also made to the grading of the driveway to ensure compliance with the requirements of the City's Streets Bylaw.

## **PREVIOUS COUNCIL DIRECTION**

<b>Resolution # and Date</b>	<b>Resolution Details</b>
LUPC October 5, 2020 2020/LU&P/035	THAT the Land Use and Planning Committee recommend that Council direct staff to schedule the public meeting for Development Variance Permit No. 431. (Carried)
Council October 19, 2020 Motion: 2020-528 /	THAT Council approve Development Variance Permit No. 431 for 14947 Buena Vista Avenue. (Defeated)

## **INTRODUCTION/BACKGROUND**

*White Rock Official Community Plan 2017, No. 2220* (OCP) designates the subject property as ‘Mature Neighbourhood’, characterized by low-scale residential uses, such as single-family dwellings with secondary suites, duplexes, and triplexes. The policies applicable to the Mature Neighbourhood designation support gentle infill to enable moderate residential growth in established areas of the City. The proposed Major Development Permit and subsequent subdivision would allow for the introduction of a new single-family home without significantly changing the character or predominant form of housing in the neighbourhood.

The original proposal also requested a Development Variance Permit for the building height of the western lot to allow an increase of 0.353 metres (1.158 feet) to the maximum building height of 7.7 metres (25.26 feet), for a total proposed building height of 8.053 metres (26.42 feet). Council denied the DVP application on October 19, 2020. The proposal has accordingly been revised to remove the request for this variance, with a proposed building height of 7.7 metres, being fully compliant with the Zoning Bylaw.

### **Planning Review**

The subject property is located at 14947 Buena Vista Avenue, mid-block between Everall Street and Blackwood Street (see Appendix A for Location and Ortho Maps). The property is occupied by an older, single detached dwelling. A combination of newer and older homes surround the site. As the proposed properties are less than 12.1 metres in lot width, the Official Community Plan classifies the subdivision as “intensive residential development” pursuant to Section 488(1)(e) of the *Local Government Act*. This requires that the development be regulated by a Major Development Permit and is reviewed under the ‘Mature Neighbourhood Infill’ Development Permit Area (DPA) Guidelines. These guidelines are applied to the new dwellings, in order to ensure that the proposal fits within the established character of the existing neighbourhood.

For more information and analysis on the proposal in terms of the site’s zoning, alignment with the City’s Mature Neighbourhood DPA guidelines, impacts to protected trees and tree management, feedback from the Advisory Design Panel, and input received through the public information meeting, please refer to the Land Use and Planning Committee (LUPC) report titled ‘*Application for Major Development Permit Application and Development Variance Permit – 14947 Buena Vista Avenue (MJP/DVP 19-021)*’ dated October 5, 2020 (see Appendix B).

The amended development proposal is now limited to seeking Council’s approval of a Major Development Permit, with consideration of issuance being based on the relevant Development Permit Area Guidelines; the permit is being reviewed concurrent with an application to subdivide the parcel. Ultimately, if the permit and subdivision are approved the development would accommodate two single detached homes in place of one. Staff believe that the proposal upholds the design objectives of the ‘Mature Neighbourhood Infill Development Permit Area (DPA)

Guidelines’ and respects the established character of the existing neighbourhood. As the proposed single detached dwellings are smaller in size than that of one single dwelling constructed on the existing lot, the proposal would increase the supply of smaller-scaled detached housing within the established neighbourhood. As noted, the OCP is supportive of efforts to accommodate “gentle infill” as a means of supporting housing choice and affordability in Mature Neighbourhoods (Objective 8.8).

Staff believe the Major Development Permit will allow for a modest form of intensification within an established area of the City and is consistent with the policy objectives of the OCP. A copy of the draft Development Permit, including drawings and renderings of the proposed buildings, as revised to remove the height variance, is included as Appendix C to this report.

### **FINANCIAL IMPLICATIONS**

The Major Development Permit, if approved, will not result in any additional costs to the City. Development cost charges of \$19,294.76 for the net increase of one new lot will be obtained through the subdivision process.

### **LEGAL IMPLICATIONS**

Council’s consideration of the issuance of the Development Permit should be based on its conformity with the Development Permit Area Guidelines. If Council determines that changes would be required to comply with the DPA Guidelines, the applicant should be advised of how the project may be revised in order to achieve compliance.

### **COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS**

Not applicable. As the proposed Major Development Permit does not involve a variance to the City’s bylaws, there is no Public Meeting related to Council’s consideration of issuing the permit.

### **INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS**

The Major Development Permit application was circulated to internal City departments and comments requiring a response / resolution by the proponent have been addressed.

### **CLIMATE CHANGE IMPLICATIONS**

The application will enable the intensification of the ‘Mature Neighbourhood’ designation, thereby lessening the demand for outward sprawl otherwise necessary to accommodate growth.

### **ALIGNMENT WITH STRATEGIC PRIORITIES**

A review of the Zoning Bylaw including single family homes is currently on Council’s 2021-2022 Strategic Priorities and is scheduled for December 2021.

### **OPTIONS / RISKS / ALTERNATIVES**

The following alternatives are available for Council’s consideration:

1. Reject Development Permit No. 430 and provide reasons to the Applicant on how the design could be revised to comply with the Development Permit Area guidelines; or
2. Defer consideration of Development Permit No. 430 and refer the application back to staff to address any issues identified by Council.

## **CONCLUSION**

The City of White Rock has received a Major Development Permit at 14947 Buena Vista Avenue to regulate and ensure that the proposed dwellings as part of the subdivision of the lot will fit within the established character of the existing neighbourhood. The proposal is consistent with the objectives and policies of the 'Mature Neighbourhood' OCP land use designation and Development Permit Area Guidelines. An earlier request for a Development Variance Permit to increase the maximum height of one of the proposed homes, which was denied by Council, has been removed from the project and staff recommend that Council approve the Major Development Permit for the revised project.

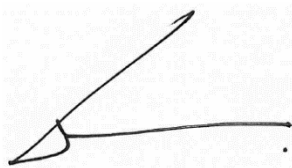
Respectfully submitted,



Carl Isaak, MCIP, RPP  
Director, Planning and Development Services

## **Comments from the Chief Administrative Officer**

I concur with the recommendation of this corporate report.



Guillermo Ferrero  
Chief Administrative Officer

Appendix A: Location and Ortho Photo Maps

Appendix B: Report titled "*Application for Major Development Permit Application and Development Variance Permit – 14947 Buena Vista Avenue (MJP/DVP 19-021)*" dated October 5, 2020.

Appendix C: Development Permit No. 430