

January 6th, 2022

**To the Attention of
Jordan Pelzman
Planning & Development Department**

CITY OF WHITE ROCK
Planning and Development Services
15322 Buena Vista Avenue,
White Rock, BC V4B 1Y6
E: planning@whiterockcity.ca

SURF ARCHITECTURE

WATERFRONT BUSINESS CENTRE
SUITE 204 1281 JOHNSTON ROAD
WHITE ROCK BC V4B 3Y9

MARK KOROPECKY
ARCHITECT AIBC, MRAIC
AOCA LEED AP BD&C, B.ARCH

PRINCIPAL

604 616-0646
www.surfarchitecture.com

RE: 15643 Buena Vista Avenue Development Permit Variance Application

Overall Design Rationale

Dear Jordan,

This RS-1 property located at the northwest corner of Buena Vista Avenue and Maple Street is 17,936 sq ft in area and currently accommodates a single-family home and detached carport. The intent is to subdivide the property into 2 individual free-hold parcels to accommodate 2 new homes (Residence A to the south and Residence B to the north). In doing so, non-compliance with RS-1 Zoning requirements arises with the north parcel due to the overall depth of the property. RS-1 requires an overall depth of 27.4m however the east/west dimension of the property is 24.69m. The shortfall of 2.71m is the Development Permit Variance that is being requested.

The minimum rear yard setback for RS-1 Zoning is 7.5m and Residence B has been configured to meet this requirement. Residence A has been submitted for building permit and has been designed in such a way that works with the proposed massing of Residence B with regard to its west setback. Residence A has also been designed with its west setback of 7.5m even though this is considered as a side yard setback that only requires a minimum distance of 1.5m.

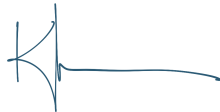
The overall intent is to mass the 2 dwelling so that they fit within the context and scale of the overall neighborhood. By comparison, a single-family home that maximizes the permitted setbacks, lot coverage and gross floor area would result in a dwelling that would dwarf its neighbours. Average grades have been calculated for the subdivided parcels which results in stepping the massing of Residences A and B. This provides continuity of the overall street elevation as Maple descends southward to Buena Vista Avenue.

The orientation of the main entrances for both houses is toward Maple Street. The actual usable rear-yards for both parcels are therefore located on the west side of each house thereby providing a larger separation between the proposed 2 new homes at 15643 Buena Vista Avenue and their westerly neighbours at 15633 and 15639 Buena Vista Avenue. This property is configured as a "pan-handle" site with 2 detached homes with 1 detached garage. The driveway to the north dwelling is located along the east property line of the site.

The overall material pallet for each residence is distinct from the other yet each has a familiar design approach to proportion, articulation and massing. The intent is to maintain cohesion between the 2 dwellings while maintaining individual qualities of character for each.

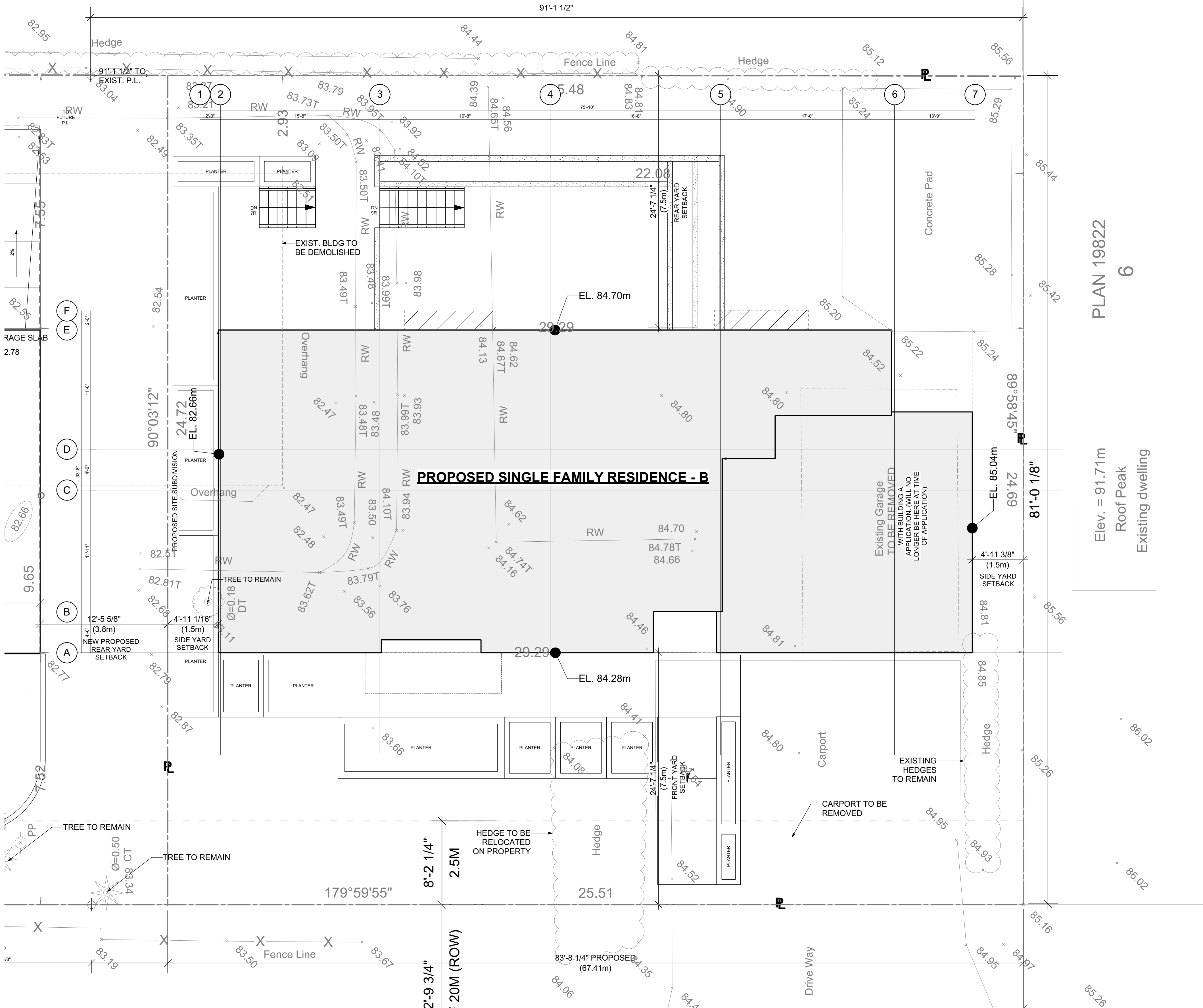
This design rationale form is part of the development permit variance application package that we are submitting on behalf of the owner. Please contact me directly if any clarifications are required.

Sincerely,

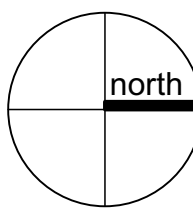
A handwritten signature in blue ink, appearing to read 'Mark Koropeczky'. The signature is stylized with a large 'K' and a long horizontal stroke.

Mark Koropeczky

Cc: *Jessy Manhas (owner)*
Dianne Manhas (owner)



NORTH:



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| 1 | 01/07/2022 | SUBMITTED FOR DEVELOPMENT VARIANCE PERMIT APPLICATION |
| NO. | DATE | DESCRIPTION |
| ISSUES | | |

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WHITE ROCK, BC V4B 3Y9
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CLIENT
JESSY & DIANE MANHAS

PROJECT:
BUENA VISTA RESIDENCES
DEVELOPMENT VARIANCE
PERMIT AND SUBDIVISION
APPLICATIONS

PROJECT ADDRESS:
15643 BUENA VISTA AVENUE
WHITE ROCK, BC V4B 1Z3

DRAWING TITLE:
ENLARGED SITE PLAN

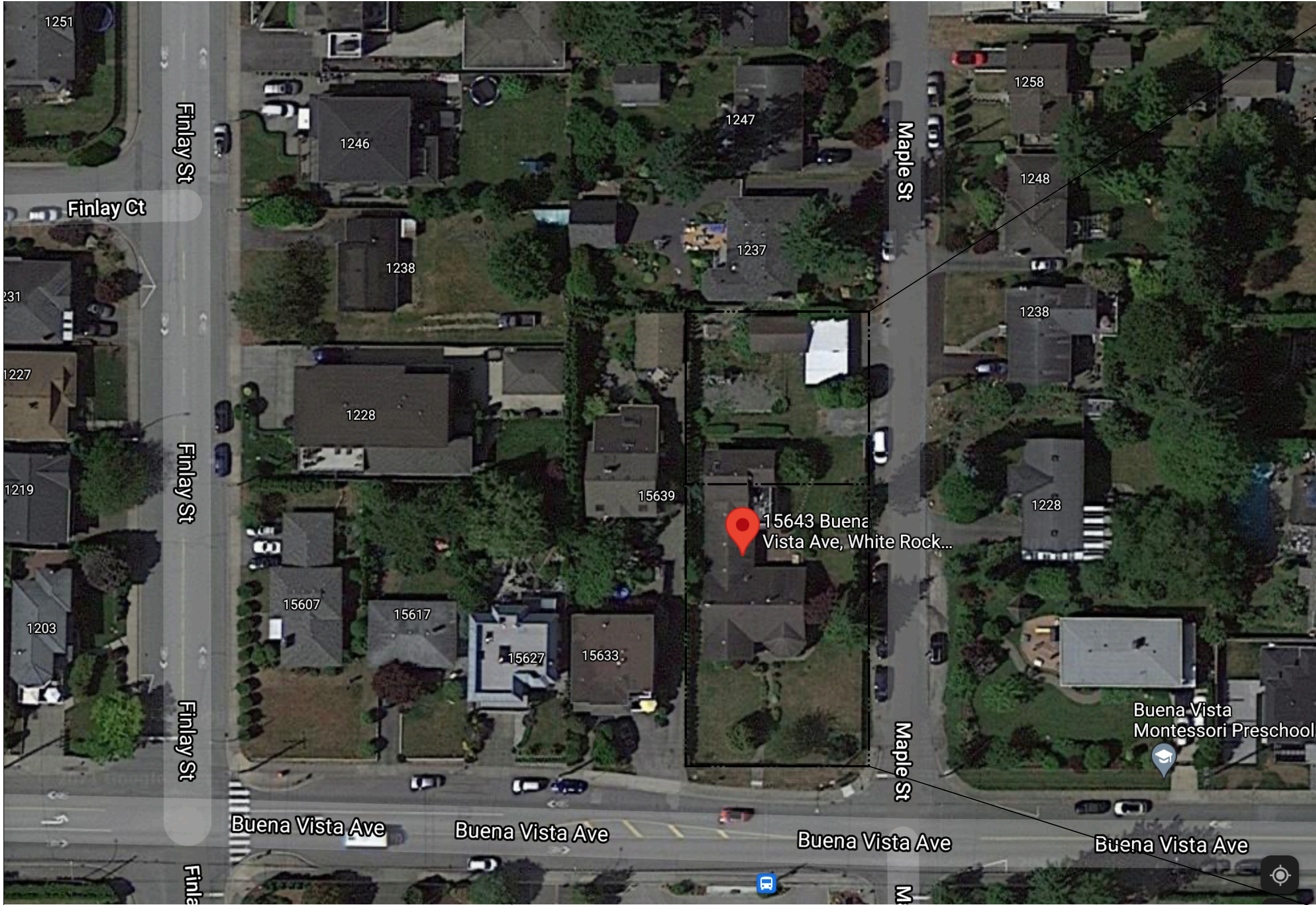
PROJECT NO:
2021-21

DRAWN BY: AK/LC/NA CHECKED BY: MK

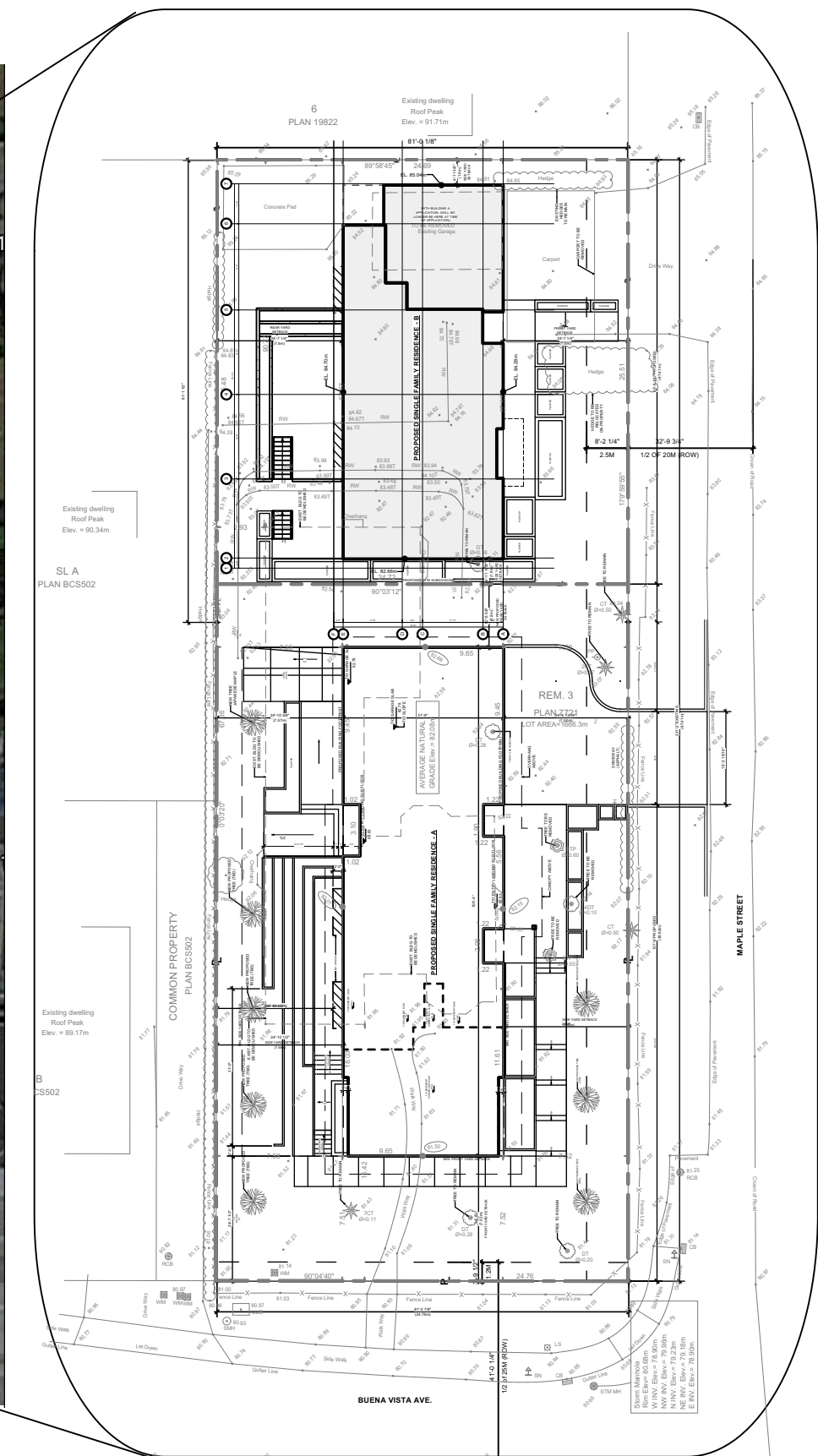
DATE:
AUG 4 /2021

SCALE:
AS SHOWN (Unless Otherwise Noted)

REVISION NO: DRAWING NO:



1 LOCATION MAP
- SCALE: NTS



PROJECT DESCRIPTION:
CIVIC ADDRESS:
15643 BUENA VISTA AVENUE, WHITE ROCK, BC. V4B 1Z3

LEGAL DESCRIPTION:
LOT A, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER DISTRICT, PLAN 7721,
EXCEPT: FIRSTLY: NORTH 407 FEET,
SECONDRLY: PARTY SHOWN AS ROAD ON PLAN 19822.

ZONE:
RS-1

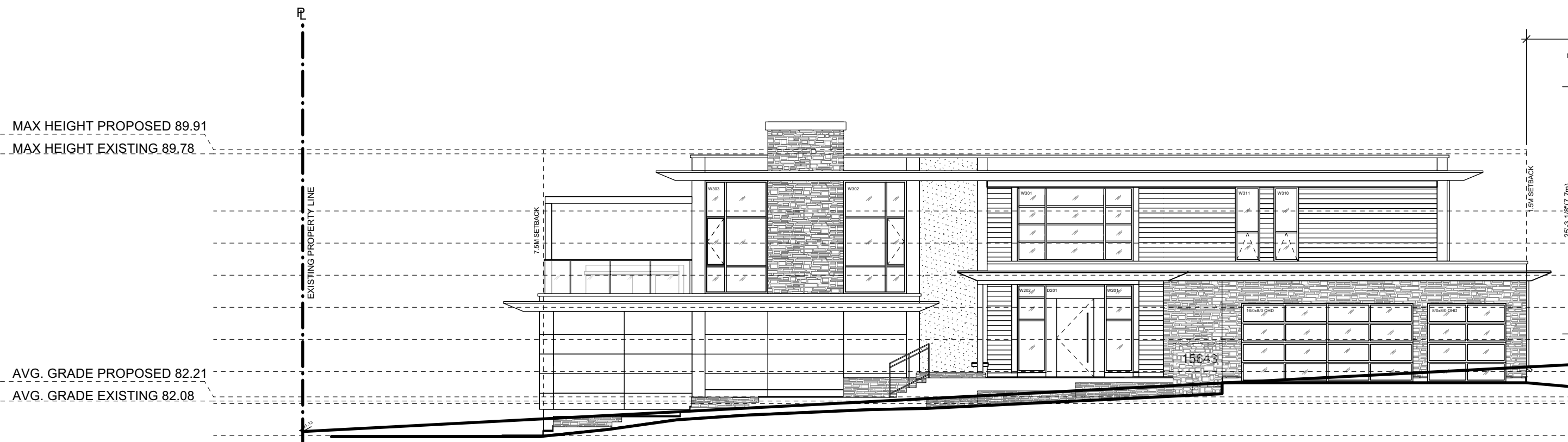
DESCRIPTION:
SUBDIVIDE LOT INTO TWO LOTS EACH WITH A 2-STOREY SINGLE FAMILY HOME.



2 STREET SCAPE - NORTH SIDE OF MAPLE STREET
- SCALE: NTS



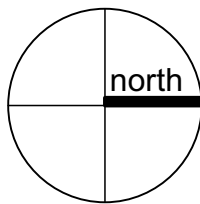
3 STREET SCAPE- SOUTH SIDE OF MAPLE STREET
- SCALE: NTS



4 PROPOSED STREET SCAPE
- SCALE: NTS



NORTH:



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APPLICATIONS

PROJECT ADDRESS:
15643 BUENA VISTA AVENUE
WHITE ROCK, BC V4B 1Z3

DRAWING TITLE:
CONTEXT PLAN

PROJECT NO:
2021-21

DRAWN BY:
AK/LC/NA

DATE:
AUG 4 /2021

SCALE:
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REVISION NO: DRAWING NO:

A1.1

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SURVEY PLAN

REVISION NO: DRAWING NO:

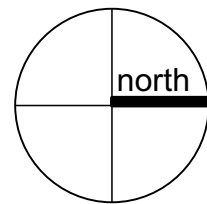




EAST NEIGHBOURHOOD PHOTO ALONG MAPLE STREET



NORTH NEIGHBOURHOOD PHOTO ALONG BUENA VISTA AVENUE



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PROJECT ADDRESS:
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WHITE ROCK, BC V4B 1Z3

DRAWING TITLE:
STREET PROFILES

PROJECT NO:
2021-21

DRAWN BY: AK/LC/NA CHECKED BY: MK

DATE:
AUG 4 /2021

SCALE:
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Noted)

REVISION NO: DRAWING NO:



PHOTO 1 - 1257 STAYTE ROAD, WHITE ROCK, BC



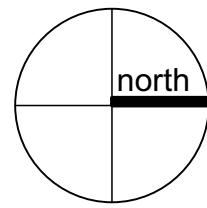
PHOTO 2 - 15776 THRIFT AVENUE, WHITE ROCK, BC



PHOTO 3 - 1351 STAYTE ROAD, WHITE ROCK, BC



PHOTO 4 - 1256 STAYTE ROAD, WHITE ROCK, BC



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PRECEDENT PHOTOS

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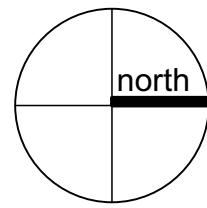
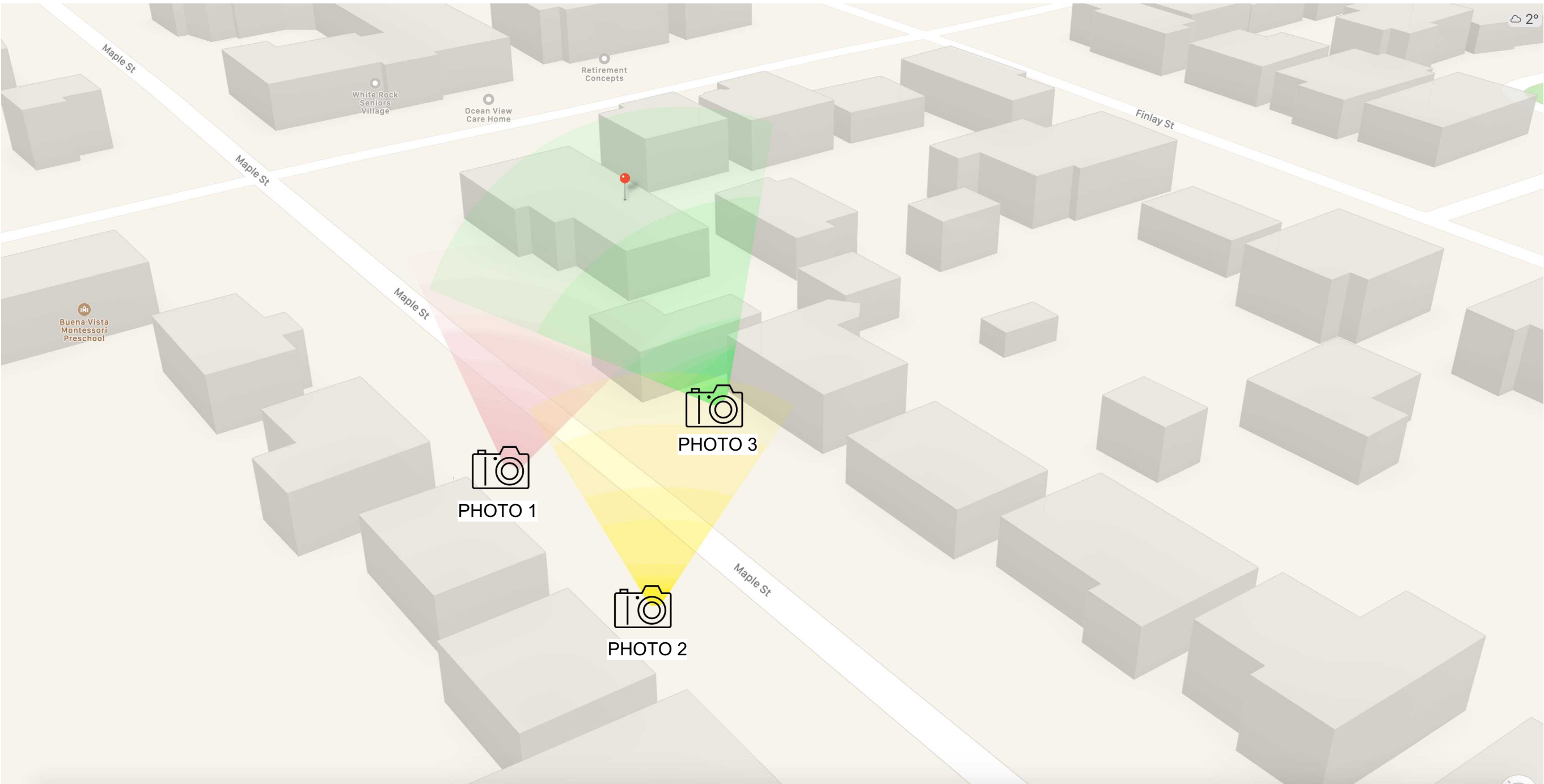
PHOTO 1



PHOTO 2



PHOTO 3



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PROJECT ADDRESS:
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DRAWING TITLE:
VIEW ANALYSIS

PROJECT NO:
2021-21

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DATE:
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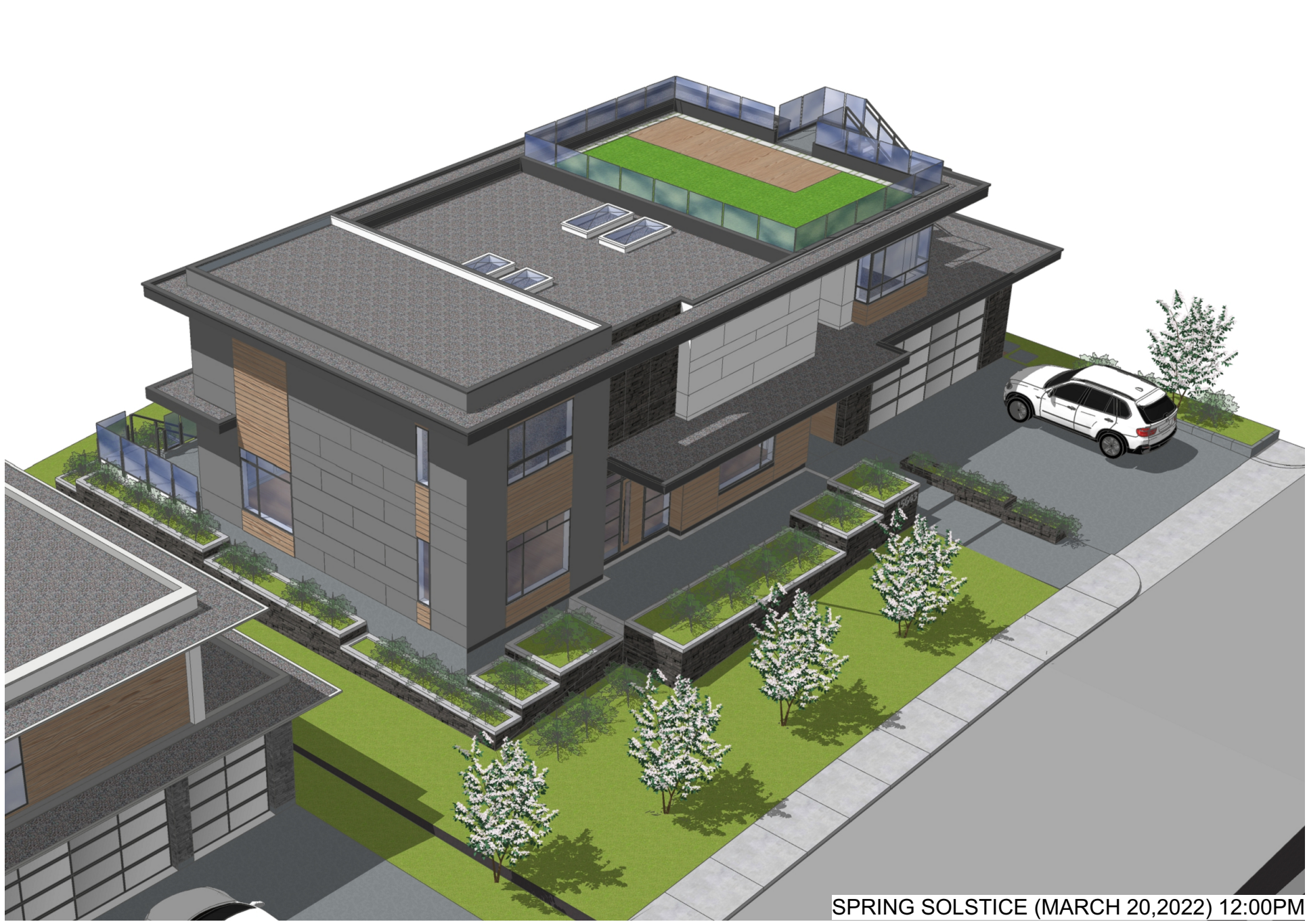
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SUMMER SOLSTICE (JUNE 21, 2022) 7:30AM



WINTER SOLSTICE (DECEMBER 21, 2022) 7:30AM



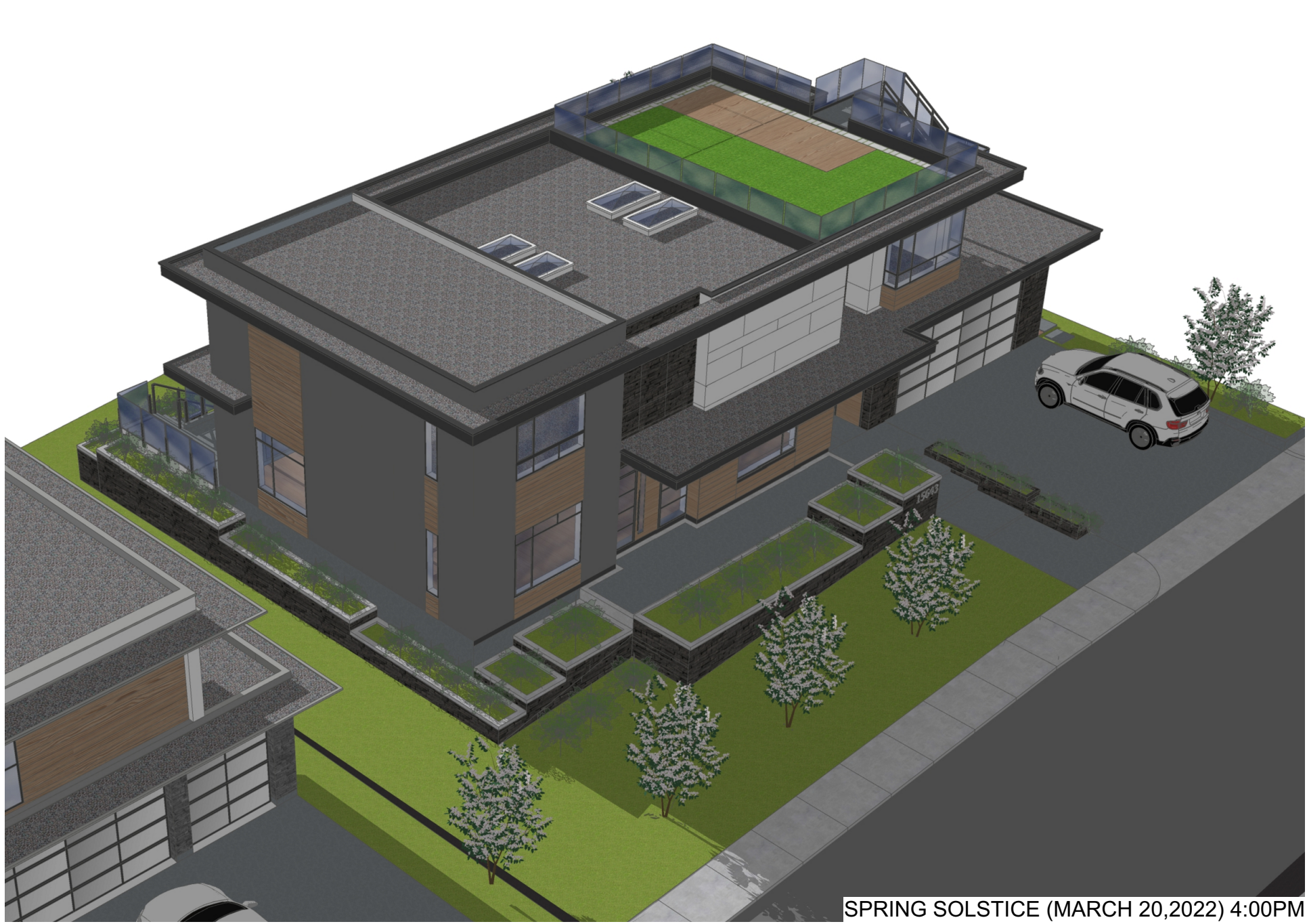
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SUMMER SOLSTICE (JUNE 21, 2022) 12:00PM



WINTER SOLSTICE (DECEMBER 21, 2022) 12:00PM



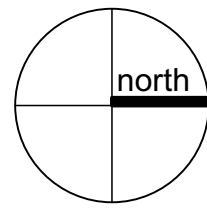
SPRING SOLSTICE (MARCH 20, 2022) 4:00PM



SUMMER SOLSTICE (JUNE 21, 2022) 4:00PM



WINTER SOLSTICE (DECEMBER 21, 2022) 4:00PM



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PROJECT ADDRESS:
15643 BUENA VISTA AVENUE
WHITE ROCK, BC V4B 1Z3

DRAWING TITLE:
SHADOW STUDY

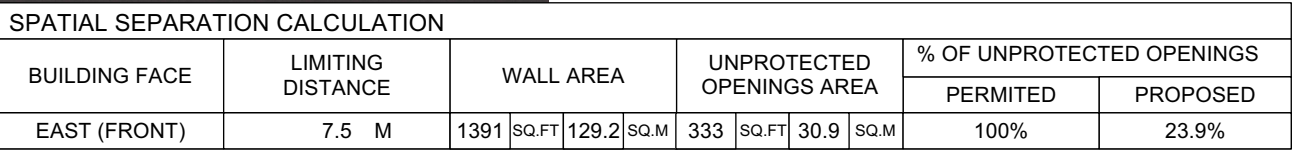
PROJECT NO: 2021-21

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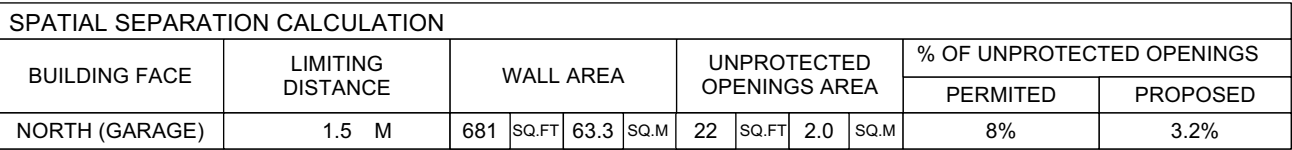
DATE: AUG 4 /2021

SCALE: AS SHOWN (Unless Otherwise Noted)

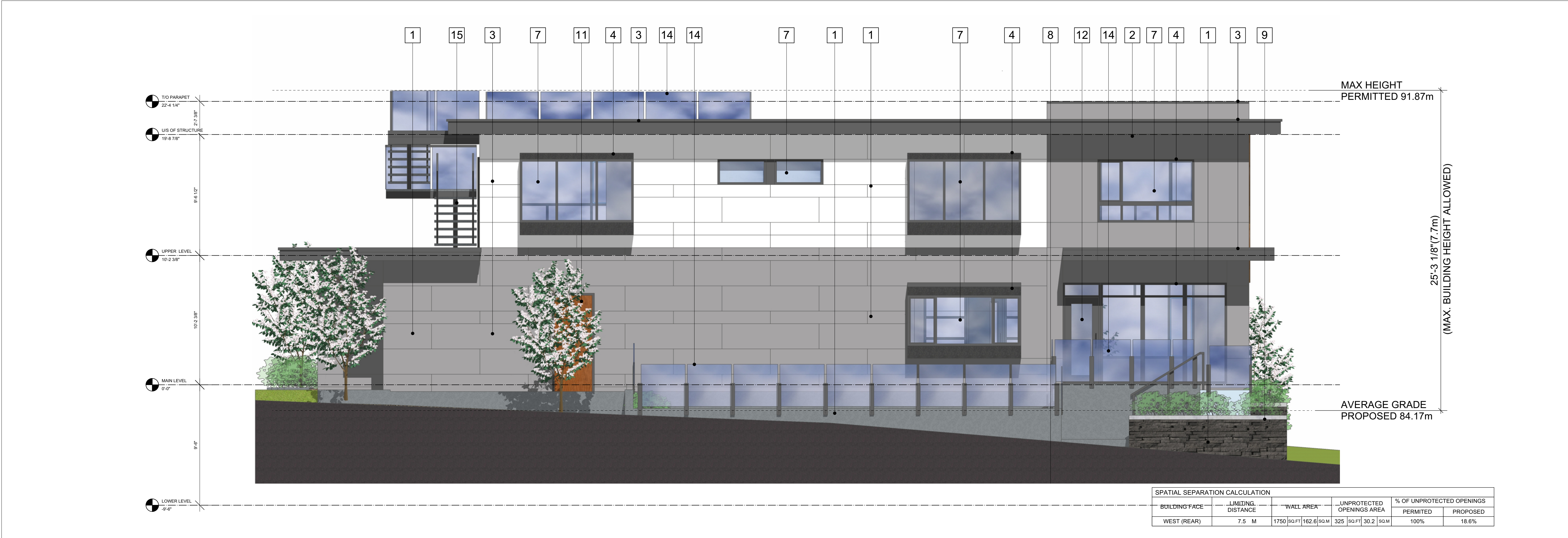
REVISION NO: **DRAWING NO:**



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| 2 | SOUTH ELE |
| - | SCALE: 1/4" = 1' - 0" |



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|---|-----------------------|
| 1 | EAST ELEVATION |
| - | SCALE: 1/4" = 1' - 0" |



2 NORTH ELEVATION
SCALE: 1/4" = 1' - 0"



1 WEST ELEVATION
SCALE: 1/4" = 1' - 0"

NORTH:

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APPLICATIONS

PROJECT ADDRESS:
15643 BUENA VISTA AVENUE
WHITE ROCK, BC V4B 1Z3

DRAWING TITLE:
EXTERIOR ELEVATIONS

PROJECT NO:
2021-21

DRAWN BY: AK/LC/NA CHECKED BY: MK

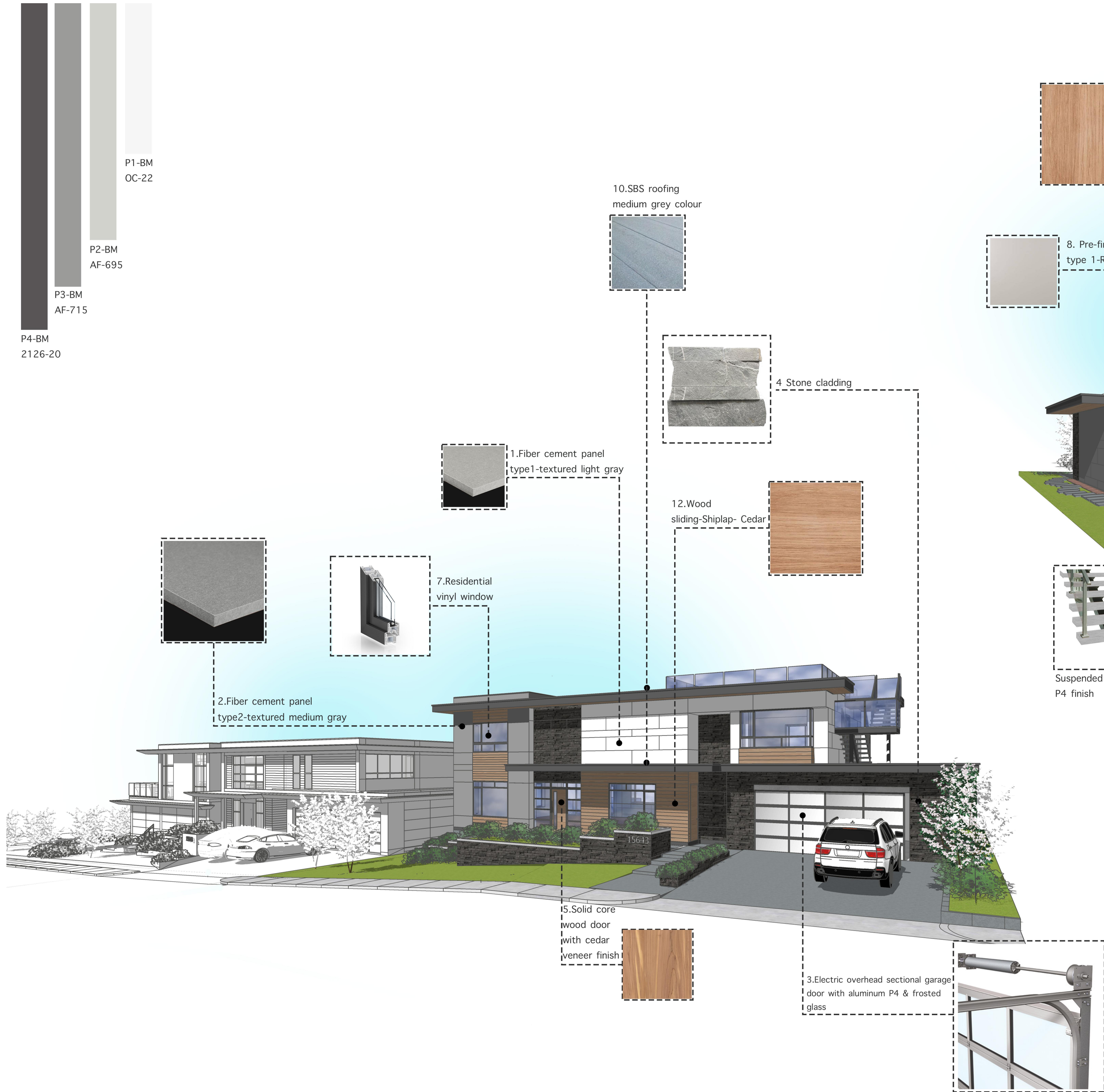
DATE:
AUG 4 /2021

SCALE:
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Noted)

REVISION NO: DRAWING NO:

A3.1

File Location:



HEC exterior materials legend

1. Fibre cement panel type 1 - textured light gray
2. Fibre cement panel type 2 - textured medium gray
3. Electric overhead sectional garage door with aluminum P4 & glass
4. Stone cladding
5. Solid core wood door with cedar veneer finish
6. Prefinished bay window metal trim colour P4
7. Residential vinyl window
8. Pre-finished metal flashing type 2 - Light Grey colour
9. Stained cedar planks
10. SBS Roofing-medium grey colour
11. Flared guard rail

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PROJECT:
BUENA VISTA RESIDENCES
DEVELOPMENT VARIANCE
PERMIT AND SUBDIVISION
APPLICATIONS

PROJECT ADDRESS:
15643 BUENA VISTA AVENUE
WHITE ROCK, BC V4B 1Z3

DRAWING TITLE:
MATERIAL SAMPLE BOARD

PROJECT NO: 2021-21
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DATE: AUG 4 /2021
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