

# NOTICE OF PUBLIC INFORMATION MEETING

Development Application File No. ZON/SUB/DVP/MJP 21-018 & 22-015

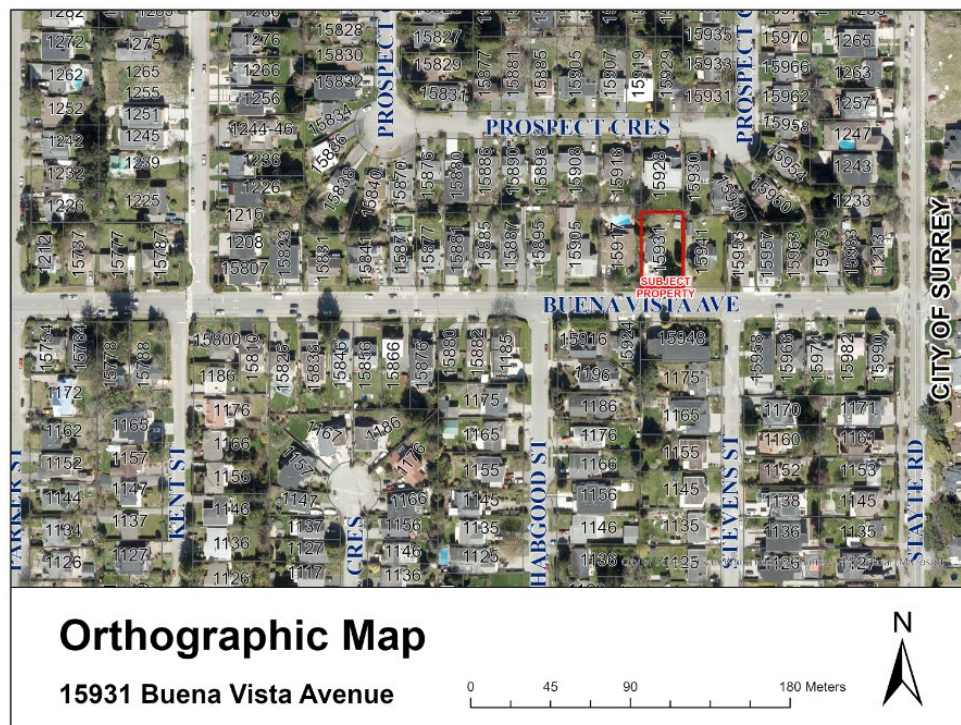
**SUBJECT PROPERTY: 15931 Buena Vista Avenue**

**PLEASE TAKE NOTICE THAT** a Public Information Meeting will be hosted by the **APPLICANT** in the **Gallery** at the **White Rock Community Centre (15154 Russell Avenue)** on **Thursday, March 28<sup>th</sup>, 2024**, from **5:30pm to 6:30pm**.

The purpose of the meeting is to introduce a Zoning Bylaw Amendment application which, if approved, would enable the subdivision of the property at 15931 Buena Vista Avenue and would enable the construction of a new single-family dwelling to the east while retaining the existing home to the west. The application proposes to change the zoning of the property from the RS-1 One-Unit Residential Zone to the RS-4 One-Unit (12.1m Lot Width) Residential Zone. A Development Variance Permit (DVP) application was also received as part of the proposal to vary the interior side lot line and the minimum lot width of the RS-4 Zone. If approved, the DVP would allow relief of 0.12m (0.39 feet) to the minimum interior side lot line setback of 1.5m on the western lot. The DVP would also allow relief of 0.41 metres (1.34 feet) to the minimum lot width of 12.1 metres, for a proposed lot width of 11.69 metres (38.35ft) for the eastern lot.

The OCP establishes Development Permit Area (DPA) guidelines applicable to infill projects within mature neighbourhoods in the form of duplexes, triplexes, or "intensive residential development." If a subdivided lot has a frontage of less than 12.1 metres it would require a Major Development Permit (DP). In this case, if approved, the subdivision would result in the proposed eastern lot having a frontage of approximately 11.69 metres, resulting in an application for a Major DP. City staff and the White Rock Advisory Design Panel will consider the appropriateness of the **form and character of development** against these DPA Guidelines as part of the review of the Major DP application.

The following Ortho Map identifies the subject property and illustrates the location of the existing property.



Planning and Development Services  
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City of White Rock  
15322 Buena Vista Avenue, White Rock, BC, Canada V4B 1Y6

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The following table outlines the existing and proposed zone configurations:

Zone Standard	RS-1 (Current Zone)	RS-1 (Current lot siting)	RS-4 (Proposed Zone)	RS-4 (West lot proposed configuration)	RS-4 (East lot proposed configuration)
Use	Detached (One-Unit Residential)		Detached (One-Unit Residential with 12.1m Lot Width)		
Lot Requirements					
Lot Width ( <i>min</i> )	15.0 m	23.87 m	12.1 m	12.18 m	11.69 m
Lot Depth ( <i>min</i> )	27.4 m	41.45 m	27.4 m	41.45 m	41.45 m
Lot Area	464.0 m <sup>2</sup> ( <i>min</i> )	989.41 m <sup>2</sup>	410.0 m <sup>2</sup> ( <i>min</i> )	504.86 m <sup>2</sup>	484.55 m <sup>2</sup>
Lot Coverage ( <i>max</i> )	40%	36%	45%	45%	45%
Height ( <i>max</i> )	7.7 m	7.5 m	7.7 m	7.7 m	7.7 m
Density ( <i>max</i> )	0.5 times the lot area			0.5 times the lot area	
Parking Spaces (min)	2 per detached home and 1 per secondary suite			2 per detached home and 1 per secondary suite	
Setbacks					
Front	7.5 m		7.5 m	7.5 m	7.5 m
Rear	7.5 m		7.5 m	7.5 m	7.5 m
Interior Side	1.5 m (east) 1.5 m (west)		1.35 m (east) 1.35 m (east)	1.23 m (east) 1.35 m (east)	1.35 m (east) 1.35 m (west)

The meeting is in an open-house format. The applicant will provide an overview of the project and will be available to respond to comments and questions regarding their proposal. City staff will be in attendance to introduce the application and the proponent, respond to any policy, regulatory and process-related questions, in addition, to monitor the meeting and report back to Council on the feedback received.

Meeting details can be found on the City of White Rock "Events Calendar" ([www.whiterockcity.ca/calendar](http://www.whiterockcity.ca/calendar)). For additional information regarding the PIM, please contact [planning@whiterockcity.ca](mailto:planning@whiterockcity.ca) or 604-541-2277.

Sincerely,

Neethu Syam  
Planning Division Lead, City of White Rock

