

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, May 1, 2019 at 3:30 p.m.**

BOARD MEMBERS: S. PEDDEMORS, Chair
R. COULTER
L. EBENAL

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

GUESTS: Designer, 14342 Marine Drive
Owner, 14342 Marine Drive
Owners, 15513 Victoria Avenue
Neighbour, 14358 Marine Drive
Neighbour, 14358 Sunset Drive
Councillour S. Kristjanson

1. CALL MEETING TO ORDER AND INTRODUCTIONS

The meeting was called to order at 3:30 PM and members and staff were introduced.

2. ADOPTION OF AGENDA

It was MOVED and SECONDED

THAT the Agenda for the Board of Variance meeting scheduled for May 1, 2019, be approved.

CARRIED

3. ADOPTION OF MINUTES

It was MOVED and SECONDED

THAT the Minutes from the February 13, 2018 Board of Variance meeting be adopted as circulated.

CARRIED

4. APPEAL SUBMISSIONS TO THE BOARD OF VARIANCE

4.1. BOV 19-004, 15513 Victoria Avenue

Vary the maximum permitted lot coverage for the RS-3 Zone from 50% to 55%, and the maximum permitted building height from 7.7 m [25.26 ft] to 8.3 m [27.23 ft].

There were no written comments received regarding the application.

It was MOVED and SECONDED

THAT the Board **approve** the variances to Section 6.3.3 (1) and 6.3.5 (2) of the White Rock Zoning Bylaw, 2012, No. 2000 to vary the maximum permitted lot coverage for the RS-3 Zone from 50% to 55%, and the maximum permitted building height from 7.7 m [25.26 ft] to 8.3 m [27.23 ft].

CARRIED
3-0

Conditions:

- i. Construction must substantially comply with submitted plans;
- ii. Construction must substantially start within 2 years of the order.

4.2. BOV 19-007, 14342 Marine Drive

Previously approved variances for this property under application BOV 17-009 were re-applied for in order to extend for another two year period.

The previously approved variances included:

- 1) Waive the requirements of Section 4.12.1 of the White Rock Zoning Bylaw solely for the portion of the principal building that would fall within this area, in accordance with submitted plans;
- 2) Increase the maximum permitted lot coverage from 45% to 55%;
- 3) reduce the front yard setback from 7.5 metres (24.61 feet) to 0.0 metres (0.0 feet);
- 4) reduce the rear yard setback from 7.5 metres (24.61 feet) to 2.9 metres (19.69 feet); and
- 5) reduce the exterior side yard setback from 3.8 metres to 1.0 metre.

The new variance being applied in the current application was to increase the maximum height of the building by 1.06 metres (~3'-6"), which was being done to accommodate lifting the surface level of the garage to provide 2% driveway slope on City boulevard while maintaining 15% slope or less for the driveway on private property, as required by the City's Street and Traffic Bylaw.

There were a total of eight written comments received regarding the application from adjacent property owners in opposition to the application including 3 letters and 5 petition forms, one of which was provided by a neighbour that also provided a letter.

Discussion included the potential for design revisions to lessen or eliminate the height variance. A request for clarification from the Engineering Department on the requirement for a 2% slope for the entire boulevard rather than a 2.0 meter section of the boulevard was also noted.

It was MOVED and SECONDED

THAT the board **table** the application to extend the previously approved variances and variance to Section 6.1.5 (1) of the White Rock Zoning Bylaw, 2012, No. 2000 to vary the maximum permitted building height from 7.7 m [25.26 ft] to 8.76 m [28.74 ft] until revised drawings are available at a subsequent meeting that demonstrate how the height variance can be reduced through the design of the building.

CARRIED
3-0

5. CONCLUSION OF THE MEETING

There being no further business, the meeting adjourned at 4:20 PM. The foregoing Minutes of Pages 619 – 620 are hereby certified correct.



Stewart Peddemors
Chairperson



Athena von Hausen
Recording Secretary