

NOTICE OF PUBLIC HEARING/PUBLIC MEETING – October 21, 2019

BYLAW NO. 2310/ DEVELOPMENT VARIANCE PERMIT NO. 424:

- White Rock Zoning Bylaw 2012, No. 2000, Amendment (RS-4 – 15894 Roper Avenue) Bylaw, 2019, No. 2310
- Development Variance Permit No. 424 - 15894 Roper Avenue (18-006)



Documents:

Author	Document	Item #
Director of Planning and Development Services	LUPC Corporate Report dated September 30, 2019	R-1
Director of Corporate Administration	Minute Extracts, September 30, 2019	R-2

Written Submissions:

Author	Date Received	Resident?	Status	Item #
None to date.				

THE CORPORATION OF THE
CITY OF WHITE ROCK

15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6

**NOTICE OF A PUBLIC HEARING/PUBLIC MEETING -
MONDAY, OCTOBER 21, 2019**

NOTICE is hereby given that the Council of the City of White Rock will hold a Public Hearing/Meeting in the City Hall Council Chambers, 15322 Buena Vista Avenue, White Rock, BC, on **MONDAY, OCTOBER 21, 2019 at 7:00 P.M.** in accordance with the *Local Government Act* and City bylaws. At the Public Hearing/Meeting, all persons who deem their interest in property is affected by the proposed application shall be afforded an opportunity to be heard or to present written submissions reflecting matters contained in the proposed application that is the subject of the Public Hearing/Meeting.

BYLAW NO. 2310/ DEVELOPMENT VARIANCE PERMIT NO. 424:

- White Rock Zoning Bylaw 2012, No. 2000, Amendment (RS-4 – 15894 Roper Avenue) Bylaw, 2019, No. 2310
- Development Variance Permit No. 424 - 15894 Roper Avenue (18-006)

CIVIC ADDRESS: 15894 Roper Avenue (See Site Map on Page 2)

PURPOSE: Bylaw No. 2310 and Development Variance Permit No. 424/ proposes to rezone a property at 15894 Roper Avenue from ‘RT-1 Two Unit (Duplex) Residential Zone’ to ‘RS-4 One Unit (12.1 m lot width) Residential Zone’ and to permit the future subdivision of the existing lot into two 11.94 m (39.1 ft) wide lots, allowing for the construction of a new single family dwelling on each new lot. A separate form and character Major Development Permit under the Mature Neighbourhood Infill Development Permit Area guidelines is also required, as the proposed lot widths are less than 12.1 metres and the proposal is therefore defined as intensive residential development.

Further details regarding the application may be obtained from the City’s Planning and Development Services Department at City Hall or by contacting (604) 541-2136 | planning@whiterockcity.ca.

Should you have any comments or concerns you wish to convey to Council and you cannot attend the Public Hearing/Meeting, please submit in writing to the **Corporate Administration Department** by 12:00 p.m. (noon), Monday, October 21, 2019. Please address the submissions to **Mayor and Council**, and forward your submissions by:

WHITE ROCK
My City by the Sea!

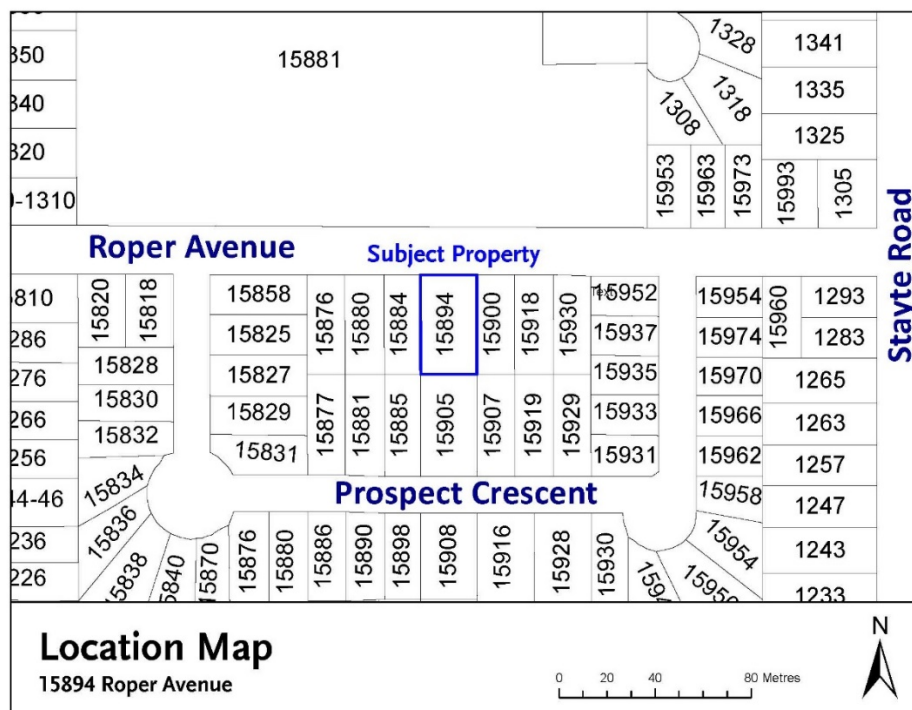
www.whiterockcity.ca

- mailing or delivering to the Corporate Administration Department at White Rock City Hall, 15322 Buena Vista Avenue, White Rock, BC V4B 1Y6; or
- e-mailing ClerksOffice@whiterockcity.ca with “Bylaw 2310/DVP 424” typed in the subject line.

Please Note: Correspondence that is the subject of a Public Hearing, Public Meeting, or other public processes will be included, in its entirety, in the public information package and will form part of the public record. Council shall not receive further submissions from the public or interested persons concerning the application after the Public Hearing meeting has concluded.

A copy of the proposed Bylaw and Development Variance Permit and associated reports may be inspected in the Corporate Administration Office at White Rock City Hall, 15322 Buena Vista Avenue, White Rock, BC, from Wednesday, October 9, 2019 until Monday, October 21, 2019, between the hours of 8:30 a.m. to 4:30 p.m., excluding weekends and statutory holidays.

SITE MAP



October 8, 2019

Tracey Arthur
Tracey Arthur
Director of Corporate Administration

WHITE ROCK
My City by the Sea!
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**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2310**



A Bylaw to amend the
"White Rock Zoning Bylaw, 2012, No. 2000" as amended

The CITY COUNCIL of the Corporation of the City of White Rock, in open meeting assembled, ENACTS as follows:

1. Schedule "C" of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended is further amended by rezoning the following lands:

Lot 196 Section 11 Township 1 New Westminster District Plan 34131
(15894 Roper Avenue)
PID: 004-510-666

as shown on Schedule "1" attached hereto from the 'RT-1 Two Unit (Duplex) Residential Zone' to the 'RS-4 One Unit (12.1m Lot Width) Residential Zone'.

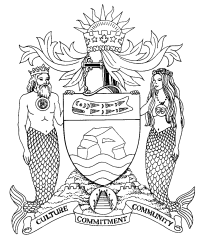
2. This Bylaw may be cited for all purposes as the "White Rock Zoning Bylaw 2012, No. 2000, Amendment (RS-4 – 15894 Roper Avenue) Bylaw, 2019, No. 2310".

PUBLIC INFORMATION MEETING on the	15 th	day of	August, 2018
RECEIVED FIRST READING on the	30 th	day of	September, 2019
RECEIVED SECOND READING on the	30 th	day of	September, 2019
PUBLIC HEARING held on the		day of	
RECEIVED THIRD READING on the		day of	
RECONSIDERED AND FINALLY ADOPTED on the		day of	

MAYOR

DIRECTOR OF CORPORATE ADMINISTRATION

THE CORPORATION OF THE CITY OF WHITE ROCK



DEVELOPMENT VARIANCE PERMIT NO. 424

1. Development Variance Permit No. 424 is issued to **Rosie Saluja** as the owner and shall apply only to ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

Legal Description:

Lot 196 Section 11 Township 1 New Westminster District Plan 34131
(15894 Roper Avenue)

PID: 004-510-666

As indicated on Schedule A – Subject Property Location Map

2. Development Variance Permit No. 424 is issued pursuant to the authority of Section 498 of the *Local Government Act*, R.S.B.C. 2015, Chapter 1 as amended, and in conformity with the procedures prescribed by "White Rock Planning Procedures Bylaw, 2017, No. 2234" as amended.
3. The provisions of "White Rock Zoning Bylaw, 2012, No. 2000 as amended, is varied as follows:
 - (a) Section 6.4.2 is varied to reduce the minimum lot width from 12.1 metres (39.7 feet) to 11.9 metres (39 feet).
4. Said lands shall be developed strictly in accordance with the terms and conditions and provisions of this Development Variance Permit and any plans and specifications attached to this Development Variance Permit which shall form a part hereof.

Terms and Conditions:

- (a) The development shall generally conform to the drawings attached hereto as Schedule B.
 - (b) This permit expires in the event that the constructed development is demolished. Any new buildings or structures will be required to meet the Zoning Bylaw requirements in place at the time of the building permit application.
6. Where the holder of this Development Variance Permit does not receive final approval of a building permit for the proposed development within two (2) years after the date this Permit was issued, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized the extension of the Permit.

7. This Development Variance Permit does not constitute a building permit.

Authorizing Resolution passed by the City Council on the day of , 2019.

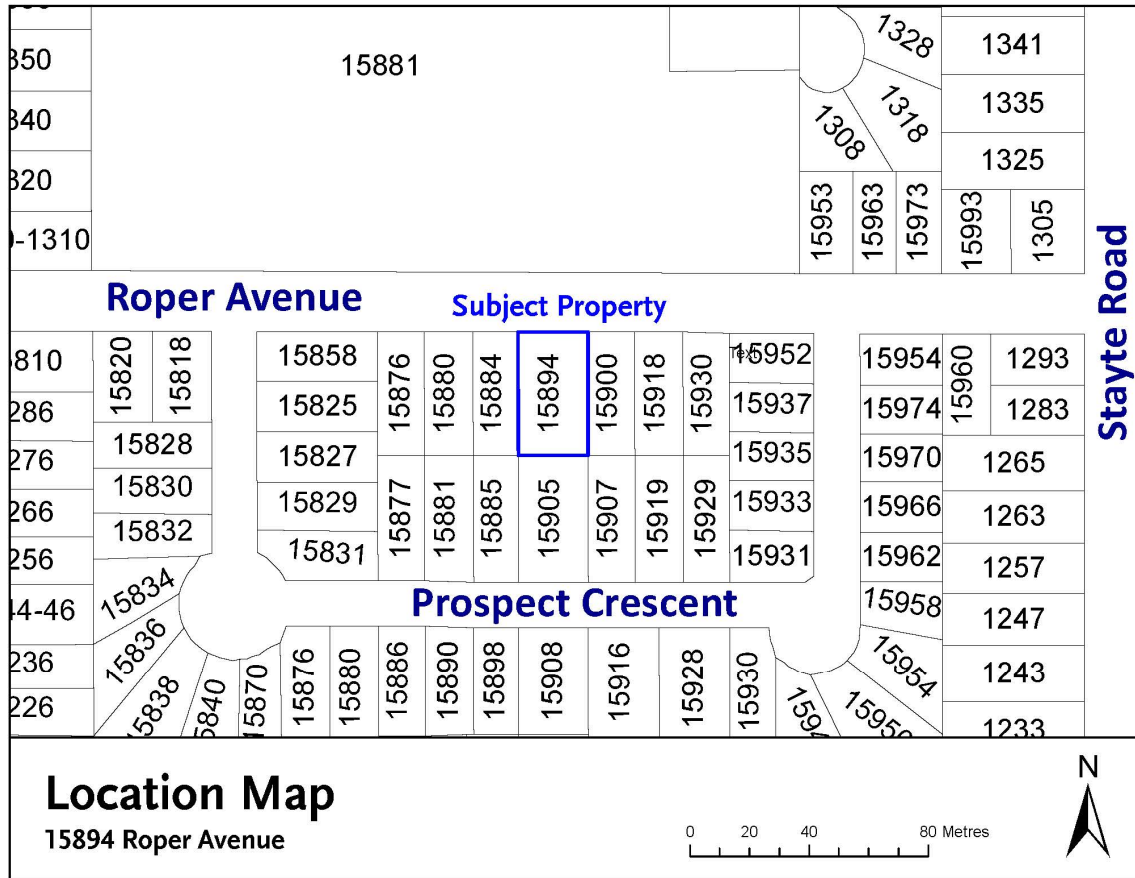
This Development Variance Permit has been executed at the City of White Rock, British Columbia, the _____ day of _____, 2019.

The Corporate Seal of THE CORPORATION
OF THE CITY OF WHITE ROCK was hereunto
affixed in the presence of:

Mayor – Darryl Walker
Authorized Signatory

Director of Corporate Administration – Tracey Arthur
Authorized Signatory

Schedule A – Subject Property Location Map



Schedule B – Building Elevations



LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

CREATIVE SPACES

ROPER STREET
WHITE ROCK

EXTERIOR
RENDERINGS

DRAWN BY: S.A. & J.H.
DATE: MARCH, 16TH, 2019
SCALE: NTS
SHEET: 01 OF 2



LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

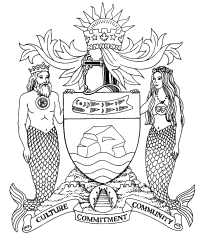
CREATIVE SPACES

ROPER STREET
WHITE ROCK

EXTERIOR
RENDERINGS

DRAWN BY: S.A. & J.H.
DATE: MARCH, 16TH, 2019
SCALE: NTS
SHEET: 02 OF 2

THE CORPORATION OF THE
CITY OF WHITE ROCK
 CORPORATE REPORT



DATE: September 30, 2019

TO: Land Use and Planning Committee

FROM: Carl Isaak, Director of Planning and Development Services

SUBJECT: Application for Zoning Amendment, Major Development Permit, and Development Variance Permit – 15894 Roper Avenue (ZON/MJP/DVP/SUB 18-006)

RECOMMENDATIONS

THAT the Land Use and Planning Committee:

1. Receive for information the corporate report dated September 30, 2019 from the Director of Planning and Development Services, titled "Application for Zoning Amendment, Major Development Permit, and Development Variance Permit – 15894 Roper Avenue (ZON/MJP/DVP/SUB 18-006)";
 2. Recommend that Council give first and second readings to "*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15894 Roper Avenue) Bylaw, 2019, No. 2310*";
 3. Recommend that Council direct staff to schedule the joint public hearing for "*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15894 Roper Avenue) Bylaw, 2019, No. 2310*" and public meeting for Development Variance Permit No. 424;
 4. Recommend that Council direct staff to resolve the following issues prior to final adoption:
 - a. Ensure that all engineering requirements and issues including servicing agreement completion are addressed to the satisfaction of the Director of Engineering and Municipal Operations; and
 - b. Demolition of existing buildings and structures to the satisfaction of the Director of Planning and Development Services; and
 5. Recommend that Council consider issuance of Development Variance Permit No. 424 and Development Permit No. 425 following adoption of "*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15894 Roper Avenue) Bylaw, 2019, No. 2310*".
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EXECUTIVE SUMMARY

The City of White Rock has received an application to rezone a property at 15894 Roper Avenue from 'RT-1 Two Unit (Duplex) Residential Zone' to 'RS-4 One Unit (12.1 m lot width) Residential Zone' to permit the subdivision of the existing lot into two 11.94 m wide lots, and allow for the construction of a new single family dwelling on each new lot.

As the minimum lot width for the RS-4 zone is 12.1 m, a Development Variance Permit is required to vary the minimum lot width by 0.15m (six inches), and a form and character Major Development Permit for intensive residential development is required as the lot width is less than 12.1 metres.

The proposal is consistent with the objectives and policies of the Official Community Plan's (OCP) Mature Neighbourhood land use designation intended for the subject property. OCP Objective 8.8 supports gentle infill to enable moderate residential growth in mature neighbourhoods. The proposed gentle infill will moderately increase housing availability in White Rock without significantly changing the character of the existing single-family neighbourhood, and add housing choice to the community through smaller single family detached homes. Staff support the proposal, including the rezoning, Development Variance Permit, and Development Permit, and recommend Council move the application forward to the required Public Hearing/Public Meeting.

Location and ortho maps of the property are included in Appendix A, a copy of Draft Zoning Amendment Bylaw No. 2310 is included as Appendix B, draft Development Variance Permit No. 424 is included as Appendix C, draft Development Permit No. 425 is included as Appendix D, and the preliminary plan of subdivision is included as Appendix E.

PAST PRACTICE/ POLICY/ LEGISLATION

White Rock Official Community Plan, 2017, No. 2220

The Official Community Plan (OCP) sets out land use, density, height and other policy directions for development applications.

The subject property is designated 'Mature Neighbourhood' in the OCP, which is characterized by low-scale residential uses, such as single-family dwellings with secondary suites, duplexes, and triplexes. The objective of this land use policy area is to enable single-detached and gentle infill opportunities, support different housing choices (such as secondary suites), and protect the character of existing mature single-family neighbourhoods.

White Rock Zoning Bylaw, 2012, No. 2000 (Zoning Bylaw)

The subject property is zoned 'RT-1 Two Unit (Duplex) Residential Zone' in the *City of White Rock Zoning Bylaw, 2012, No. 2000*. The intent of this zone is to accommodate two-unit residential buildings on lots of 742.0 m² (7,987 ft²) or larger.

The proposed 'RS-4 One Unit (12.1 m Lot Width) Residential Zone' accommodates one-unit residential buildings on lots with a minimum lot width of 12.1 m (39.7 ft) and lots 410 m² (4,413.2 ft²) or larger. Where lots do not meet the minimum lot dimensions such as lot width or lot depth, these parameters may be varied through the approval of a Development Variance Permit in order to allow the subdivision to proceed.

Uses permitted in the current RT-1 zoning and the proposed RS-4 zoning are both consistent with the OCP land use designation.

ANALYSIS

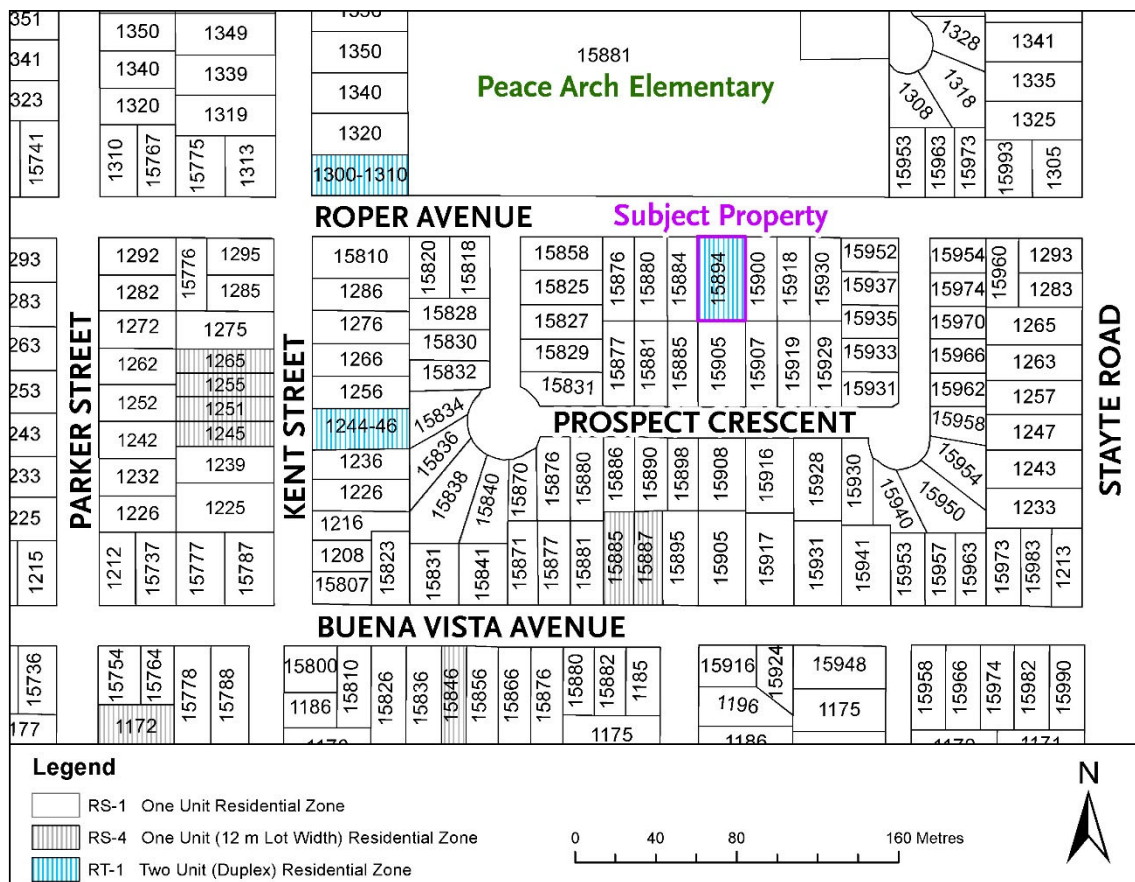
Site Context

The subject property is located on the south side of Roper Avenue opposite Peace Arch Elementary, in close proximity to the east boundary between the City of White Rock and the City of Surrey. The site is located mid-block and currently hosts a duplex.

The property is 999.5 m² (10,758 ft²) in area, 23.9 metres (78 feet) wide and 41.8 metres (137 feet) deep.

As shown in Figure 1 below, the surrounding neighbourhood to the south, east and west is comprised primarily of RS-1 zoned single family dwellings with several RT-1 zoned duplexes (hatched in blue) and RS-4 small-lot single family dwellings (hatched in grey) on surrounding streets, with Peace Arch Elementary located immediately north.

Figure 1: Zoning Map – 15894 Roper Avenue



Zoning Comparison

The subject property has an area of 999.5 m² (10,758 ft²). If subdivided, the two new lots would meet the minimum lot area and lot depth requirements for RS-1 or RS-4 zoned lots, but not the minimum lot width requirement of 12.1 m (39.7 ft) in the RS-4 zone.

‘Table 1: Comparison of Zoning Requirements’ below compares the requirements of the RS-1 and RS-4 zones with the proposed lots’ dimensions. The interior side lot line setbacks are marginally smaller (0.15 m/0.49 ft) in the proposed RS-4 zone, and both zones have a restriction on the floor area for the second storey of the principal building (i.e. the 2nd storey must have a floor area that is 80% of the footprint of the 1st storey) to reduce massing. If approved, this will result in smaller homes than what is currently allowed on the existing RS-1 lots.

Table 1: Comparison of Zoning Requirements

	RT-1 Zone	RS-4 Zone	Roper Ave Proposed Future Lot Dimensions
Minimum Lot Area	742.0 m ² / 7,986.82 ft ²	410.0 m ² / 4,413.2 ft ²	499.8 m ² / 5,379.8 ft ²
Minimum Lot Width	18.0 m / 59.04 ft	12.1 m / 39.7 ft	11.95 m / 39.2 ft (variance required)
Minimum Lot Depth	30.5 m / 100.4 ft	27.4m / 89.9 ft	41.8 m / 137.1 ft
Maximum Lot Coverage	45%	45%	45%*
Maximum Residential Gross Floor Area	0.5	0.5	0.5*
Maximum Building Height	7.7 m / 25.26 ft	7.7 m / 25.26 ft	7.7 m / 25.26 f*t
Minimum Setbacks:			
Front	7.5 m / 24.61 ft	7.5 m / 24.61 ft	7.5 m / 24.61 ft*
Interior	1.5 m / 4.92 ft	1.35 m / 4.43 ft	1.35 m / 4.43 ft*
Rear	7.5 m / 24.61 ft	7.5 m / 24.61 ft	7.5 m / 24.61 ft*
Off Street Parking	2 per residential unit; 1 additional for a secondary suite (allowed in RS-4 only)		
* Exact dimensions to be determined at time of building design; dimensions may not exceed the indicated maximum and minimum requirements			

Both the existing RT-1 zoning and proposed RS-4 zoning allow for one single family dwelling per lot, and a secondary suite. In the RT-1 zone a two-unit (duplex) would be permitted as an alternative to one single family dwelling, but no secondary suites would be permitted within the duplex. In the proposed RS-4 zoning each new lot would be permitted a secondary suite. As outlined in ‘Table 2: Permitted Accessory Uses RS-1 and RS-4 Zones’, additional permitted uses include a registered secondary suite and a coach house (staff are currently reviewing provisions for coach houses, approvals of which were put on hold by previous Councils).

Table 2: Permitted Accessory Uses RS-4 Zone

RS-4	
<i>A one-unit residential use in conjunction with not more than one (1) of the following accessory uses:</i>	
Child care centre	Bed and Breakfast
Boarding use	Vacation Rental
Registered secondary suite	Home occupation
Coach house	Care facility

Council’s approval of the proposed rezoning and associated Development Variance Permit and Development Permit, and subsequent subdivision approval by the City’s Approving Officer, would allow for a maximum of four units (two principal homes and two suites), which is a net increase of two units from what is currently permitted at the site if the properties were to be redeveloped under the RT-1 zone.

Required Parking

Under the existing RT-1 zoning a minimum four (4) spaces would be required if the property is used as a duplex (two parking spaces are needed to service each principal residence), and a minimum three spaces would be required if developed as a single family dwelling with a secondary suite (one additional space for the secondary suite). If the rezoning and subdivision proceeds a minimum of six (6) spaces total would be required if both lots had a principal dwelling and secondary suite, as designed in the architectural drawings submitted for the applicant’s Major Development Permit.

Tree Management

An Arborist Report prepared by Huckleberry Landscape Design identifies three (3) protected trees on the property, all walnut trees in the rear yard. The arborist report concludes that one (1) of these trees need to be removed and replaced due to poor condition (disease and decay in the main stem), and the other two trees will be retained.

A Tree Management Permit (TMP) will be required prior to the demolition and construction stages to address tree protection requirements, as well as any tree removals and replacements that may be necessary. For the removal of the one (1) protected tree the applicant would be required to provide two (2) replacement trees on site and/or provide cash-in-lieu at a rate of \$1,500 per replacement tree, to be used by the City for planting and maintaining trees on City-owned land.

Public Information Meeting and Public Feedback

The applicant held a public information meeting on August 15, 2018 at the White Rock Library (15342 Buena Vista Avenue). Sixty-four (64) letters were delivered to White Rock property owners and occupants within 100 metres of the subject property. The meeting was also advertised in the August 3rd and 10th, 2018 issues of the Peace Arch News.

Six (6) residents signed the attendance sheet at the meeting and five (5) attendees submitted feedback forms, all in favour of the development application.

One (1) email correspondence was received after the Public Information Meeting in favour of the development application.

All public correspondence, including feedback forms, and email correspondence, is included in Appendix F.

Internal Circulation

The application was circulated to the Building, Engineering, Operations, Fire, Parks and Parking Departments for review and comments.

The Fire Department noted that an additional fire hydrant may be required. An assessment would be required prior to subdivision of the property.

The Engineering and Operations Department noted the following:

- The applicant is required to conduct a CCTV assessment for the existing sanitary and storm mains fronting the property to confirm their condition and capacity.
- A water serviceability report is required for this property.
- The applicant is required to remove the existing letdown, curb and sidewalk and replace with two new letdowns.
- The applicant is required to submit a crossing application for the proposed boulevard crossings to the satisfaction of the Director of Engineering and Municipal Operations. Boulevard crossings must be between 4.5m to 6.0m and must slope up a minimum 2% from the back of letdown to the property line, and from the property line to garage slab, the access cannot exceed 15%. The permitted crossing material may be asphalt, pavers or broom finished concrete.
- The applicant is required to provide road paving to centreline and reinstate centreline.
- The applicant is required to provide cash-in-lieu for undergrounding of existing overhead wires and pole removal.
- The applicant is required to install additional ducting in frontage for City's future fibre network.

- The applicant is required to replace existing streetlight with new black powder coated LED streetlight.
- The applicant is required to enter into a servicing agreement and provide security for offsite improvements, to the satisfaction of the Director of Engineering and Municipal Operations

No other issues were identified. Staff have noted in the recommendations that the Servicing Agreement (resolving the items noted above), and demolition of the existing buildings and structures are recommended to be completed prior to final adoption of the zoning amendment bylaw.

External Circulation

The application was also forwarded to the Surrey School District #36 for review and comment. School District #36 stated that the projected number of students resulting from this development proposal is one (1) elementary student and one (1) secondary student. These projections do not indicate a significant impact on school capacity.

Advisory Design Panel

As the proposed lot width for the new lots is less than 12.1 metres, the proposal qualifies as “intensive residential development” according to the OCP and is subject to the requirement for a form and character Major Development Permit and evaluated under the Mature Neighbourhood Infill Development Permit Area guidelines. The application process for a form and character Development Permit includes review by the City’s Advisory Design Panel (ADP).

The ADP initially reviewed the application on November 20, 2018.

Following the presentation and discussion, the Panel recommended that the application return to the Advisory Design Panel for further review with revised plans that reflect the applicant’s design intention and address the concerns raised during the Panel’s discussion, including:

- There was some concern that the eventual building heights may project beyond what has been proposed in the plans in order to accommodate features to meet BC Building Code requirements that were not accounted for in the drawings.
- The Panel discussed the ‘mirroring’ interior room layout of the two houses and aligned window placement, and noted that there may be a loss of privacy between the two homes.
- Additional consideration should be given to the entrances of both homes, and the accessibility and light access for both secondary suites.
- Clarification was requested regarding the proposed removal of a tree at the rear of the lot, and the Panel noted that excavation and landscaping improvements may be taking place within the tree protection zone of existing trees on the site.
- Additional soil volumes for plantings would need to be increased to at least one metre to be sufficient for long-term success.
- The Panel requested more information, including a final site grading plan, revised site plan showing driveway locations and detailed plans for landscaping.

The second review of the application by the ADP occurred on April 23, 2019. The applicant responded to the ADP resolution from the first meeting by:

- Confirming they have designed the building to be within the maximum height as measured from average natural grade.

- Illustrating how the windows have been staggered where they previously aligned directly, and also converted to clerestory (above eye level) in one of the units where they are still aligned (regarding the privacy concerns arising from previously aligned window placement between the two new homes).
- Widening the basement wells in the back of the homes to improve the accessibility and light access for both secondary suites.
- Lowering the garage height of the homes to improve the visual prominence of the main entrances to the homes relative to the garages.
- Noting they have addressed the soil depths and simplified the proposed plantings, including converting the rear yards to regular lawn from turf.

The Panel commended the applicant for their changes, with the following items discussed further by the Panel:

- Noting that despite the off-centred location of the windows that it will be possible to view into the other home when looking through the windows at an angle.
- Noting that the driveway for one of the units appears to have a City street light in the boulevard which may be an obstacle for the driveway access.
- The Panel requested that on the shared property line between the two units that dense planting be provided on either side of the driveway to prevent the entire front area from being hardscaped.
- It was suggested that the applicant may need to consider providing continuous pavers on the side yard walkway to the secondary suite for firefighter and resident access.

Following discussion, the Advisory Design Panel recommended that the application for the development proposal at 15894 Roper Avenue proceed to Council subject to the applicant giving further consideration to the following revisions:

1. Consider revising the driveway configuration to account for the impact of the existing City street light in the boulevard, or the potential requirement to relocate the street light; and
2. Consider adding dense planting between the units adjacent to the driveways.

The applicant has subsequently submitted revised drawings to address the above concerns, showing the relocation of the streetlight to the west and dense planting added between the driveways.

Planning Review

OCP Land Use Designation

The proposal is consistent with the objectives and policies of the OCP 'Mature Neighbourhood' land use designation. As the 'Mature Neighbourhood' is characterized by low-scale residential uses, such as single-family dwellings with secondary suites, duplexes, and triplexes, the proposed rezoning and subdivision application meets the intent of the OCP.

The proposed rezoning from RT-1 to RS-4 to accommodate the proposed two-lot subdivision would create further single-detached and gentle infill opportunities, support different housing choices, while maintaining the character of the existing mature single-family neighbourhood. It is anticipated that the two secondary suites within the new homes would provide more affordable housing options in the community relative to if the site were not subdivided and rebuilt as either a new duplex or a larger single family dwelling with either one or no secondary suites. Both

duplexes and secondary suites contribute to broadening the housing options available in the community, and staff support both types of housing.

Development Permit Area Guidelines

The ‘Mature Neighbourhood Infill’ Development Permit Guidelines aim to ensure the compatibility of new infill development within established neighbourhoods and with adjacent existing buildings, while enhancing the character of the built environment in the City. If the proposed lot widths were 12.1 metres or larger, the development would not require a Development Permit or design review and would only be subject to review for compliance with the Building Code.

Staff consider that the proposed building designs provide for some variation in colour, materials and massing between the proposed homes to give each home its own visual identity. The reduction of the garage height in response to the comments from ADP helps to improve the emphasis on the pedestrian entrance. Further, the two-storey height and design expression is deemed appropriate in this context, particularly since the single family home to west has been redeveloped recently with a similar form. Given that most single family builders in White Rock do not use the services of an architect, staff’s expectations for architectural excellence in the drawings and design rationale for these small infill projects is not as high as it is for a commercial, mixed-use, or multi-family development.

A digital rendering of the proposed dwellings and adjacent homes is included in Figure 2 below.

Figure 2: Streetscape Rendering – 15894 Roper Avenue



Additional elevation drawings are provided in the draft Development Permit No. 425 attached as Appendix D.

The applicant’s initial Development Permit Guidelines response is attached.

Development Variance Permit for Lot Width

The proposed lot width is 0.15 metres (6 inches) less than the minimum width typically required in the proposed RS-4 zone. Staff do not object to this minor variance in this instance and it has not been raised as a concern by neighbours.

Public Feedback to Date

At the August 15, 2018 Public Information Meeting, the written responses from all attendees were in support of the application.

BUDGET IMPLICATIONS

Approval of the subdivision following final approval of the rezoning would not result in municipal development cost charges as the increase in number of lots by one is offset by the pre-existing multi-unit (duplex) development.

OPTIONS

The Land Use and Planning Committee can recommend that Council:

1. Give first and second readings to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15894 Roper Avenue) Bylaw, 2019, No. 2310” as presented, authorize staff to schedule a Public Hearing, and direct staff to resolve engineering issues, and demolition of existing structures prior to final adoption of the bylaw;
2. Reject “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15894 Roper Avenue) Bylaw, 2019, No. 2310,” or
3. Defer consideration of “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15894 Roper Avenue) Bylaw, 2019, No. 2310” and refer the application to staff to address any issues identified by Council.

Staff recommend Option 1.

CONCLUSION

The City of White Rock has received an application to rezone 15894 Roper Avenue from ‘RT-1 Two Unit (Duplex) Residential Zone’ to ‘RS-4 One Unit (12.1 m lot width) Residential Zone’ to allow the subdivision of the property into two lots.

The proposal is consistent with the objectives and policies of the ‘Mature Family’ OCP land use designation intended for the subject property, and the proposed gentle infill will add to White Rock’s housing stock without significantly changing the character of the existing single family neighbourhood. Staff recommend Council give first and second readings and authorize staff to schedule a Public Hearing for this application.

If Council approves the rezoning application, the associated Development Variance Permit for lot width and Development Permit for form and character would need to be approved by Council prior to subdivision, and would be brought forward in their final form after final adoption of the zoning amendment bylaw.

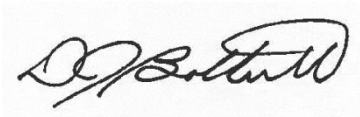
Respectfully submitted,



Carl Isaak
Director of Planning and Development Services

Comments from the Acting Chief Administrative Officer:

I concur with the recommendations of this corporate report.

A handwritten signature in black ink, appearing to read 'Dan Bottrill', is written over a light gray rectangular background.

Dan Bottrill
Chief Administrative Officer

Appendix A: Location and Ortho Photo Maps

~~Appendix B: Draft Zoning Amendment Bylaw No. 2310~~

~~Appendix C: Draft Development Variance Permit No. 424~~

Appendix D: Draft Development Permit No. 425

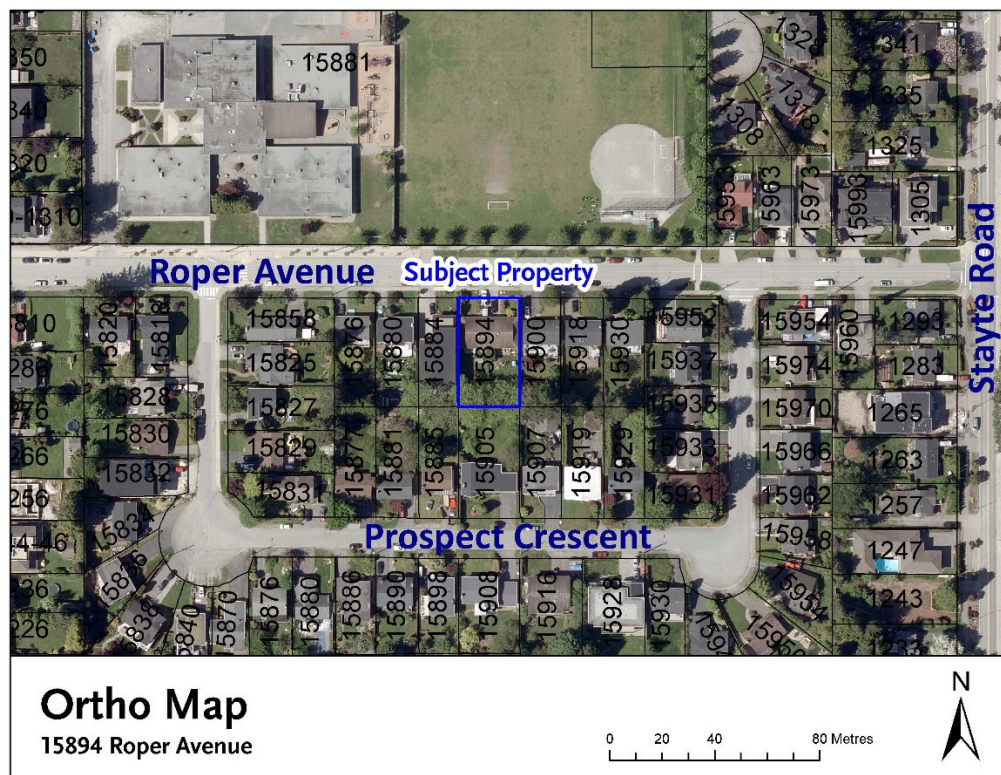
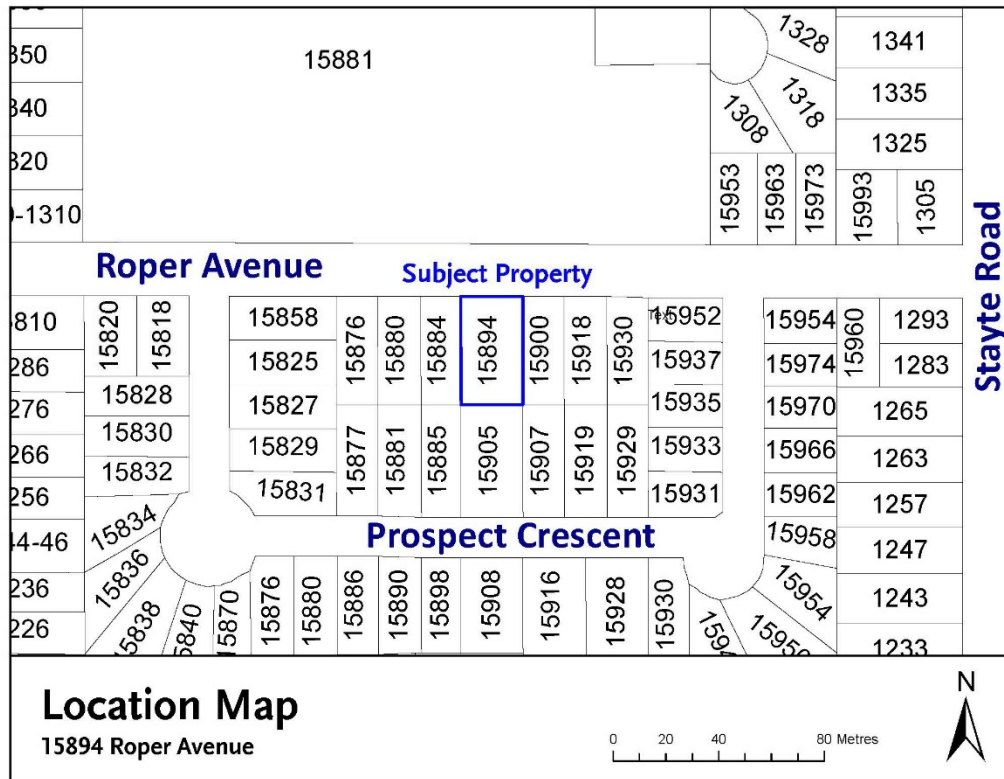
Appendix E: Preliminary Subdivision Plan

Appendix F: Public Feedback

Appendices B & C are noted at the front of this information package.

APPENDIX A

Location and Ortho Photo Maps



**THE CORPORATION OF THE
CITY OF WHITE ROCK**

DEVELOPMENT PERMIT NO. 425



1. This Development Permit No. 425 is issued to **Rosie Saluja** as the owner and shall apply only to ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

Legal Description:

Lot 196 Section 11 Township 1 New Westminster District Plan 34131
(15894 Roper Avenue)

PID: 004-510-666

as indicated on Schedule A

2. This Development Permit No. 425 is issued pursuant to the authority of Sections 490 and 491 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, the "White Rock Official Community Plan Bylaw, 2017, No. 2220" as amended, and in conformity with the procedures prescribed by the "City of White Rock Planning Procedures Bylaw, 2017, No. 2234" as amended.
3. The terms, conditions and guidelines as set out in "White Rock Official Community Plan Bylaw, 2017, No. 2220" as amended, that relate to "Mature Neighbourhood Infill Development Permit Area" shall apply to the area of land and premises hereinbefore described and which are covered by this Development Permit.
4. Permitted Uses of Land, Buildings and Structures
 - (i) Land, buildings, and structures shall only be used in accordance with the provisions of the "RS-4 One-Unit (12.1m Lot Width) Residential Zone" of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended.
5. Dimensions and Siting of Buildings and Structures on the Land

All buildings and structures to be constructed, repaired, renovated, or sited on said lands, following subdivision into two lots, shall be in substantial compliance with the Plans prepared by Creative Spaces and Huckleberry Landscape Design respective to each new lot and attached hereto in accordance with the provisions of Section 491 of the *Local Government Act*:

Schedule B	Landscape Site Plan
Schedule C	Building Elevations

Schedule D Renderings

These Plans form part of this development permit.

6. Terms and Conditions:

- a) The applicant shall enter into a Servicing Agreement to provide frontage improvements and works and services in accordance with Section 506 and Section 507 of the *Local Government Act*, to the acceptance of the Director of Engineering and Municipal Operations; and
 - b) The applicant shall provide landscaping for the development in substantial compliance with the Landscape Plan (Schedule E) to the acceptance of the Director of Planning and Development Services and the Director of Engineering and Municipal Operations.
7. In the interpretation of the Development Permit all definitions of words and phrases contained in Sections 490 and 491 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, and the “White Rock Official Community Plan Bylaw, 2017, No. 2220”, as amended, shall apply to this Development Permit and attachments.
8. Where the holder of this Permit does not obtain the required building permits and commence construction of the development as outlined in this Development Permit within two years after the date this Permit was authorized by Council, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized further time extension of the Permit.
9. This permit does not constitute a subdivision approval, a tree management permit, a demolition permit, or a building permit.

Authorizing Resolution passed by the Council for the City of White Rock on the _____ day of _____, 2019.

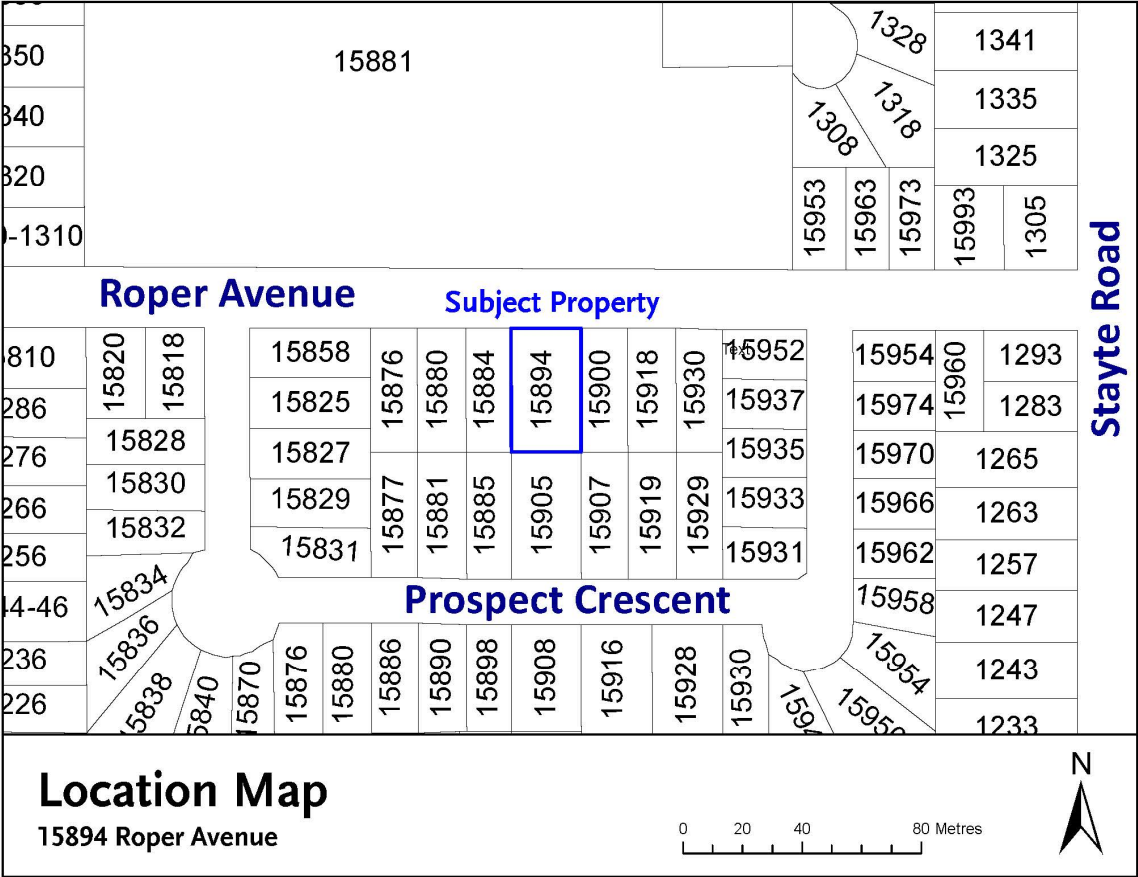
This development permit has been executed at White Rock, British Columbia on the _____ day of _____ 2019.

The Corporate Seal of THE CORPORATION
OF THE CITY OF WHITE ROCK was hereunto
affixed in the presence of:

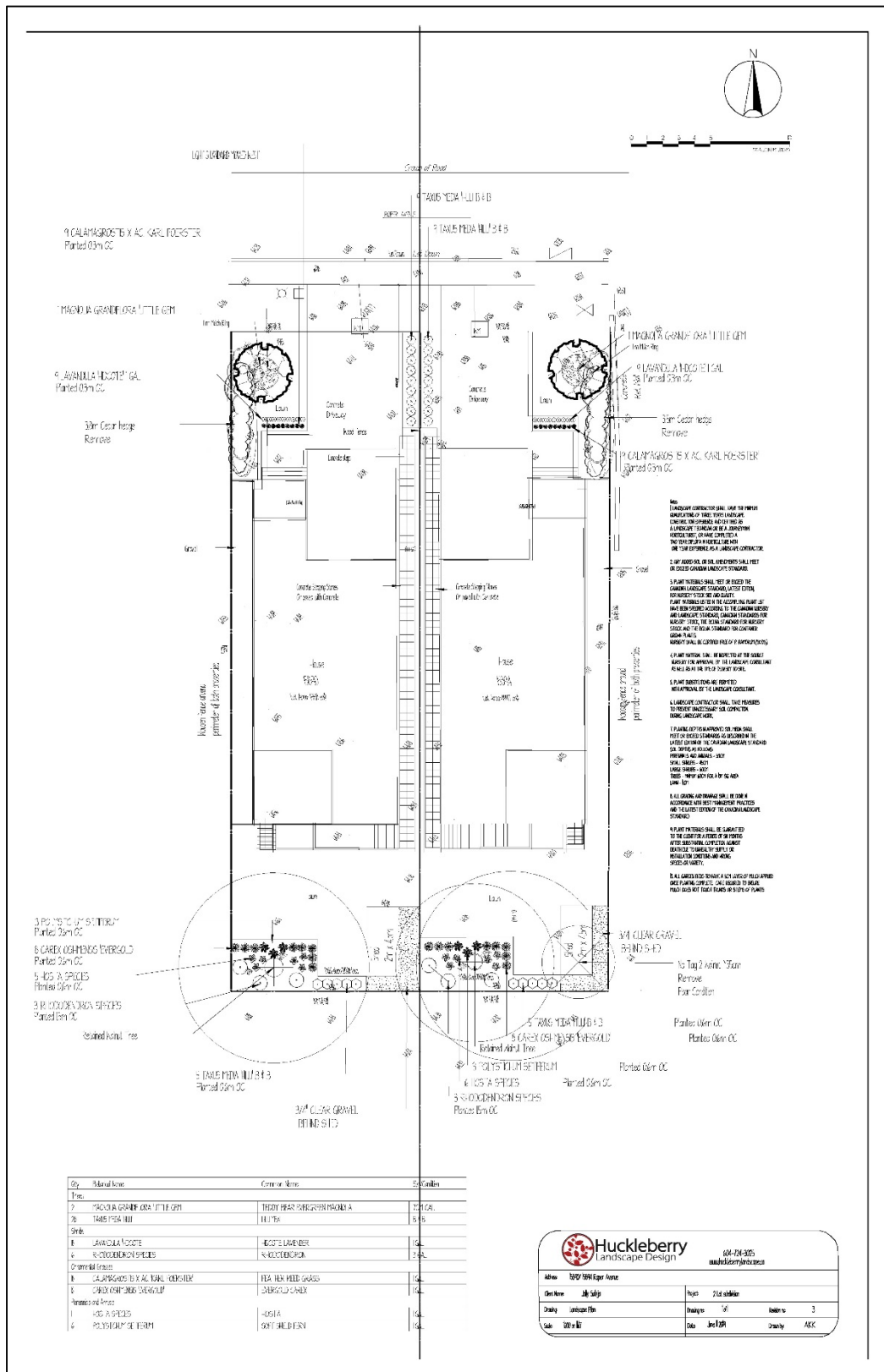
Mayor
Authorized Signatory

Director of Corporate Administration
Authorized Signatory

Schedule A – Location Map



Schedule B – Landscape Site Plan



Schedule C – Building Elevations

		CREATIVE SPACES
LEFT SIDE ELEVATION	FRONT ELEVATION	ROPER STREET WHITE ROCK
		EXTERIOR RENDERINGS
RIGHT SIDE ELEVATION	REAR ELEVATION	DRAWN BY: S.A. & J.H. DATE: MARCH 16TH, 2019 SCALE: NTS SHEET: 01 OF 2

		CREATIVE SPACES
LEFT SIDE ELEVATION	FRONT ELEVATION	ROPER STREET WHITE ROCK
		EXTERIOR RENDERINGS
RIGHT SIDE ELEVATION	REAR ELEVATION	DRAWN BY: S.A. & J.H. DATE: MARCH 16TH, 2019 SCALE: NTS SHEET: 02 OF 2

Schedule D – Renderings



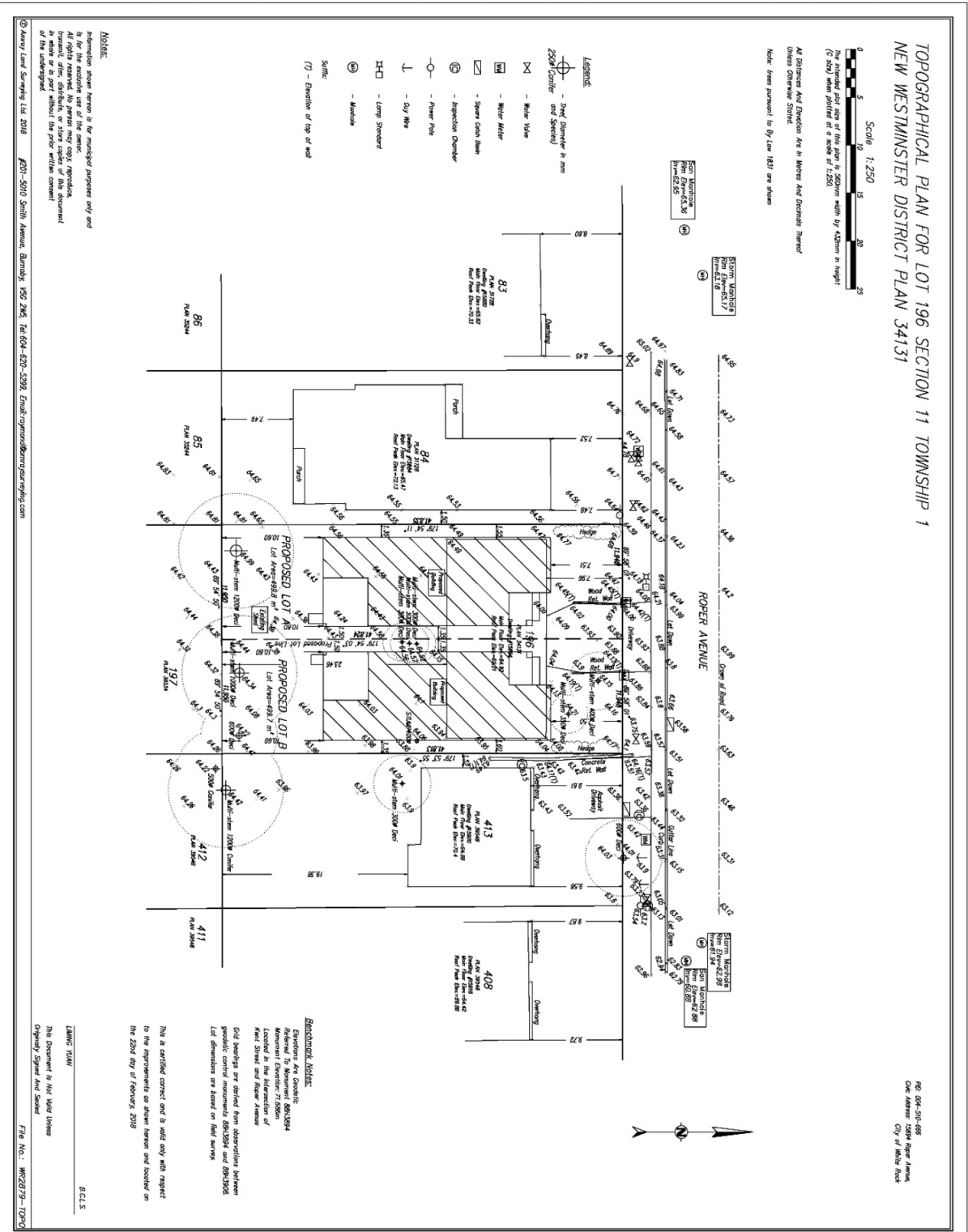
15894 ROPER AVENUE 15890 ROPER AVENUE 15896 ROPER AVENUE

DATE:	TITLE:		
DRAWN:	3D RENDERINGS		
SCALE:	RY TO SCALE	CHECKED BY:	
DRAWING NO.			

PROPOSED 3D RENDERINGS FOR MR. JOLLY S. SALUJA AT:
15890 ROPER AVENUE, WHITE ROCK, B.C. – THE HOUSE ON RIGHT HAND SIDE.
15894 ROPER AVENUE, WHITE ROCK, B.C. – THE HOUSE ON LEFT HAND SIDE.

APPENDIX E

Preliminary Subdivision Plan



APPENDIX F

Public Information Meeting Feedback Forms and Public Correspondence

**Feedback from Public Information Meeting
Zoning Bylaw Amendment, Development Variance Permit,
Major Development Permit, and Subdivision Application
15894 Roper Avenue
August 15, 2018**

1. Please provide your name and address. (please print clearly)

Name: Jos Cuij

Address: White Rock Dr.

2. Do you agree with the proposed development application?

Yes ☒ No ☐ Undecided ☐

Please comment.

[illegible]

Thank you for your participation. If you have any questions, please contact:

Jessica Jiang
Planner
City of White Rock
604-541-2159
jjiang@whiterockcity.ca

Jolly Saluja
Applicant
604-537-6717
Jollysaluja1@gmail.com

**Please note that your completed feedback form will be disclosed to the public and presented to Mayor and Council as part of the information package attached to this application. Any personal information or commentary you provide on this form will become public record.*

**Feedback from Public Information Meeting
Zoning Bylaw Amendment, Development Variance Permit,
Major Development Permit, and Subdivision Application
15894 Roper Avenue
August 15, 2018**

1. Please provide your name and address. (please print clearly)

Name: Christine Makasoff

Address: 15908 Prospect Cres.

2. Do you agree with the proposed development application?

Yes ☒ No ☐ Undecided ☐

Please comment.

I believe that two single family
homes is more desirable ~~than~~ to buyers
than a duplex. There are many successful
subdivisions in the area that have small lots
and buyers are very interested in them
because they are affordable and independently
owned.

A duplex has less flexibility for the
home owner.

Thank you for your participation. If you have any questions, please contact:

Jessica Jiang
Planner
City of White Rock
604-541-2159
jjiang@whiterockcity.ca

Jolly Saluja
Applicant
604-537-6717
Jollysaluja1@gmail.com

**Please note that your completed feedback form will be disclosed to the public and presented to Mayor and Council as part of the information package attached to this application. Any personal information or commentary you provide on this form will become public record.*

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**Feedback from Public Information Meeting
Zoning Bylaw Amendment, Development Variance Permit,
Major Development Permit, and Subdivision Application
15894 Roper Avenue
August 15, 2018**

1. Please provide your name and address. (please print clearly)

Name: GURPREET HANU

Address: 1010 Dolphin street (WR)

2. Do you agree with the proposed development application?

Yes ☒ No ☐ Undecided ☐

Please comment.

I do support the project.
Cliff du

Thank you for your participation. If you have any questions, please contact:

Jessica Jiang
Planner
City of White Rock
604-541-2159
jjiang@whiterockcity.ca

Jolly Saluja
Applicant
604-537-6717
Jollysaluja1@gmail.com

**Please note that your completed feedback form will be disclosed to the public and presented to Mayor and Council as part of the information package attached to this application. Any personal information or commentary you provide on this form will become public record.*

**Feedback from Public Information Meeting
Zoning Bylaw Amendment, Development Variance Permit,
Major Development Permit, and Subdivision Application
15894 Roper Avenue
August 15, 2018**

1. Please provide your name and address. (please print clearly)

Name: JASBIR SINGH NAHAR

Address: 1390-FINLAY ST. WHITE ROCK, BC

2. Do you agree with the proposed development application?

Yes ☒ No ☐ Undecided ☐

Please comment.

Happy to see new construction
Replacing old house.
with new landscaping,

Thank you for your participation. If you have any questions, please contact:

Jessica Jiang
Planner
City of White Rock
604-541-2159
jjjiang@whiterockcity.ca

Jolly Saluja
Applicant
604-537-6717
Jollysaluja1@gmail.com

**Please note that your completed feedback form will be disclosed to the public and presented to Mayor and Council as part of the information package attached to this application. Any personal information or commentary you provide on this form will become public record.*

-----Original Message-----

From: Gurpreet Nahal < >
Sent: Monday, August 13, 2018 12:08 PM
To: Jessica Jiang <JJiang@whiterockcity.ca>
Subject: 15895-15890

Hi
2 lot subdivision is at 15894-15890 Roper Avenue White Rock

My address is 15731 Roper ave and I fully support the project

Thank you
Preet

SEPTEMBER 30, 2019 – REGULAR COUNCIL MEETING

8.1.3 BYLAW 2310 - WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT (RS-4 – 15894 ROPER AVENUE) BYLAW, 2019, NO. 2310

Bylaw 2310 proposes to rezone a property at 15894 Roper Avenue from 'RT-1 Two Unit (Duplex) Residential Zone' to 'RS-4 One Unit (12.1 m lot width) Residential Zone' to permit the subdivision of the existing lot into two 11.94 m wide lots, and allow for the construction of a new single family dwelling on each new lot.

2019-429 It was MOVED and SECONDED

THAT Council:

1. Gives first, second and third reading to "*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15894 Roper Avenue) Bylaw, 2019, No. 2310*"; and
2. Directs staff to schedule the joint public hearing for "*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15894 Roper Avenue) Bylaw, 2019, No. 2310*" and public meeting for Development Variance Permit No. 424.

CARRIED

Councillor Kristjanson voted in the negative

SEPTEMBER 30, 2019 – LAND USE AND PLANNING COMMITTEE

5. APPLICATION FOR ZONING AMENDMENT, MAJOR DEVELOPMENT PERMIT, AND DEVELOPMENT VARIANCE PERMIT – 15894 ROPER AVENUE (ZON/MJP/DVP/SUB 18-006)

Corporate report dated September 30, 2019 from the Director of Planning and Development Services titled "Application for Zoning Amendment, Major Development Permit, and Development Variance Permit – 15894 Roper Avenue (ZON/MJP/DVP/SUB 18-006)".

The Director of Planning and Development Services introduced the corporate report with a PowerPoint presentation, and the following comments were noted:

- It is proposed that a duplex home is divided into two (2) separate homes;
- The neighbourhood is zoned for a duplex, which is why this application is before the City for a re-zoning application;
- The interior setbacks are 4.3 feet from the property line, which is approximately 8.6 feet between homes (wall to wall).

2019-LU/P-027 **It was MOVED and SECONDED**

THAT the Land Use and Planning Committee:

1. Receives for information the corporate report dated September 30, 2019 from the Director of Planning and Development Services, titled “Application for Zoning Amendment, Major Development Permit, and Development Variance Permit – 15894 Roper Avenue (ZON/MJP/DVP/SUB 18-006)”;
2. Recommends that Council give first and second readings to “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15894 Roper Avenue) Bylaw, 2019, No. 2310*”;
3. Recommends that Council direct staff to schedule the joint public hearing for “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15894 Roper Avenue) Bylaw, 2019, No. 2310*” and public meeting for Development Variance Permit No. 424;
4. Recommends that Council direct staff to resolve the following issues prior to final adoption:
 - a. Ensure that all engineering requirements and issues including servicing agreement completion are addressed to the satisfaction of the Director of Engineering and Municipal Operations; and
 - b. Demolition of existing buildings and structures to the satisfaction of the Director of Planning and Development Services; and
5. Recommends that Council consider issuance of Development Variance Permit No. 424 and Development Permit No. 425 following adoption of “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15894 Roper Avenue) Bylaw, 2019, No. 2310*”.

CARRIED

Councillor Kristjanson voted in the negative