



THE CORPORATION OF THE
CITY OF WHITE ROCK
15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6

September 9, 2020

A **DIGITAL MEETING** of the **BOARD OF VARIANCE** will be held using **MICROSOFT TEAMS** on **WEDNESDAY, September 16, 2020 at 3:30 p.m.** for the transaction of business listed below.

Tracey Arthur, Director of Corporate Administration

A G E N D A

1. CALL TO ORDER

2. ADOPTION OF THE AGENDA

RECOMMENDATION

THAT the board of variance adopts the September 9, 2020 agenda as circulated.

3. ADOPTION OF THE MINUTES

RECOMMENDATION

THAT the board of variance adopts the minutes from the July 22, 2020 meeting as circulated.

4. APPEAL SUBMISSIONS TO THE BOARD OF VARIANCE

4.1 BOV 20-013, 15475 Victoria Avenue

- i. Relax the requirement for a 4.5m clear area from the exterior lot corner for walls more than 1.0m high by 0.16m for the corner of the principal building and by 4.5m for the guardrail (Zoning Bylaw Section 4.12.1);
- ii. Remove the requirement for a 45-degree angle of containment commencing at 6.0 above the natural grade at the base of the wall (Zoning Bylaw Section 6.3.5 (1));
- iii. Relax the requirement for an exterior side yard setback of 3.0 metres for a distance of 7.5 metres from the front lot line and 1.5 metres from that point to the rear lot line to 1.2 metres for the entire exterior side yard setback (Zoning Bylaw Section 6.3.6 (3)).

5. CONCLUSION OF THE MEETING

HOW TO ACCESS DIGITAL MEETING

Meetings of the BOV are open to the public, however, only members of the applications and representatives are permitted to discuss the merits of a proposal. Should you wish to join and observe the "Microsoft Teams" meeting, please email avonhausen@whiterockcity.ca by noon September 16, 2020 (quote "BOV Meeting – September 16, 2020" in the subject bar) to receive an invitation to attend.

THE CORPORATION OF THE
CITY OF WHITE ROCK
15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6

Minutes from a **BOARD OF VARIANCE** meeting held at the City of White Rock Council Chambers at 15322 Buena Vista Avenue on **Wednesday, July 22 at 3:30 p.m.**

BOARD MEMBERS: L. EBENAL
J. GILL
G. PARKIN

ABSENT: None

STAFF: C. ISAAK
G. NEWMAN
A. VON HAUSEN

GUESTS: PARDEEP KOONER (OWNER / APPLICANT) 14768 GORDON
DAVID SHEESHKA, NEIGHBOURGH (14774 GORDON)
KEN JONES, RESIDENT

1. CALL MEETING TO ORDER

The meeting was called to order at 3:35 p.m.

2. RESOLUTION RE DIGITAL METINGS

It was MOVED and SECONDED

THAT the Board of Variance hold meetings as digital meetings using Microsoft Teams recognizing the COVID-19 global pandemic and efforts to support physical distancing.

CARRIED

3. ADOPTION OF AGENDA

It was MOVED and SECONDED

THAT the Agenda for the Board of Variance meeting scheduled for July 22, 2020, be approved.

CARRIED

4. ADOPTION OF MINUTES

It was MOVED and SECONDED

THAT the Minutes from the February 12, 2020 Board of Variance meeting be adopted as circulated.

CARRIED

5. APPEAL SUBMISSIONS TO THE BOARD OF VARIANCE

BOV 20-006, 14768 Gordon Avenue

The Board heard from the applicant (owner), Pardeep Kooner, who was seeking to vary the maximum permitted building height within the RS-2 Zone, by 0.45 metres (1.48 feet), to allow for a maximum building height of 8.15 metres (26.74 feet) whereas the RS-1 Zone permits a maximum height of 7.7 metres (25.26 feet).

The hardship expressed by the proponent is summarized as follows:

Engineering related requirements under the Street and Traffic Bylaw to accommodate a driveway slope of 15% presents a significant hardship. Accessibility to the main floor of the house would not be achievable as the proponent is designing this house for her mother and the ramp would not work. The height to accommodate the driveway would need to be increased. Applicant presented several exhibits to convey her point about adjacent homes that were not required to follow the Street and Traffic Bylaw requirements. Complying with the bylaw would require the house to be pushed very far back on the site resulting in the loss of views south for the neighbours to the east and west of the subject site.

G. Parkin asked the applicant to confirm the floor-to-ceiling height of each of the three-storeys of the proposed dwelling and subsequently asked whether the height of the third storey, noted by the applicant as being 9 feet in height, could be reduced to 8 feet to lessen the extent of the relief sought.

Mr. Parkin also asked whether the building could be situated further south (i.e., down the slope) so as to further reduce the height variance sought, or to achieve compliance with the maximum height provision of the bylaw. P. Kooner noted that pushing the building south would allow the height to be lowered but would also create a greater loss of southerly (ocean) views for the neighbour to the east.

L. Ebenal asked for confirmation of the height of the abutting dwelling to the west. G. Newman shared on the screen the existing building drawings for the abutting building at 14764 Gordon Avenue. C. Isaak confirmed that the height of the abutting dwelling is 11.6 metres above the flood elevation whereas the current building would be 11.9 metres above this same elevation.

J. Gill asked whether previous terms of the Board of Variance had considered similar applications seeking relief from the maximum height permissions of the Zoning Bylaw. C. Isaak confirmed that there was a similar application at 14342 Marine Drive which, following a deferral back to re-evaluate options to mitigate height, the file was returned to the BOV which approved of a height variance.

G. Parkin asked for confirmation of the extent of relief granted by the BOV. C. Isaak noted that he was aware of the variance but not the exact increase that was granted. A. von Hausen confirmed that the variance request granted a 0.22 m (0.72 ft) height variance.

L. Ebenal asked whether there were any members of the public who wished to speak to the appeal. D. Sheeshka, being the owner of the neighbouring lot to the east (14774 Gordon Avenue), confirmed that the setback of the proposed dwelling from the rear (south) lot line would be 6.45 metres as noted in the drawings. The proponent confirmed that this distance was accurate. Mr. Sheeshka encouraged the owner to look at ways to reduce the height of

the building but was generally supportive of the applicant's efforts to maximize the rear yard available and, in doing so, to lessen the encumbrance of views to the neighbours.

L. Ebenal asked whether the members were prepared to vote on the issue of hardship.

It was MOVED by J. Gill and SECONDED

THAT the applicant would experience hardship, as communicated by the applicant, if the design of the dwelling were to comply with the 7.7 metre maximum height provision of the zoning bylaw.

CARRIED

L. Ebenal asked whether the members were prepared to vote to allow the appeal.

It was MOVED by J. Gill and SECONDED

THAT the appeal be granted

CARRIED

6. CONCLUSION OF THE MEETING

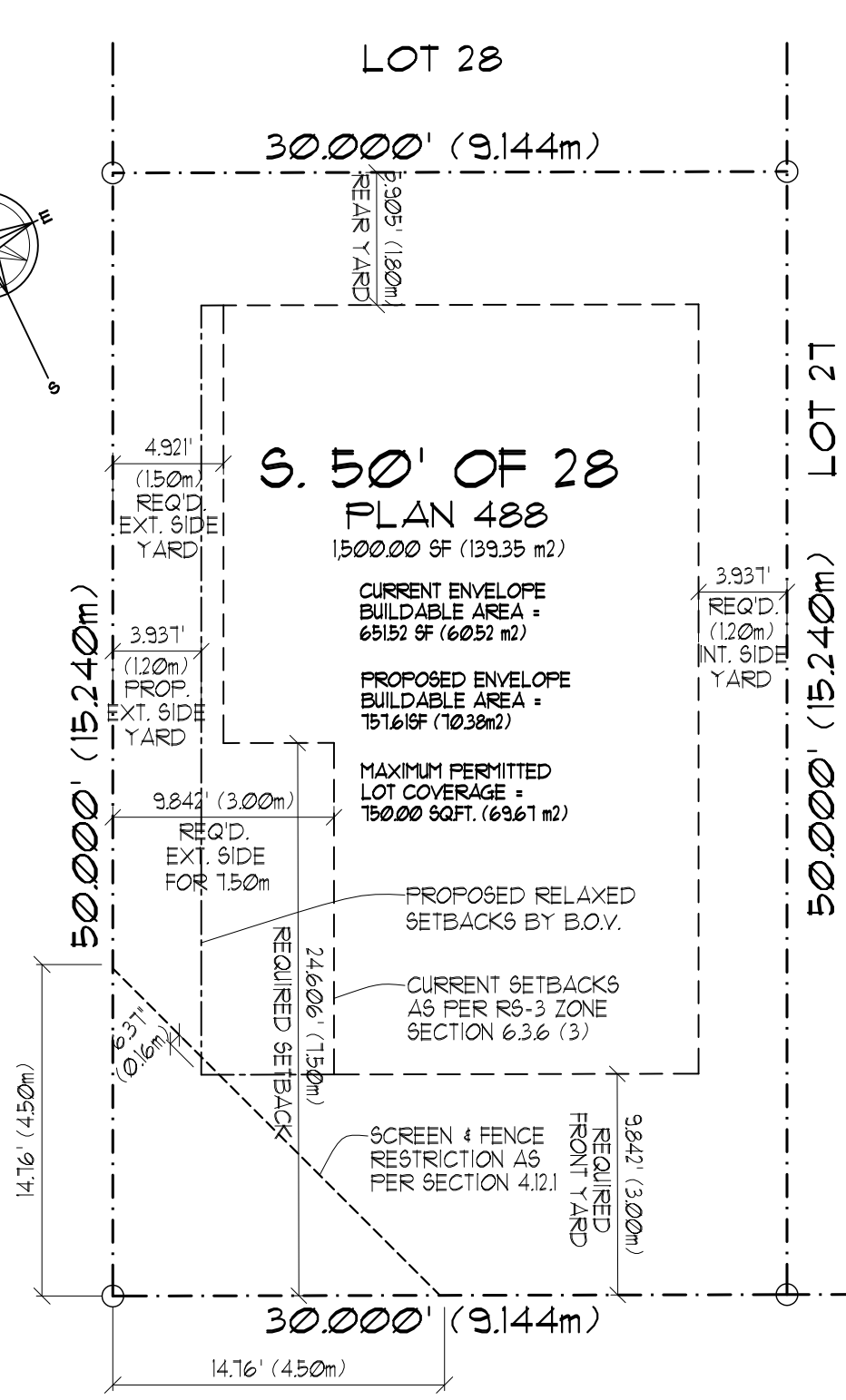
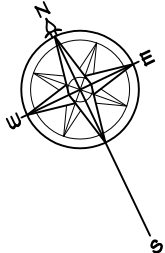
There being no further business, the meeting adjourned at 4:20 p.m.

The foregoing Minutes of are hereby certified correct.

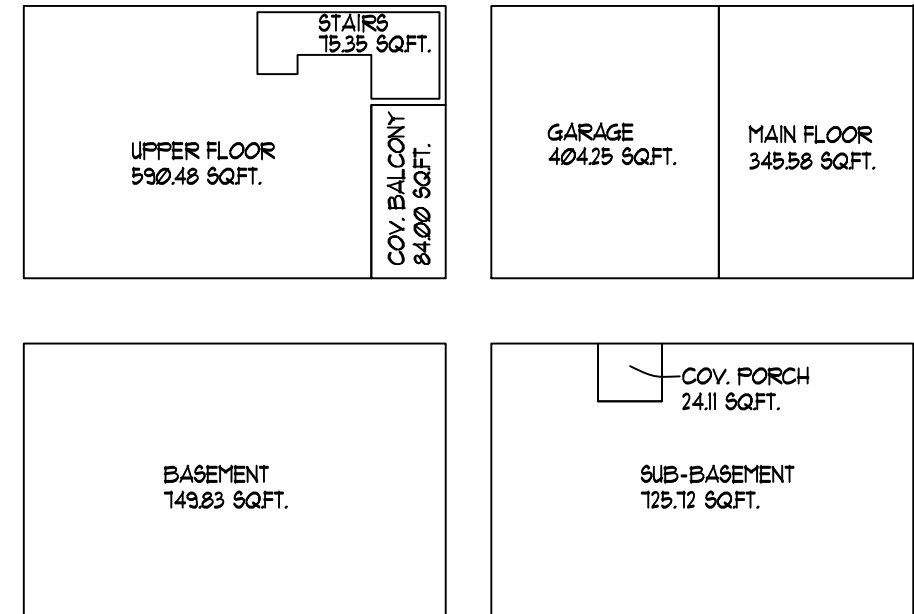
Lorne Ebenal
Chairperson

Greg Newman
Recording Secretary

BALSAM STREET



VICTORIA AVENUE
EXPLANATORY
SITE PLAN



AREA SCHEMATICS
SCALE 1/16" = 1'-0"

PROPOSED ZONING BYLAW RELAXATIONS:

- 4.12.1 A fence, wall or similar structure over 1.0m (3.28ft) in height shall not be permitted within 4.5m (14.76ft) of an exterior lot corner, as defined by the intersection of an exterior side lot line and a front lot line or a rear lot line, where such lines form an interior angle of 135° or less, as illustrated below.
 PROPOSED RELAXATION TO 4.12.1 - CORNER OF BUILDING TO ENCROACH INTO REQUIRED AREA BY 0.16m, GUARDRAIL AROUND BASEMENT WELL TO FULLY ENCROACH.
- 6.3.5 (1) principal buildings shall not exceed a height of 7.7m (25.26ft), and the height of the southerly elevation of the building shall be determined by an angle of containment of 45 degrees to the vertical commencing 6.0m (19.69ft) above the natural grade at the base of the wall as illustrated in sub-section 4.9.
 PROPOSED RELAXATION TO 6.3.5 (1) - REMOVE REQUIREMENT FOR ANGLE OF CONTAINMENT.
- 6.3.6 (3) Notwithstanding the above, the exterior side yard setback requirement for principal buildings and for ancillary buildings and structures shall be 3.0m (9.84ft) for a distance of 7.5m (24.61ft) from the front lot line and 1.5m (4.93ft) from that point to the rear lot line of the lot.
 PROPOSED RELAXATION TO 6.3.6 (3) - MAKE ENTIRE EXTERIOR SIDE SETBACK 1.2m FROM THE FRONT SETBACK LINE TO THE REAR SETBACK LINE.

PROJECT INFORMATION

CLIENT NAME	TREVOR MCGREGOR
SITE ADDRESS	15475 VICTORIA AVENUE, WHITE ROCK BC
PROJECT TYPE	PROPOSED NEW SINGLE FAMILY DWELLING
AUTHORITY HAVING JURISDICTION	CITY OF WHITE ROCK
LEGAL DESCRIPTION	S 50' OF LT 28/ BLK 8/ SEC 11/ NWD/ PL 488/ TWP 1
ZONE	R5-3
SUBDIVISION	INFILL LOT
DESIGN CONTROL CONSULTANT	NOT REQUIRED
BUILDER	T.B.D.
PID	001-903-446

ZONING ANALYSIS

SETBACKS

STRUCTURE	FRONT YARD	REAR YARD	SIDE YARD	FLANKING ST.
PRINCIPAL BUILDING	9.843' (3.0m) *	9.843' (3.0m) *	3.937' (1.2m)	9.843' (3.0m) **
ACCESSORY BUILDINGS	NOT ALLOWED	4.921' (1.5m)	3.937' (1.2m)	4.921' (1.5m)

SPECIAL SETBACK NOTES:

- * FRONT AND REAR YARD IN COMBINATION TO BE NO LESS THAN 29.521' (9.0m) EXCEPT WHERE THE LOT IS LESS THAN 82' DEEP THEN 3.0m FRONT YARD AND 1.8m REAR YARD.
- ** 9.843' (3.0m) FOR A DISTANCE OF 24.606' (7.5m) FROM THE FRONT LOT LINE, THEN 4.921' (1.5m)

LOT AREA	1,500.00 SF	139.35 m ²
-----------------	-------------	-----------------------

FLOOR AREA RATIO		INCLUDED FLOOR AREA CANT'D FLOORS	
ALLOWABLE PERCENT	70%		
ALLOWABLE AREA	1,050.00 SF		97.54 m ²
PROPOSED PERCENT	69.99%		
PROPOSED AREA	936.06 SF	86.96 m ²	

SPECIAL F.A.R. NOTES:

- A BASEMENT IS ANY FLOOR THAT IS AT LEAST 2'0" BELOW THE AVERAGE NATURAL GRADE. BASEMENT AREA PROJECTING BEYOND THE MAIN FLOOR PERIMETER IS NOT INCLUDED IN F.A.R.
- ACCESSORY BUILDING FLR. AREA NOT TO EXCEED 64.58 SF (6.0 S.M)

LOT COVERAGE		INCLUDED FLOOR AREA CANT'D FLOORS GARAGE/CARPORT ACCESSORY BUILDING COVERED DECKS PORCHES DECKS	
ALLOWABLE PERCENT	50%		
ALLOWABLE AREA	1,500.00 SF		69.67 m ²
PROPOSED PERCENT	49.98%		
PROPOSED AREA	1,498.3 SF	69.66 m ²	

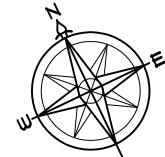
SPECIAL LOT COVERAGE NOTES:

- (1) FOR LOTS GREATER THAN 3,149.52 SF LOT COVERAGE IS 1% LESS FOR EVERY 5% INCREASE IN LOT AREA.
- CANTILEVERED ROOF OVERHANGS (EAVES) ARE NOT INCLUDED IN LOT COVERAGE. LOT COVERAGE IS TO SUPPORT POSTS ONLY.

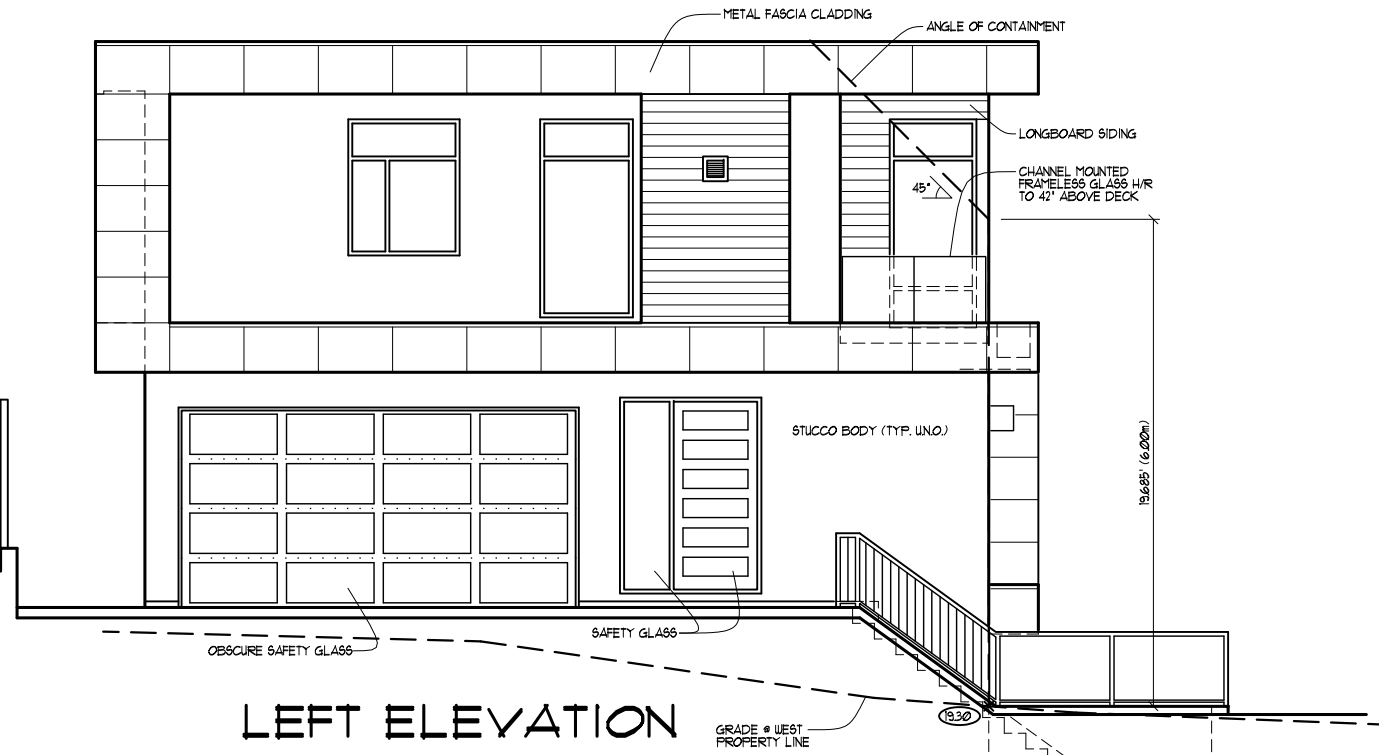
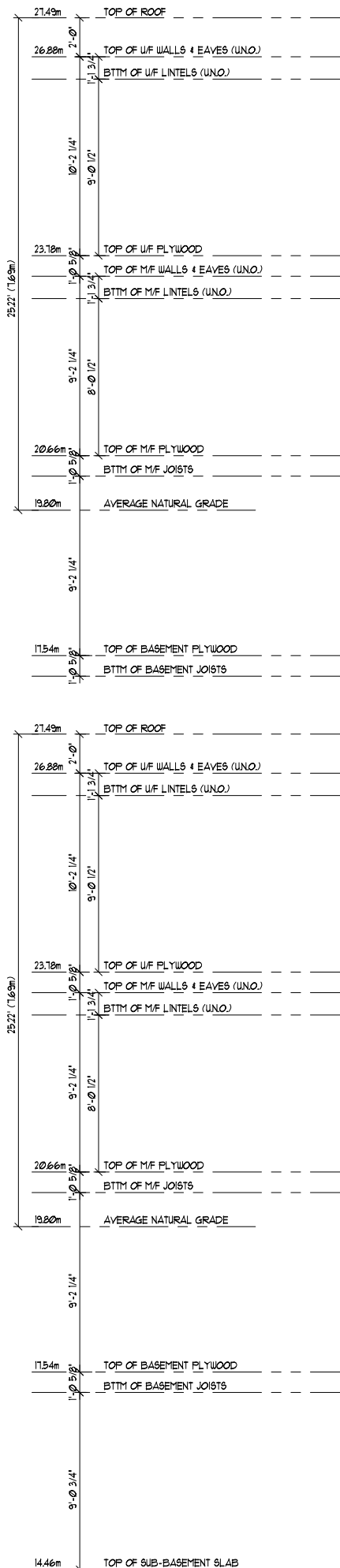
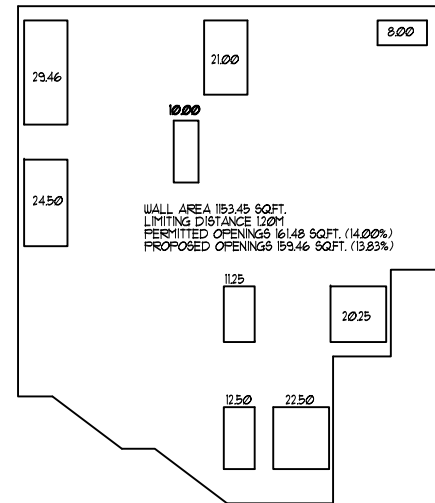
BUILDING HEIGHT		GEODETIC ELEVATIONS	
PRINCIPLE BLDG ALLOWED *	25.26' (7.7m)	ROOF PEAK ELEV	27.49m
ACCESSORY BLDG ALLOWED *	9.843' (3.0m)	ROOF MEAN ELEV	.
PRINCIPLE BLDG PROPOSED	25.22' (7.69m)	UPPER FLOOR CEILING ELEV	26.88m
ACCESSORY BLDG PROPOSED	.	UPPER FLOOR PLYWOOD ELEV	23.78m
BUILDING HEIGHT NOTES: * HEIGHT IS TO THE HIGHEST POINT OF THE BUILDING FROM THE AV. NATURAL GRADE.		MAIN FLOOR PLYWOOD ELEV	20.66m
		AVERAGE NATURAL GRADE	19.80m
		GARAGE SLAB @ ENTRY ELEV	20.42m
		BASEMENT SLAB ELEV	17.54m
DRIVEWAY			
ALLOWABLE SLOPE	15.0%	M.B.E.	.
PROPOSED SLOPE	2.03%	SUB-BASEMENT SLAB ELEV	14.46m
MAX WIDTH @ R	19.68' (6.0m)	SEWER INVERT @ P. L.	.

B.O.V. APPEAL - 15475 VICTORIA AVENUE

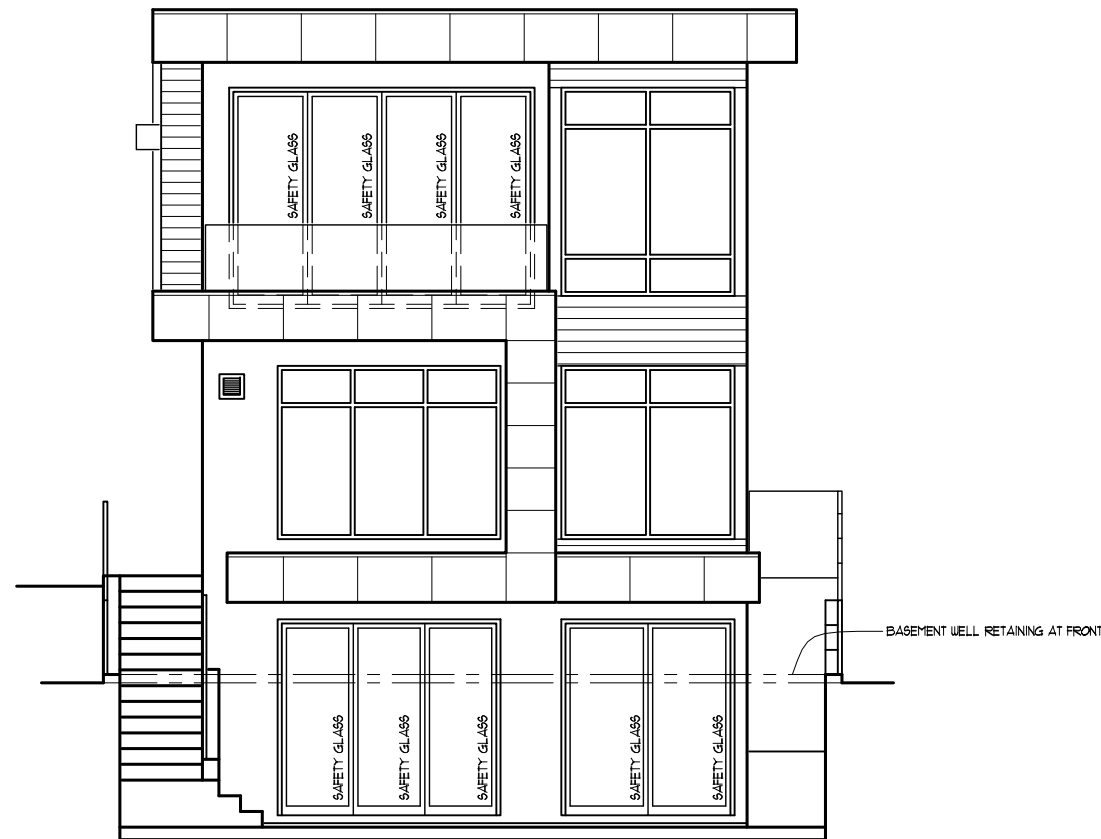
#88 - 1959 - 152nd STREET SOUTH SURREY, BC. V4A 9E3
 PHONE: 604-535-3322 FAX: 1-866-454-4271
 E-MAIL: info@raymondsonterdesigner.ca
RAYMOND S. BONTER, DESIGNER LTD.



EAST WALL LIMITING DISTANCE SCHEMATIC



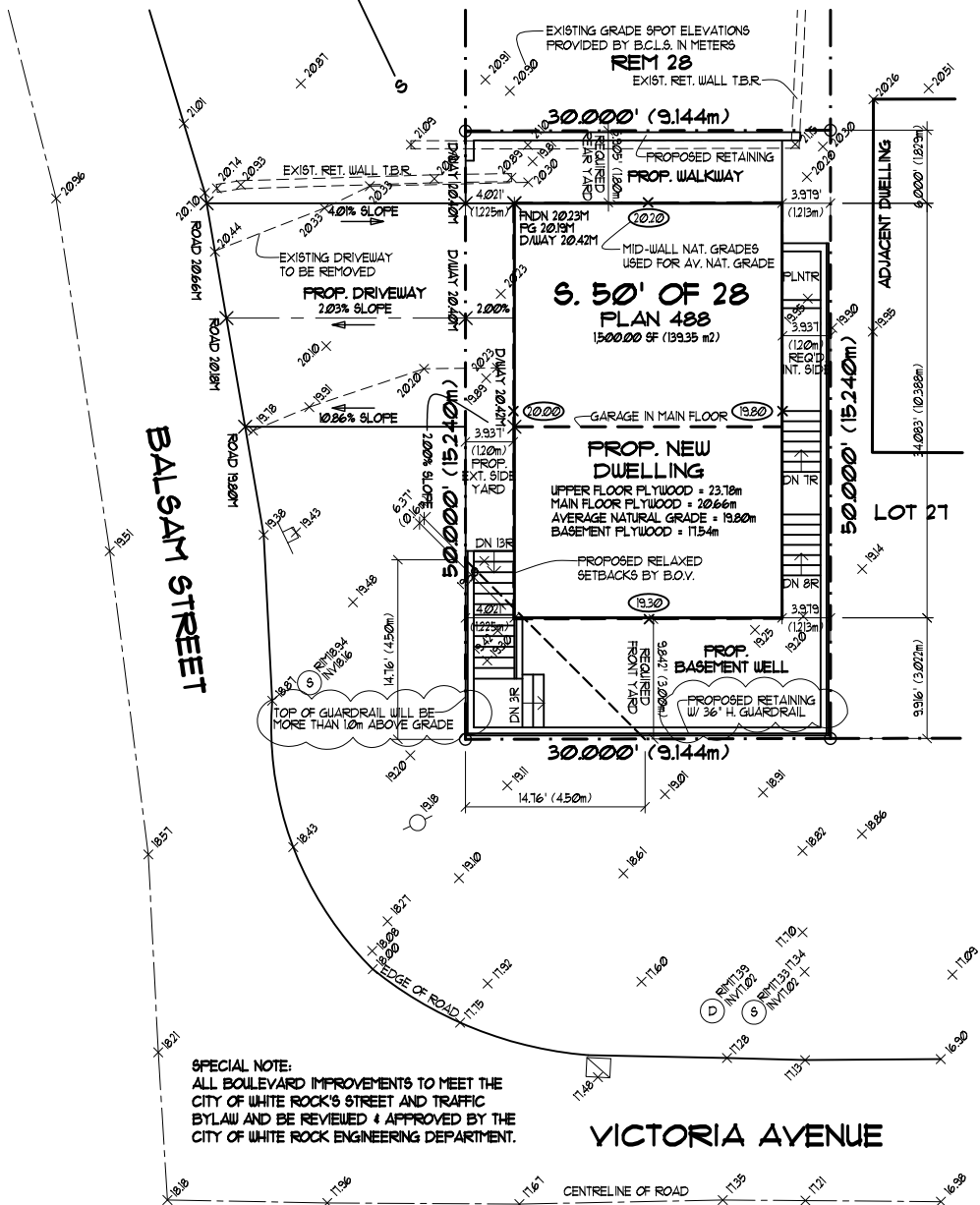
LEFT ELEVATION



FRONT ELEVATION

ARCHITECTURAL SITE PLAN, ELEVATIONS

THESE DRAWINGS SHOULD BE PRINTED ON 11"x17" PAPER TO BE AT SCALE INDICATED. ON REDUCED SIZE THEY WILL NOT BE TO SCALE. AUGUST 26, 2020 SCALE: 1/8" = 1'-0" 2 OF 3



SITE PLAN
SCALE 1/16" = 1'-0"

#88 - 1959 - 152nd STREET
SOUTH SURREY, BC. V4A 9E3
PHONE: 604-535-3322 FAX: 1-866-454-4271
E-MAIL: info@raymondsonterdesigner.ca

RAYMOND S. BONTER, DESIGNER LTD.