

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: January 30, 2023

TO: Land Use and Planning Committee

FROM: Anne Berry, Director, Planning and Development Services

SUBJECT: Development Variance Permit No. 449 – 13836 Marine Drive (DVP 22-026)

RECOMMENDATIONS

THAT the Land Use and Planning Committee recommends that Council:

1. Direct Planning staff to obtain public input through a public meeting, with notice given in accordance with the City's Planning Procedures Bylaw and the *Local Government Act*; and
 2. Following the public meeting, recommend that Council consider approval of Development Variance Permit No. 449.
-

EXECUTIVE SUMMARY

An application for a Development Variance Permit (DVP) has been received to seek relief from the maximum permitted height requirement for a principal building at 13836 Marine Drive. The proposal consists of exterior architectural features (decorative chimneys and ironwork) on a new single-family home.

INTRODUCTION/BACKGROUND

Prossimo Development Consulting Ltd. ('Applicant') has applied on behalf of the property owner. The subject property is designated 'Mature Neighbourhood' in the Official Community Plan (OCP). It is zoned 'RE-1 Estate Residential 1 Zone' in the City of White Rock Zoning Bylaw, 2021, No. 2000.

The subject property is an estate residential lot and has one street frontage, Marine Drive. The surrounding area comprises single-family homes to the north, east, and west and a steep forested slope to the south. The aerial image that follows depicts the area surrounding the subject property (Figure 1).



Figure 1 - Aerial Site Map

PROPOSED VARIANCE

The variance is intended to seek relief from the 7.7m maximum permitted height requirement for a principal building in the Zoning Bylaw to allow a maximum permitted height of 9.83m. The proposal consists of exterior architectural features (decorative chimneys and ironwork) on a new single-family home. A north elevation drawing of the proposed exterior architectural features is provided on the following page (see Figure 2).

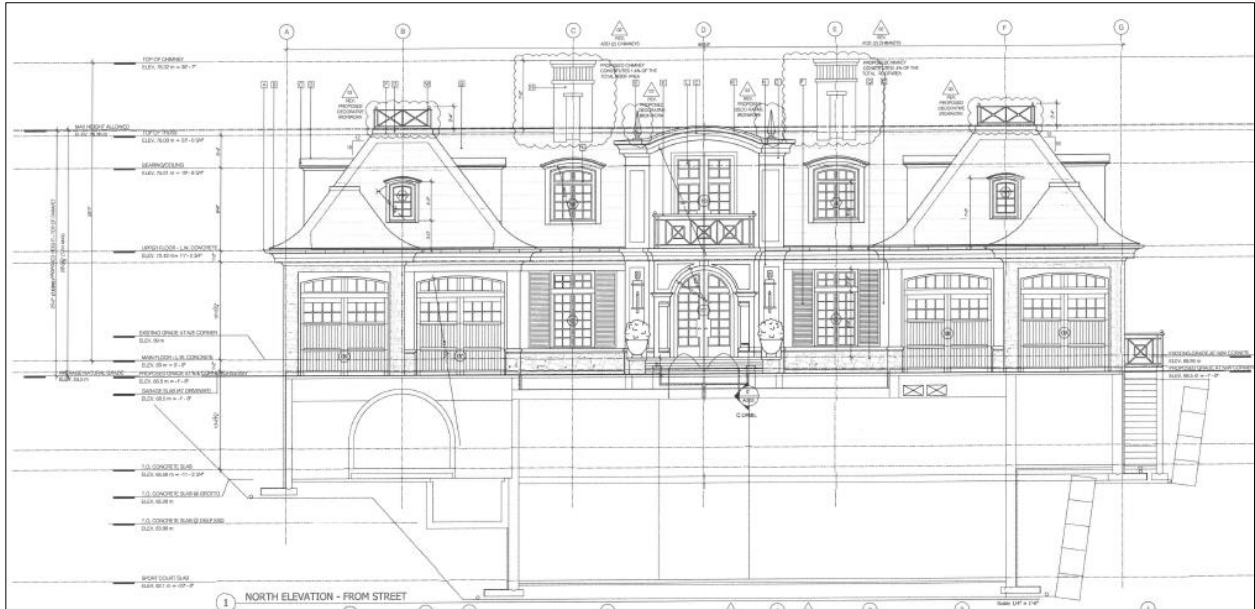


Figure 2 - North Elevation Drawing

Section 6.5.5 (1) of the Zoning Bylaw prohibits a principal building from exceeding a height of 7.7m. In this proposal, the exterior architectural features exceed the maximum permitted height, resulting in a requested relief of 2.13m from the maximum permitted height for a principal building.

Staff noted that Section 4.13.3 (c) allows for projections such as chimneys to exceed the maximum permitted height of a building. However, following a review of the Building Permit application by our Building Division, it was determined that the chimneys are not connected with physical venting and, therefore, must be considered as exterior architectural features to be varied.

If the variance is approved, the Applicant would be required to apply for a Building Permit for the proposed exterior architectural features. If the variance is denied, the Applicant must revise the proposal to comply with Section 6.5.5 (1) of the Zoning Bylaw or make a case of hardship to the Board of Variance.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

The Applicant held a Public Information Meeting on November 17, 2022, in the Gallery Room at the White Rock Community Centre (15154 Russell Avenue). Before the meeting, 43 notification letters were delivered to property owners and occupants within 100 metres of the subject property. In addition, four (4) meeting attendees signed the attendance sheet, and four (4) feedback forms were received. Of the written feedback received, two (2) were opposed, and two (2) were undecided. A copy of the sign-in sheets and all written feedback received from the public are included in Appendix E.

The Applicant also submitted a summary report to staff that summarizes the subjects discussed at the Public Information Meeting and outlines how they plan to address the concerns expressed by meeting attendees. This summary report is included in Appendix E.

The two comments in opposition were not related to the physical design or location but rather a general disagreement with any height variance on principle. To assist those attendees who were undecided, the builder offered to put up a temporary mock-up of the proposed chimneys to allow

them the opportunity to see the actual variance impact. This was done on November 23, 2022, as shown in Figure 3 below.



Figure 3 - Mock-up of Proposed Chimneys

The Applicant noted that the existing trees behind the house are blocking any views that would be obstructed by the proposed chimneys (see Figure 3). The Applicant also noted that there

would be city boulevard improvements (new trees and plantings), which would further obstruct any view of the chimneys from the road.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The application was referred for review and comments to other city departments. As a result, no outstanding issues are to be resolved as they relate to the proposed variance.

ALIGNMENT WITH STRATEGIC PRIORITIES

This proposal does not align with or respond to any specific project or Council Strategic Priorities.

OPTIONS/RISKS/ALTERNATIVES

Alternate options are that the Land Use and Planning Committee can recommend that Council:

1. Deny Development Variance Permit No. 449; or
2. Defer consideration of Development Variance Permit No. 449 pending further information to be identified.

CONCLUSION

The Applicant proposes exterior architectural features that do not meet the maximum permitted height requirements in the Zoning Bylaw. Due to existing trees and future City boulevard improvements, there is minimal impact on views for the surrounding residents. Staff recommend Council seek public input through a public meeting in accordance with the Planning Procedures Bylaw and the *Local Government Act*, and recommend that Council consider approval of Development Variance Permit No. 449 following the public meeting.

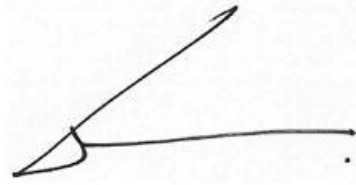
Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'Anne Berry', with a stylized, flowing script.

Anne Berry
Director, Planning and Development Services

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.

A handwritten signature in black ink, consisting of a stylized 'G' followed by a horizontal line and a small dot at the end.

Guillermo Ferraro
Chief Administrative Officer

- Appendix A: Draft Development Variance Permit No. 449
- Appendix B: Location and Orthographic Maps
- Appendix C: RE-1 Zone Provisions
- Appendix D: Elevation Drawings
- Appendix E: Public Information Meeting Package