

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 slope 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

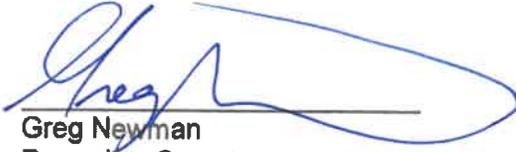
6. CONCLUSION OF THE MEETING

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