

THE CORPORATION OF THE
CITY OF WHITE ROCK
STAFF REPORT



DATE: November 22, 2023
TO: Board of Variance
FROM: Sophia Bihari, Planning and Development Assistant II
SUBJECT: Board of Variance Application for 14737 Marine Drive **Ref No: 23-010**

EXECUTIVE SUMMARY

The purpose of this report is to provide the Board of Variance with the information and analysis regarding an application that is requesting the following variances to the RS-2 zone:

1. Increase the maximum permitted height from 7.7m to 10.42m
 2. Allow a portion of the building to extend 75% into the angle of containment for the top floor.
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APPLICATION BACKGROUND

Owner/Applicant: 1142625 BC Ltd.
Designer: Green Clover Home Designs
Civic Address: 14737 Marine Drive.
Lot Area: approx. 197.60m² (2127.0ft²)
OCP Designation: Mature Neighbourhood
Zoning: RS-2 One Unit (Small Lot) Residential
Variance Requested: Relief from maximum height and angle of containment requirements.

DISCUSSION

The subject property is zoned RS-2 One -Unit (Small Lot) Residential. The intent of this zone is to accommodate one-unit residential buildings on lots 362.0m² (3,896.53 ft²) or more. The property at 14737 Marine Drive has a lot size of 197.60m² (2,127.0 ft²). The property is situated in the Mature Neighbourhood as designated in the OCP, as such these areas are comprised of existing single-family homes to the north, east and west. The promenade is located immediately south of the subject property (see Figure 1 and Appendix A).

Appendix B includes the Applicant's hardship statement. Additionally, Appendix C includes relevant definitions and the RS-2 zone provision, Appendices D to F include the legal survey and applicant's drawing package.



Figure 1: Orthographic Map

The subject property is an irregularly shaped lot, with frontage on Marine Drive, and does not meet the minimum RS-2 lot area of 362m². Such lots are only permitted to build a single-family home where no accessory uses like secondary suites, short-term rentals, bed and breakfast etc. are permitted.

Variance Details

To achieve the construction of a reasonably sized single-family home, the applicant is seeking a variance to increase the maximum permitted height of the principal building from 7.7m to 10.42m per Section 6.2.5 in the Zoning Bylaw. Additionally, a variance to encroach into the angle of containment by 75% instead of the maximum of 45% is also proposed. The applicant’s hardship statement can be found within the BOV application form in Appendix B.

Table 1: Existing zoning requirements and proposed variances to the RS-2 zone

Zoning Bylaw Reference	Permitted	Proposed	Difference
Section 6.2.5 – RS-2 zone			
Building Height	7.7m	10.24m	2.54m
Angle of Containment	45%	75%	30%

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

No comments of concern have been noted by internal departments. A Building permit and Lot Servicing application will be required prior to construction where a thorough review will be undertaken, and comments related to the construction will be provided.

NOTIFICATION

In accordance with the City of White Rock Board of Variance Bylaw No. 1753 notification letters regarding this application were sent to the owners and occupiers of the land that is subject to the application, and the owners and occupiers of the land located adjacent to the parcel which is the subject to the appeal.

SAMPLE MOTIONS:

The following sample motions are proposed for the Board's consideration:

1. That the Board approve application BOV 23-010 to vary the following sections of the Zoning Bylaw:
 - To vary the building height from 7.7m to 10.24m based on Section 6.2.5 of the Zoning Bylaw, and
 - To vary the angle of containment from 45% to 75% based on Section 6.2.5 of the Zoning Bylaw

2. That the Board deny application BOV 23-010 to vary the following sections of the Zoning Bylaw:
 - To vary the building height from 7.7m to 10.24m based on Section 6.2.5 of the Zoning Bylaw, and
 - To vary the angle of containment 45% to 75% based on Section 6.2.5 of the Zoning Bylaw

Alternatively, any other motion the board may deem appropriate for the applicant.

SUMMARY/CONCLUSION

The applicant for 14737 Marine Drive has requested the following variances to the RS-2 zone requirements of the Zoning Bylaw No. 2000:

1. Increase building height from 7.7m to 10.24m
2. Allow a portion of the building to extend into the angle of containment from 45% to 75%

Respectfully submitted,

Sophia Bihari
Planning and Development Assistant II

Attachments:

Appendix A: Application Form/Statement of Hardship
Appendix B: Location and Ortho Map
Appendix C: Definitions and RS-2 Zoning Reference
Appendix D: Proposed Site Plan

Appendix E: Site Survey Plan

Appendix F: Drawings (Elevations and Floor Plans)