

Marlon and Linda Carlson  
14401 Sunset Drive  
White Rock, BC V4B 2V6

Feb 11, 2021

RE: 14401 Sunset Drive (ZON/SUB 20-001)

To the White Rock City Council:

On Feb 8 our project received first and second reading. During the discussions that evening several questions came up that were left unanswered. I'm sending this letter to offer clarity to the questions that were raised.

14401 Sunset Drive is my wife Linda's and my home where we live. We are only the second owners of the property. We purchased it from Art and Florence Wall in 2007. Mr. Wall was the Mayor of White Rock back in the early 1970's. He also setup the restrictive covenant that is registered on title, of which council has a copy.

The intent of the covenant is to protect the views of the immediate neighbors to the North of our property primarily by restricting the height of buildings on our property. With our proposed development fully adhering to the requirements of the covenant, the height calculations of the proposed homes work out to be that the west home would be approximately 6" lower than the existing home and the east home would be approximately 27" lower than our existing home.

We have discussed our proposal openly with our neighbors, shown that our proposal adheres to the requirements of the covenant and protects their views, and stated our ongoing commitment to those requirements. We have a good relationship with our neighbors and they are not opposed to our proposal.

Please keep in mind that this covenant was done approximately 50 years ago and some of points in it are moot or changed. For example, there is a part in the covenant pertaining to the slope of the roof, however today's building code requirements exceed that requirement. There also used to be an additional and separate covenant that pertained to the eastern part of the property, but that covenant was removed prior to our ownership when another property was developed.

The homes in our proposal also comply with the setback requirements of the covenant, which also complies with the setback requirements for RS-1 zoning. We did have a prior application back in 2016 in which the homes that were proposed did adhere to the covenant height but not on the setbacks. That proposal was not well received by our neighborhood and we decided to suspend it. It is noteworthy to point out that both of the homes in this current proposal would fit within the current existing building envelope of our property.

I trust that this letter offers further clarity to the questions that we raised on Feb 8th. Thank you.

Marlon Carlson

**From:** [Debbie Johnstone](#)  
**To:** [Debbie Johnstone](#)  
**Subject:** FW: 14401 Sunset Drive (ZON/SUB 20-001)  
**Date:** February 17, 2021 9:43:06 AM  
**Attachments:** [2020 02 27 Survey \(20-001\) 14401 Sunset Drive.pdf](#)

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**From:** Marlon Carlson <[marlon.carlson@me.com](mailto:marlon.carlson@me.com)>  
**Sent:** February 16, 2021 5:03 PM  
**To:** Greg Newman <[GNewman@whiterockcity.ca](mailto:GNewman@whiterockcity.ca)>  
**Subject:** Re: 14401 Sunset Drive (ZON/SUB 20-001)

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Hi Mr. Newman,

Yes I can confirm that this is the basis for the differences and the elevations were calculated by our designer Tiger Wu. This information was shared at the virtual PIM.

Marlon Carlson

On Feb 16, 2021, at 4:33 PM, Greg Newman <[GNewman@whiterockcity.ca](mailto:GNewman@whiterockcity.ca)> wrote:

Mr. Carlson,

Thank you for this feedback. It looks as though the height differentials referenced in your letter come from the attached survey and the drawings prepared by your designers. Could you confirm that this is the basis for the differences so that staff can communicate such to Council. We think the point you raise is a good one and want to ensure Council has the information used to generate the numbers (see my summary below) from the survey and attached drawings.

- East – 49.78m ROOF TOP (difference of 0.7m or 27.6 inches)
- West – 50.32m ROOF TOP (difference of 0.16m or 6.3 inches)

Thank you,

Greg

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Greg Newman, MCIP, RPP  
**Manager of Planning, City of White Rock**  
15322 Buena Vista Avenue, White Rock, BC V4B 1Y6  
Tel: 604.541.2142 | [www.whiterockcity.ca](http://www.whiterockcity.ca)  
<image001.jpg>

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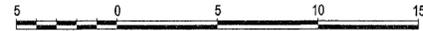
**From:** Marlon Carlson <[marlon.carlson@me.com](mailto:marlon.carlson@me.com)>  
**Sent:** February 11, 2021 11:22 AM  
**To:** Clerk's Office <[ClerksOffice@whiterockcity.ca](mailto:ClerksOffice@whiterockcity.ca)>  
**Cc:** Greg Newman <[GNewman@whiterockcity.ca](mailto:GNewman@whiterockcity.ca)>  
**Subject:** 14401 Sunset Drive (ZON/SUB 20-001)

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Please pass the attached letter to the White Rock City Council. Also please ad this letter to the agenda package for March 1. Let me know if you need anything else. Thank you.

Marlon Carlson  
<2020 02 27 Survey (20-001) 14401 Sunset Drive.pdf><2020 02 27 Architectural EAST (20-001) 14401 Sunset Drive.pdf><2020 02 27 Architectural WEST (20-001) 14401 Sunset Drive.pdf>

BC LAND SURVEYORS TOPOGRAPHIC PLAN OF LOTS A AND B, SECTION 10, TOWNSHIP 1, NEW WESTMINSTER DISTRICT, PLAN BCP33380

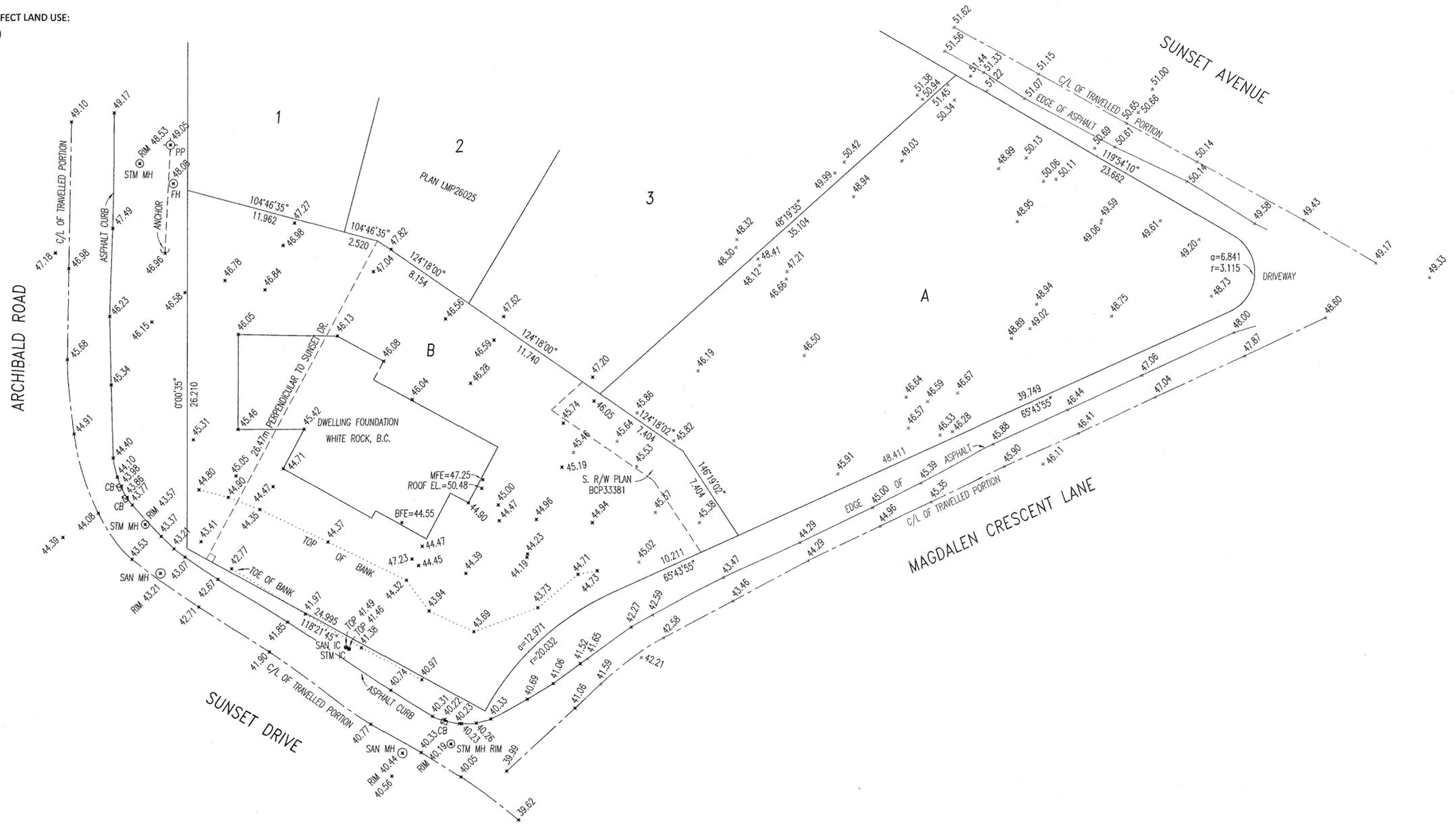


The intended plot size of this plan is 560mm in width  
432mm in height (C Size)  
when plotted at a scale of 1:250



GROUND ELEVATIONS SHOWN ON THIS PLAN  
ARE DEEMED TO BE NATURAL GRADE.

CHARGES AGAINST TITLE WHICH MAY AFFECT LAND USE:  
DOCUMENT NO. H112799 (SEE H112798)  
DOCUMENT NO. J40673 (SEE J40672)



- LEGEND**
- ⊗ WV = WATER VALVE
  - ⊠ CB = CATCH BASIN
  - WM = WATER METER
  - ⊙ STM MH = STORM MANHOLE
  - ⊙ SAN MH = SANITARY MANHOLE
  - ⊙ LS = LAMP STANDARD
  - ⊙ FH = FIRE HYDRANT
  - ⊙ PP/LS = POWER POLE/LAMP STANDARD

THIS PLAN DOES NOT CONSTITUTE  
A RESURVEY OF THE LEGAL BOUNDARIES  
OF THE TITLED LOT OR LOTS, IT IS  
COMPILED FROM FIELD TIES AND  
LAND TITLE OFFICE RECORDS.

NOTE - GROUND ELEVATIONS ON  
THIS PLAN ARE NOT TO BE USED FOR  
CONSTRUCTION BENCHMARK PURPOSES.  
A BENCHMARK MAY BE OBTAINED  
FROM THIS OFFICE.

ELEVATIONS ON THIS PLAN ARE DERIVED FROM  
OLD CONTROL MONUMENT 88H3899  
LOCATED AT ARCHIBALD & MAGDALEN  
ELEVATION = 70.794m.

*CARowbotham*  
CERTIFIED CORRECT B.C.L.S.

Dated this 25<sup>th</sup> day of AUGUST, 2015

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