

NOTICE OF CONSIDERATION – JULY 7, 2025

WHITE ROCK ZONING BYLAW, 2024, NO. 2506, AMENDMENT (1164 ELM STREET [RS-1 SSMUH RESIDENTIAL ZONE TO CD-73 ZONE]) BYLAW, 2025, NO. 2546

CIVIC ADDRESS: 1164 Elm Street

PURPOSE: A bylaw to amend the White Rock Zoning bylaw to rezone the subject property from the ‘RS-1 SSMUH Residential Zone’ to the ‘Comprehensive Development Zone (CD-73)’ to enable a proposed seven-unit townhouse development.



Documents:

Author	Document	Item #
Acting Director of Planning and Development Services	Corporate report from the Acting Director of Planning and Development Services dated November 22, 2021	R-1
Corporate Administration Department	Minutes – Various Extracts	R-2



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

**NOTICE OF CONSIDERATION OF
WHITE ROCK ZONING BYLAW, 2024, NO. 2506, AMENDMENT
(1164 ELM STREET [RS-1 SSMUH RESIDENTIAL ZONE TO CD-73
ZONE]) BYLAW, 2025, NO. 2546**

NOTICE is hereby given that the Council of the City of White Rock will be considering first, second and third reading for “*White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 8 (1164 Elm Street [RS-1 SSMUH Residential Zone to CD-73 Zone])* Bylaw, 2025, No. 2546” in accordance with Section 467 of the *Local Government Act* at the Regular Council Meeting scheduled for **MONDAY, JULY 7, 2025**, at 4:00 p.m. in the Council Chambers at the White Rock Community Centre.

A Public Hearing is prohibited on this zoning amendment bylaw in accordance with Section 464 (3) of the *Local Government Act*.

CIVIC ADDRESS: 1164 Elm Street (see site map attached)

PURPOSE: A bylaw to amend the White Rock Zoning bylaw to rezone the subject property from the ‘RS-1 SSMUH Residential Zone’ to the ‘Comprehensive Development Zone (CD-73)’ to enable a proposed seven-unit townhouse development.

COPIES OF THE BYLAW MAY BE INSPECTED: In the Corporate Administration Office at White Rock City Hall, 15322 Buena Vista Avenue, White Rock, BC, from June 24, 2025 until July 7, 2025 between the hours of 8:30 a.m. to 4:30 p.m., excluding weekends and statutory holidays.

ADDITIONAL INFORMATION

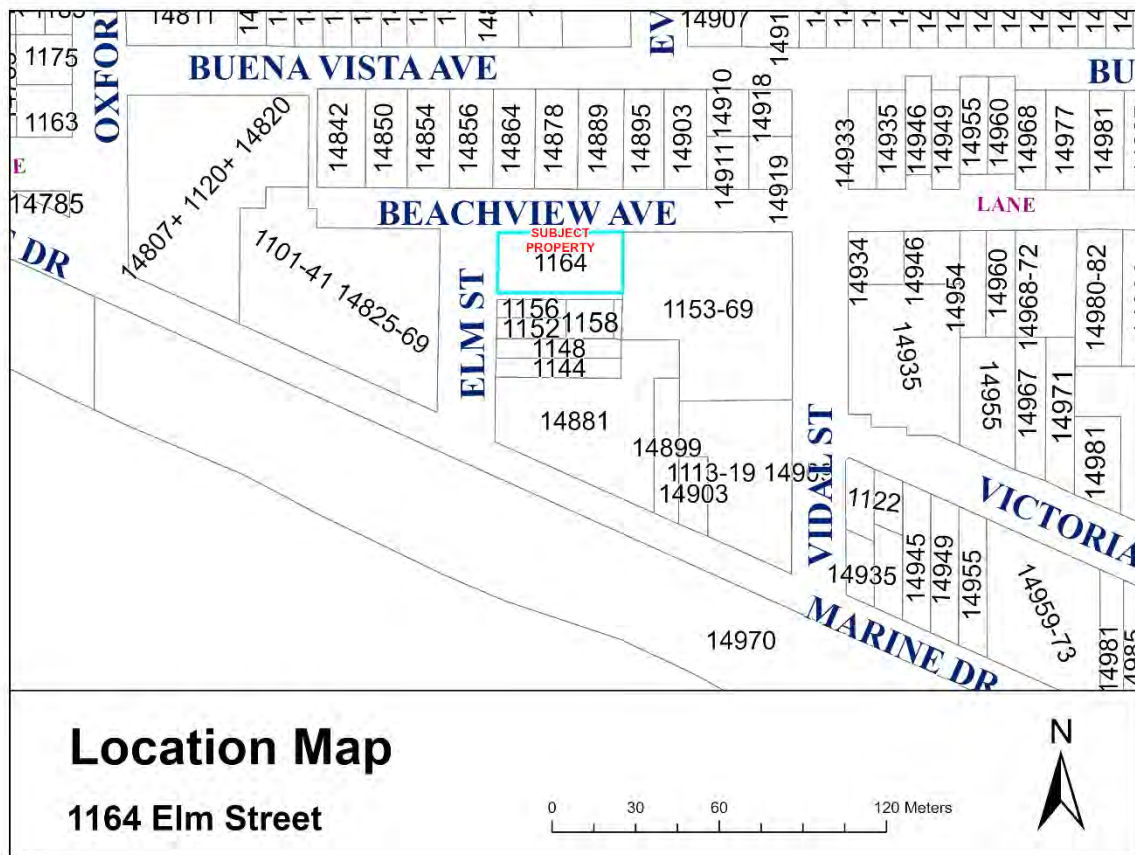
Further details regarding the subject of the application may be found online:
whiterockcity.ca/agendas

Contact the Planning and Development Services Department for any questions regarding this application: 604-541-2136 | planning@whiterockcity.ca

WATCH THE REGULAR COUNCIL MEETING

Live online or view the video the following day at whiterockcity.ca/agendas

SITE MAP: 1164 Elm Street



Tracey Arthur, Director of Corporate Administration
June 24, 2025

**The Corporation of the
CITY OF WHITE ROCK
BYLAW No. 2546**



A Bylaw to amend the
"White Rock Zoning Bylaw, 2024, No. 2506" as amended

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

1. THAT Schedule 'B' of the *White Rock Zoning Bylaw, 2024, No. 2506*, as amended, is further amended by rezoning the following lands:

LOT 6 SECTION 10 TOWNSHIP 1 NEW WESTMINSTER DISTRICT
PLAN 1552

PID: 012-277-088

(1164 Elm Street)

as shown on the map in Schedule "1" attached hereto, from the 'RS-1 SSMUH Residential Zone' to the 'CD-73 Comprehensive Development Zone (Beachview & Elm).'

2. THAT *White Rock Zoning Bylaw, 2024, No. 2506* is further amended as follows:
 - (1) by adding to the Table of Contents for 'Section 7.0 Comprehensive Development "CD" Zones', 'Section 7.73 CD-73 Comprehensive Development Zone (Beachview & Elm)', and,
 - (2) by adding the attached Schedule "2" to 'Section 7.0 Comprehensive Development "CD" Zones', 'Section 7.73 CD-73 Comprehensive Development Zone (Beachview & Elm)'.
3. This bylaw may be cited for all purposes as "*White Rock Zoning Bylaw, 2024, No. 2506, Amendment No. 8, (1164 Elm Street [RS-1 SSMUH Residential Zone to CD-73 Zone]) 2025, No. 2546*".

PUBLIC INFORMATION MEETING held this 21st day of April, 2022

RECEIVED FIRST READING on the day of

RECEIVED SECOND READING on the day of

PUBLIC HEARING prohibited pursuant to *Local Government Act* Section 464 (3)

RECEIVED THIRD READING on the

day of

RECONSIDERED AND FINALLY ADOPTED on the

day of

Mayor

Director of Corporate Administration

[illegible]

Schedule “2”

7.73 CD-73 COMPREHENSIVE DEVELOPMENT ZONE (Beachview & Elm)

INTENT

The intent of this zone is to accommodate the development of a seven (7) unit residential townhouse development on a site of approximately 0.096 hectares (0.24 acres).

1. Permitted Uses:

In the CD-73 Zone, the following uses are permitted, and all other uses are prohibited:

- (a) A *multi-unit residential use* in the form of a *townhouse*
- (b) *accessory home occupation* use in accordance with the provisions of section 5.3, and that does not involve clients directly accessing the *principal building*.

2. Lot Coverage:

- (a) The maximum *lot coverage* in the CD-73 zone shall not exceed 59.3 %.

3. Density:

- (a) The maximum *residential floor area* shall not exceed 1.38 times the *lot area*.
- (b) The maximum number of *dwelling units* shall not exceed seven (7).

4. Building Height:

- (a) The *principal building* for a *townhouse*, inclusive of elevator shafts and stair housing, shall not exceed the maximum geodetic height of 20.19 metres. For reference, the *average natural grade* applicable to the development is 8.35 metres geodetic; and,
- (b) The *principal building* shall not exceed three (3) *storeys*.

5. Siting Requirements:

- (a) The minimum *setbacks* are as follows:
 - (i) Setback from front (north) lot line = 2.62 metres
 - (ii) Setback from rear (south) lot line = 1.22 metres
 - (iii) Setback from interior (east) lot line = 3.00 metres
 - (iv) Setback from exterior (west) lot line = 4.50 metres
- (b) Maximum projections into the above property line setback requirements shall be as outlined in Section 4.13, except that:
 - (i) box bay windows may encroach by up to 0.74 metres into the required front (north) lot line setback on the second storey;
 - (ii) box bay windows may encroach by up to 0.53 metres into the required interior (east) lot line setback, and 0.77 metres into the exterior (west) lot line setback;

- (iii) decorative wing walls and overhangs may encroach not more than 0.74 metres into the required front (north) lot line setback;
- (iv) unenclosed balconies and unenclosed roof decks may extend not more than 0.97 metres (3.18 feet) into the rear lot line setback.
- (c) Despite section 7.73.5 (a) and (b), limited portions of the *principal building*, exterior walkways and stairs are permitted within the minimum front lot line and interior lot line *setbacks* in accordance with the Plans prepared by Ciccozzi Architecture, with stamp seal date June 19, 2025, attached hereto and on file at the City of White Rock.

6. Off-Street Parking:

Off-Street Parking shall be provided in accordance with Section 4.14, and additionally as follows:

- (a) Two (2) enclosed parking spaces shall be provided for each *dwelling unit*, as shown on the Plans identified as garage for each *dwelling unit*.

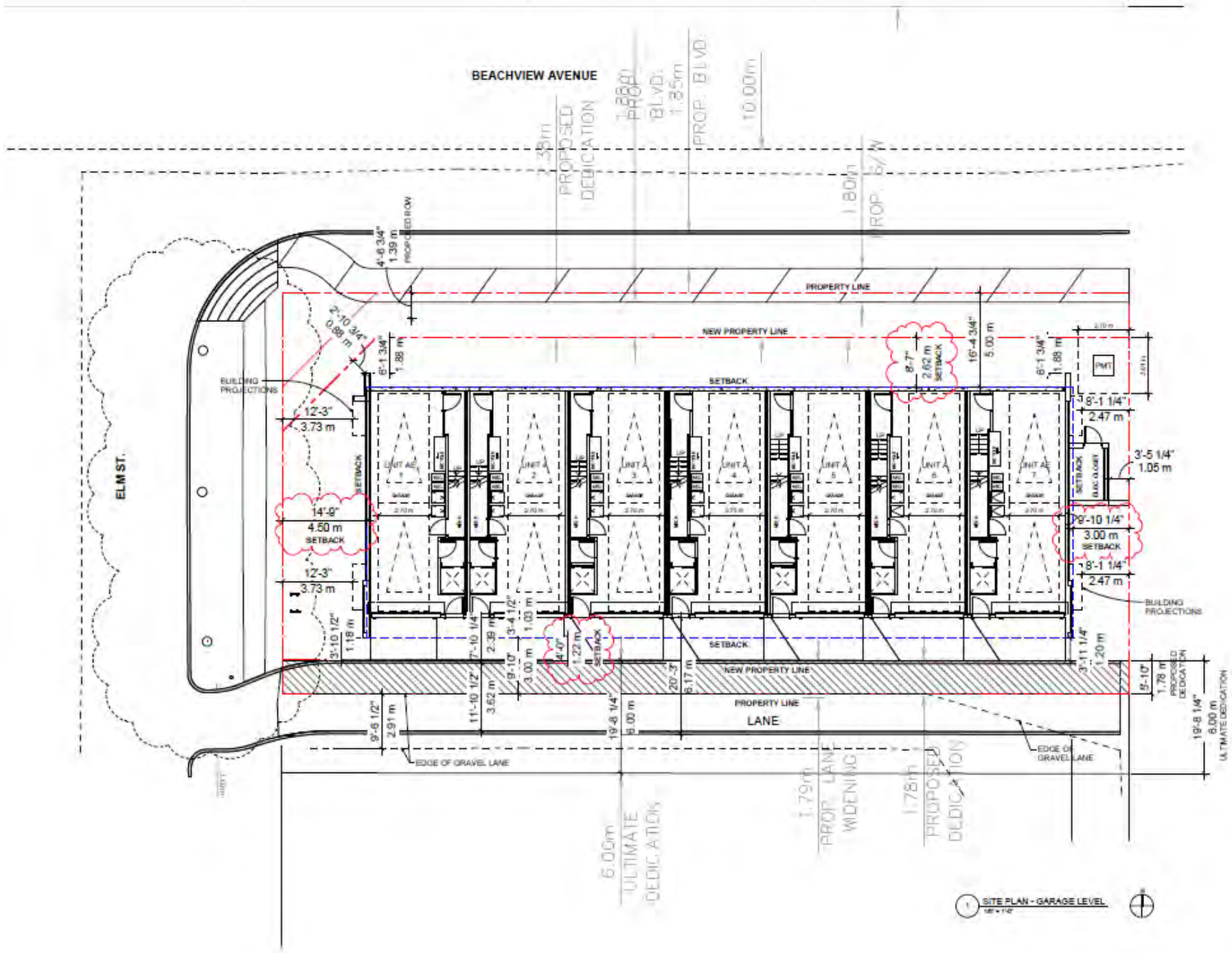
7. Bicycle Parking:

Bicycle parking shall be provided in accordance with Section 4.16, with the minimum number of spaces required as follows:

- (a) A minimum of 7 Class I spaces shall be provided; and,
- (b) A minimum of 1 Class II space shall be provided.

8. General:

Development in this zone shall substantially conform to the Plans prepared by Ciccozzi Architecture, with stamp seal date June 19, 2025, that are attached hereto and on file at the City of White Rock, as shown on the attached plans; and for the purposes of this zone are referred to as “the Plans”.



1 SITE PLAN - GARAGE LEVEL
1/8" = 1'-0"



2 NORTH ELEVATION
31'0" x 142'



2 SOUTH ELEVATION
31'0" x 142'



THE CORPORATION OF THE
CITY OF WHITE ROCK
 CORPORATE REPORT



DATE: November 22, 2021

TO: Land Use and Planning Committee

FROM: Greg Newman, Acting Director, Planning and Development Services

SUBJECT: Early Review of Rezoning Application – 1164 Elm Street

RECOMMENDATION

THAT the Land Use and Planning Committee recommends that Council direct staff to advance the zoning amendment application at 1164 Elm Street to the next stage in the application review process.

EXECUTIVE SUMMARY

The City has received an initial application for rezoning which, if approved, would permit the rezoning of the property at 1164 Elm Street. In accordance with amendments to the Planning Procedures Bylaw, 2017, No. 2234 approved in September 2020, all rezoning applications are brought forward to the Land Use and Planning Committee for early input and direction on whether an application should proceed to Public Information Meeting (PIM) or be denied if it would fundamentally not be supported by Council. Staff recommend that the subject application proceed through the approvals process.

PREVIOUS COUNCIL DIRECTION

Resolution # & Date	Resolution Details
Motion 2020-443 September 14, 2020	THAT Council gives first, second, and third reading to "City of White Rock Planning Procedures Bylaw, 2017, No. 2234, Amendment (Initial Information Reports for Zoning Amendments) Bylaw, 2020, No. 2357."
Motion 2020-473 September 28, 2020	THAT Council gives final reading to "City of White Rock Planning Procedures Bylaw, 2017, No. 2234, Amendment (Initial Information Reports for Zoning Amendments) Bylaw, 2020, No. 2357."

INTRODUCTION/BACKGROUND

The City has received a Zoning Bylaw Amendment application to change the zoning of the property at 1164 Elm Street from the "RT-1 Two Unit (Duplex) Residential" Zone to a property-specific Comprehensive Development (CD) Zone. If approved, the rezoning would permit the construction of a three storey multi-unit residential development, located above one level of underground parking. Note that the property currently has frontage on both Elm Street and Beachview Avenue (see Figure 1; see also Appendix A - Location & Ortho Maps).

The subject property is currently zoned ‘RT-1 Duplex Residential Zone’ in the White Rock Zoning Bylaw. The intent of this zone is to accommodate one or two-unit residential buildings on lots of 742m² and larger. Under the current zoning, the subject property would be permitted to construct a 480.3 m² duplex (excluding basement, garage and other areas) with a maximum height of 7.7 metres (25.26 feet).

ANALYSIS

The subject property is approximately 960.65 m² (10,340.35 ft²) in size, which is larger than the minimum size of 742 m² required for the construction of a duplex permitted under the existing zoning. The property is situated at the corner of Beachview Avenue and Elm Street. This particular block of Elm Street is unique in comparison to the surrounding area as it currently houses three (3) homes from the 20th century that are believed to have heritage value. The area is also comprised of multi-unit residential buildings opposite the property, along Elm, and larger single-detached homes north of Beachview Avenue (see Figure 1 below).

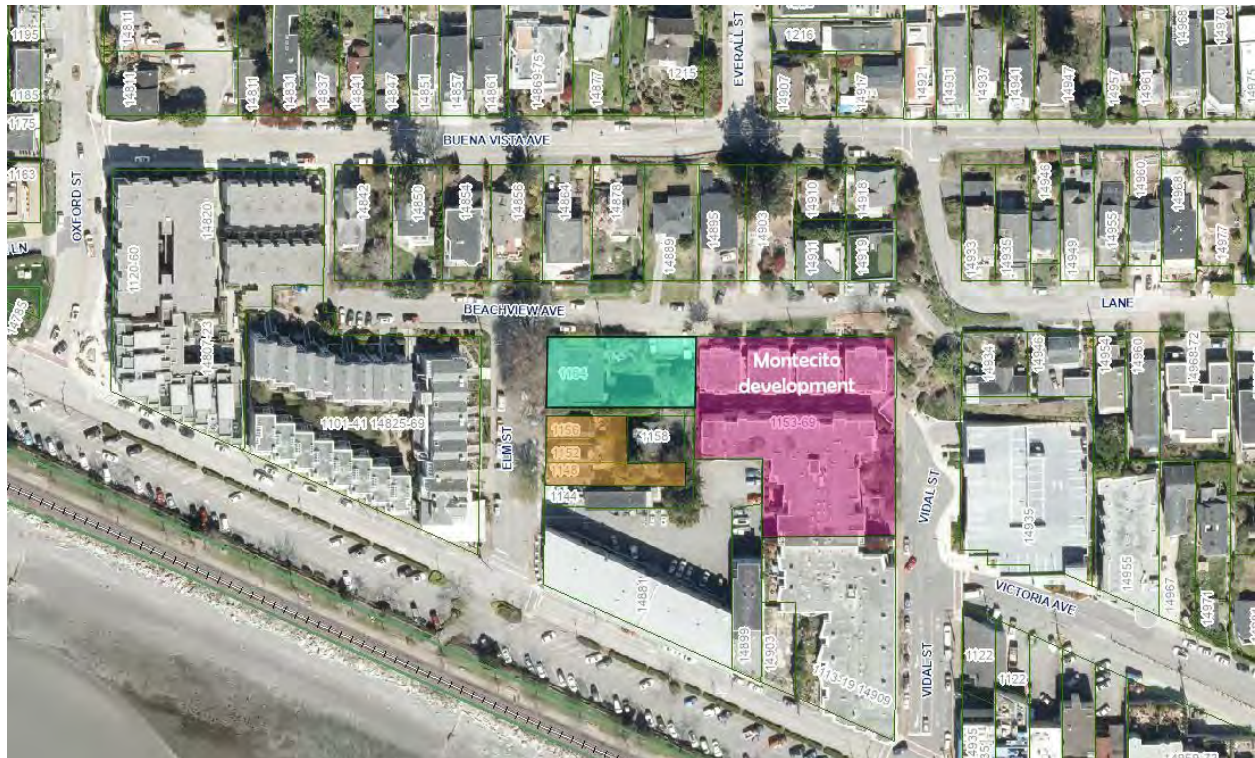


Figure 1: Site Context and Subject Property at 1164 Elm Street

Official Community Plan

The subject property falls within the “Waterfront Village “designation per Schedule A to the Official Community Plan (OCP). Within this designation, the Plan supports multi-unit residential uses and mixed-uses (commercial/residential) in low-rise buildings. In reference to permissible densities and heights, OCP Policy 8.4.2 would allow a density of up to 1.5 FAR (floor area ratio) in buildings up to three storeys in height west of Foster street not fronting onto Marine Drive in the Waterfront designation.

The subject property is also located within the “Waterfront Development Permit Area” and is subject to associated Development Permit Area guidelines. Given this is a multi-unit development a major form and character development permit (DP) will be required. If the Committee supports the advancement of the rezoning application, staff and the Advisory Design Panel (ADP) will

review the proposed development against the City's Waterfront DPA guidelines, as set out in Section 22.5 of the OCP.

Description of the Proposal

The applicant has proposed a three-storey multi-unit residential building with 12 dwelling units, of which seven (7) units are townhouses and the remaining five (5) are rental units (see renderings in Figures 2 and 3 below). The development will be located over one level of underground parking. The proposal includes a mixture of unit types, including 3 one-bedroom units and 9 two bedroom units; all 3 one-bedroom units include a den and 7 of the two-bedroom units include a den/flex space. The allocation of two bedroom units upholds the objectives of the City's "family-friendly housing" policy which seeks a minimum 35% supply of two and/or three-bedroom units.



Figure 2: Proposed Development, November 2021 (File No. 21-025)



Figure 3: Southeast View of the development along Beachview Avenue

The pedestrian access to the seven townhouse developments is directly from Beachview Avenue (see Figure 3), while the five rental units are accessed from a central hallway within the building and also have access to a municipal laneway south of the development (see Figure 4 below).



Figure 4: Northwest view of the development

White Rock Zoning Bylaw

The property subject to this rezoning application is currently zoned RT-1 Two Unit Duplex Residential. Table 1 below provides a snapshot of existing and proposed zoning standards. An overall Gross Floor Area of 1.5 is proposed, which is consistent with the maximum 1.5 FAR permitted within the “Waterfront Village” designation per the OCP. The building proposed also have a maximum height of three storeys, also being consisted with the height permitted by the OCP. The Applicant is proposing a front yard setback similar to adjacent multi-unit residential developments which is complimentary to the overall streetscape of the neighbourhood.

Table 1: Existing and Proposed Zoning Standards

	Existing	Proposed
Zone	RT-1	CD Zone (modelled around RM-2 zone standards)
Use	Two-Unit Duplex Residential	Multi-unit Residential (Strata Ownership + Rental Tenure)
Lot Area	960.65 m ² / ≈ 10,340.35 ft ²	
Lot Coverage	45% (max)	59%
Density	0.5 FAR	1.5 FAR - 12 dwelling units (7 townhouse units and 5 rental units)
Maximum Height	7.7 m / 25.26 ft	Three (3) storeys / ≈ 11.06 m
Off Street Parking Spaces	2 per dwelling unit i.e., 4 spaces for a two-unit residential	23 spaces
Bicycle Parking	NA	Class I – 12 spaces (placed vertically)
		Class II – 2 spaces

The proposal, if approved, would change the zoning of the property to a site-specific Comprehensive Development (CD) zone. The CD zone would establish standards used to realize the building massing, form and character as illustrated in Figure 3.

Required Parking

The 12-unit proposal would be supported by 23 parking spaces, provided within a one-storey below-grade parkade. The underground parkade is proposed to be accessed through the neighbouring Montecito Parkade, to the east, from Vidal Street (see Figure 5 below). The applicant has been in correspondence with the Montecito Strata Council who has expressed support for the proposal. The supply of parking satisfies the requirements of the Zoning Bylaw for residents and visitors and includes the required accessible parking space. A minimum of one (1) off-street loading space is required for an apartment development per the City’s Zoning Bylaw and this proposal seeks relief from this requirement. Staff will require a Parking Study in order to support this relief. Ten percent of the stalls would have an energized outlet for provided Level 2 charging and an additional ten percent of the stalls would feature rough-in charging infrastructure for future electric vehicle use.

Additionally, the City of White Rock holds a 99-year lease for use and access to the Montecito parkade and the applicant will need to attain written permissions and consent from the City before making any material additions or alterations to the lease area.

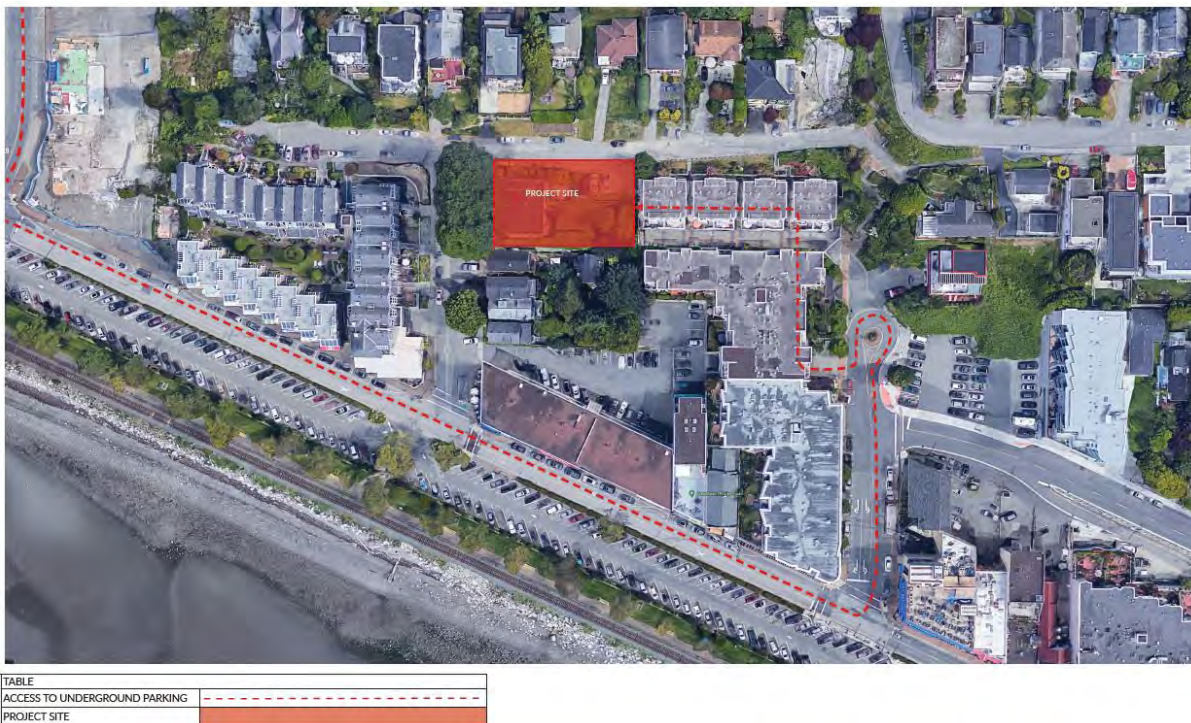


Figure 5: Proposed access through Montecito Parkade to proposed underground parkade

Tree Management & Protection

An Arborist Report was prepared by Arbortech Consulting on November 3, 2021, to inventory and assess the trees at 1164 Elm Street (see Appendix D – Tree Inventory). The report identifies a total of six (6) trees, being those subject to the City’s Tree Management Bylaw and those which may be impacted by the project. Two (2) of these trees are on-site protected trees and four (4) are City trees. In order to accommodate the underground parking structure, the report recommends the removal of the two (2) on-site trees; these are recognized as “Common Plum” trees for which the City would require replacements or cash-in-lieu thereof; staff are supportive of the removal of

these two trees. The four City trees include three large Elm trees, situated along Elm Street, plus one Magnolia tree, located within the northeast corner of the lot. All four of these trees are proposed for retention. The City would require securities through any future demolition and construction work to ensure there is a mechanism to compensate the City for any potential damage or loss of these trees. Mitigative controls, coupled with monitoring of site works, would be required to ensure that such damage does not occur.

FINANCIAL IMPLICATIONS

Development Cost Charges (DCCs) as outlined in the *White Rock Development Cost Charges Bylaw, 2015, No.2112*, as amended, are to be submitted by the applicant. The total cost of these charges is summarized in Table 2 below. The potential for credits to be applied for DCCs may have been paid when the existing apartment building was constructed; this will be confirmed upon receipt of a building permit application. Community Amenity Contributions would not be applicable to the projects as it does not meet the eligibility criteria (i.e., exceeding 1.5 FAR), per the City of White Rock Density Bonus / Amenity Contribution Policy (No. 511).

Table 2: Summary of Development Cost Charges

	Fee (per Unit)	Units Subject to Fee	Sub-Total
City of White Rock DCCs	\$11,253.30	12	\$135,039.60
TransLink DCCs	\$2,470.00 + \$1,545.00	7 townhouses + 5 apartment units	\$25,015.00
Greater Vancouver (Regional) DCCs	\$4,695.00 + \$3,530.00	7 townhouses + 5 apartment units	\$50,515.00
Surrey School District SSACs	\$1,000.00	12 units	\$12,000.00
Total			\$222,569.60

LEGAL IMPLICATIONS

The City has a 99-year lease for use and access to the Montecito parkade and would need to be engaged on any further discussions moving forward.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

The project would proceed to a Public Information Meeting (PIM) if Council were supportive of the rezoning moving forward to the next stage. Following the PIM, and circulation of the application for interdepartmental comments, a bylaw would be presented to Council for 1st and 2nd readings following which the Application would be subject to a Public Hearing, enabling additional community engagement. Notice of both the PIM and Public Hearing would be circulated to owners and occupants of properties within 100 metres of the subject property.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The early review of rezoning applications brings such applications before the Land Use and Planning Committee (LUPC) prior to referral to internal City departments, and several external agencies (e.g., School District, RCMP, etc.).

CLIMATE CHANGE IMPLICATIONS

The subject property is currently not vacant. The land sits immediately west of the three-storey multi-unit residential development (Montecito) and fall within a neighbourhood predominately comprised of single family homes and low-rise apartment buildings. This three-storey proposal is, in the opinion of staff, appropriately scaled to the context of development and will allow for the more intensive use of lands that are readily served by municipal infrastructure (e.g., roads, water, sewer, etc.). Compatible development, through infill, lessens the need for sprawl into the periphery, on lands which may be more appropriately left as undeveloped, naturalized spaces. Further, bringing residential use into areas that are within walking distance of commercial and recreational uses lessens the demands for private automobile use, which is a known contributor to climate change.

ALIGNMENT WITH STRATEGIC PRIORITIES

The proposal is generally aligned with the Corporate Vision established as part of Council's Strategic Priorities, particularly with respect to supporting a community where people can live, work, and play in an enjoyable atmosphere.

OPTIONS / RISKS / ALTERNATIVES

The following options are available for Council's consideration:

1. LUPC may direct staff to obtain additional project-specific information prior to deciding whether to advance or deny the Application;
2. LUPC may deny the Application; or
3. LUPC may direct the Application to proceed to the next stage in the process and give additional direction on any additional focus or scrutiny during the review process.

CONCLUSION

Council has adopted amendments to the Planning Procedures Bylaw which enable an early review of rezoning applications. This corporate report presents a rezoning Application for the property at 1164 Elm Street, which if approved, would permit the property to be rezoned to allow for a multi-unit residential building. The proposed development would also require a Major Development Permit to ensure compliance with the Waterfront DPA Guidelines.

If the application is advanced to the next stage in the process, the Applicant would be required to submit a complete application package with items as outlined in Schedule H to Planning Procedures Bylaw, 2017, No. 2234, and would then proceed to a public information meeting.


Respectfully submitted,

A handwritten signature in black ink, appearing to read "Greg Newman", with a stylized flourish at the end.

Greg Newman, MCIP, RPP
Acting Director, Planning and Development Services

Comments from the Chief Administrative Officer

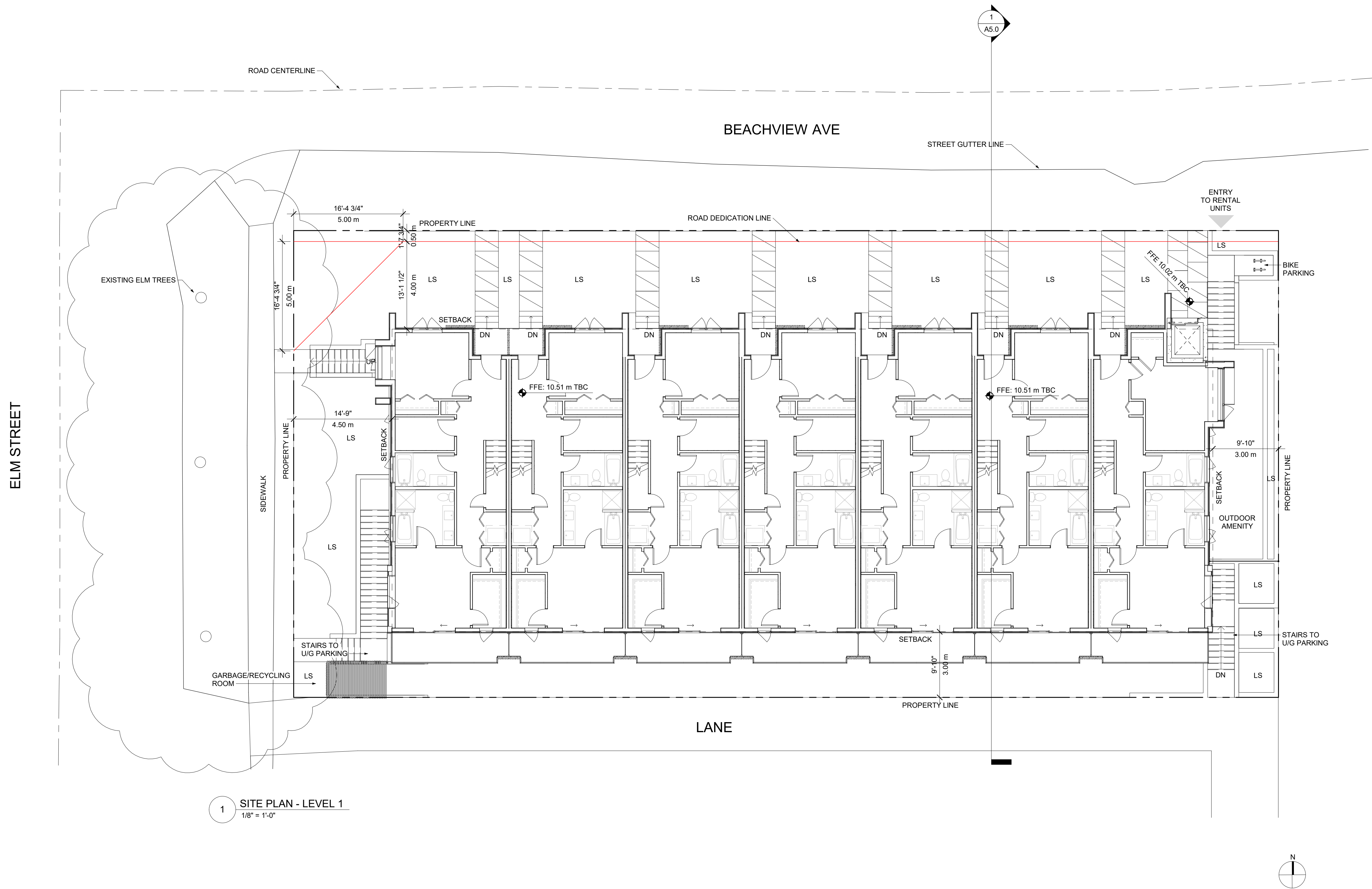
I concur with the recommendation of this corporate report.

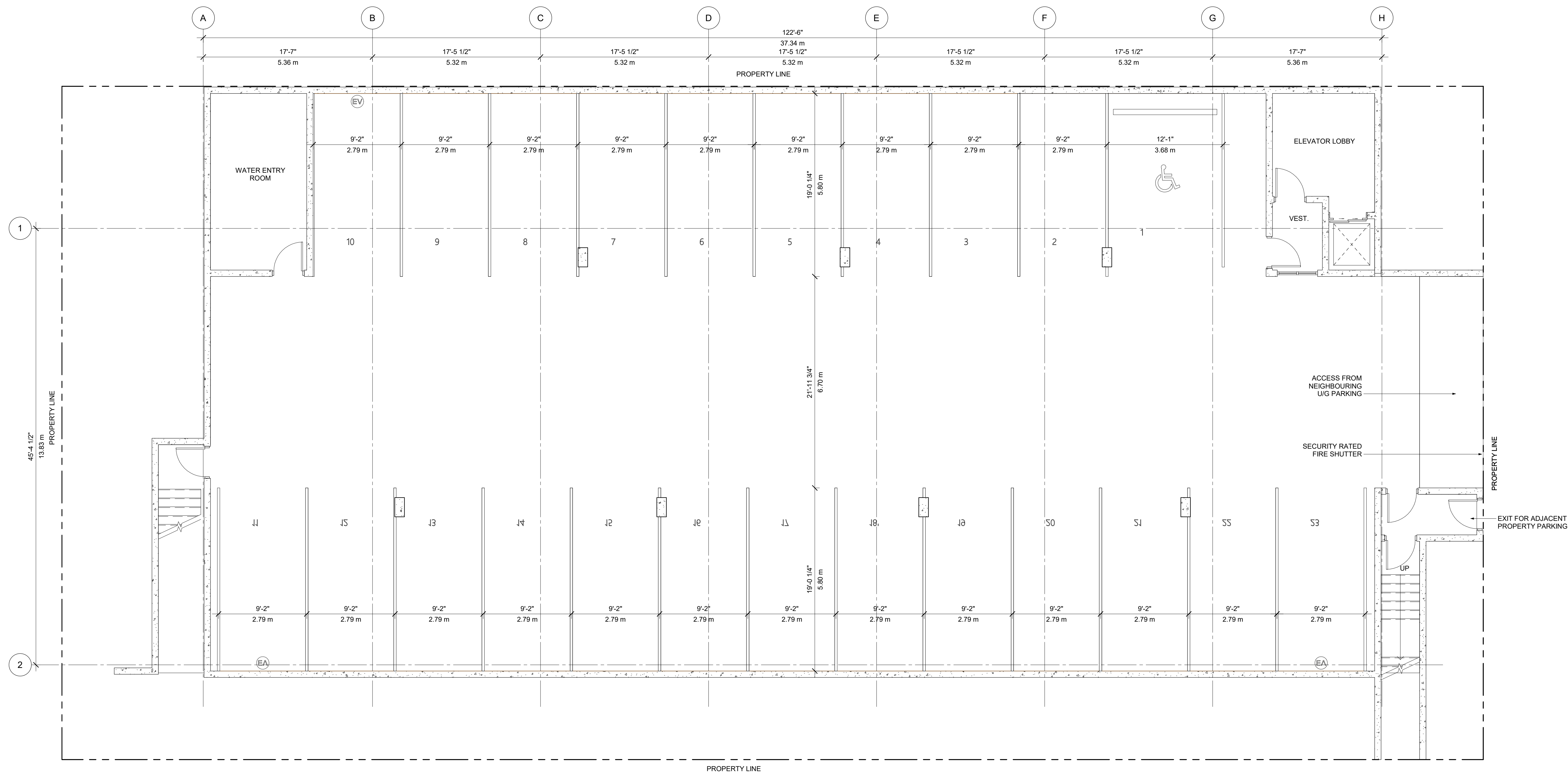
A handwritten signature in black ink, appearing to read "Guillermo Ferrero", with a stylized flourish at the end.

Guillermo Ferrero
Chief Administrative Officer

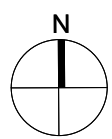
- Appendix A: Location and Ortho Maps
- Appendix B: Site Plan
- Appendix C: Architectural Plans and Renderings
- Appendix D: Tree Inventory

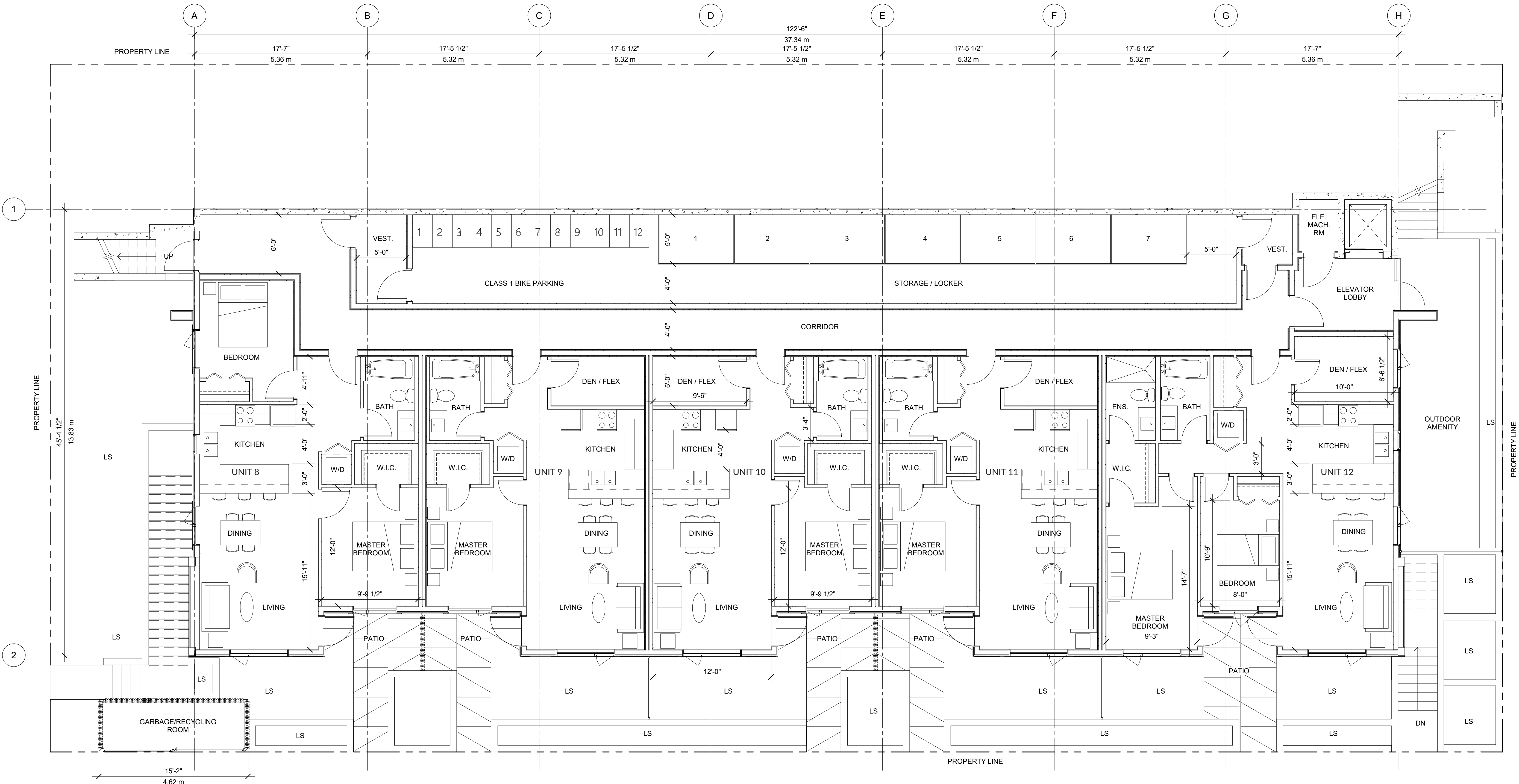






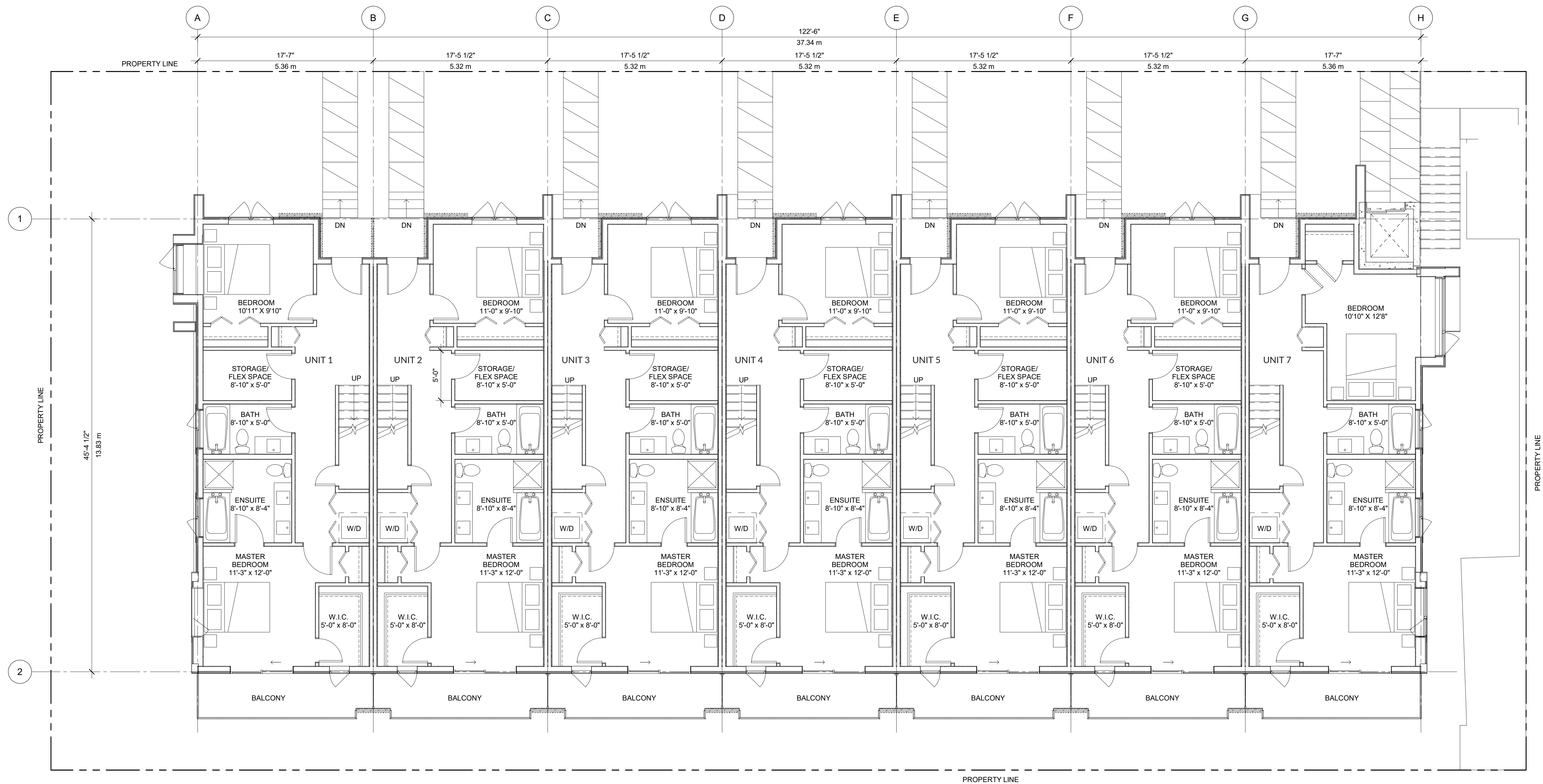
1 UNDERGROUND PARKADE
3/16" = 1'-0"



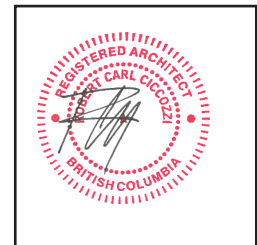
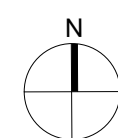


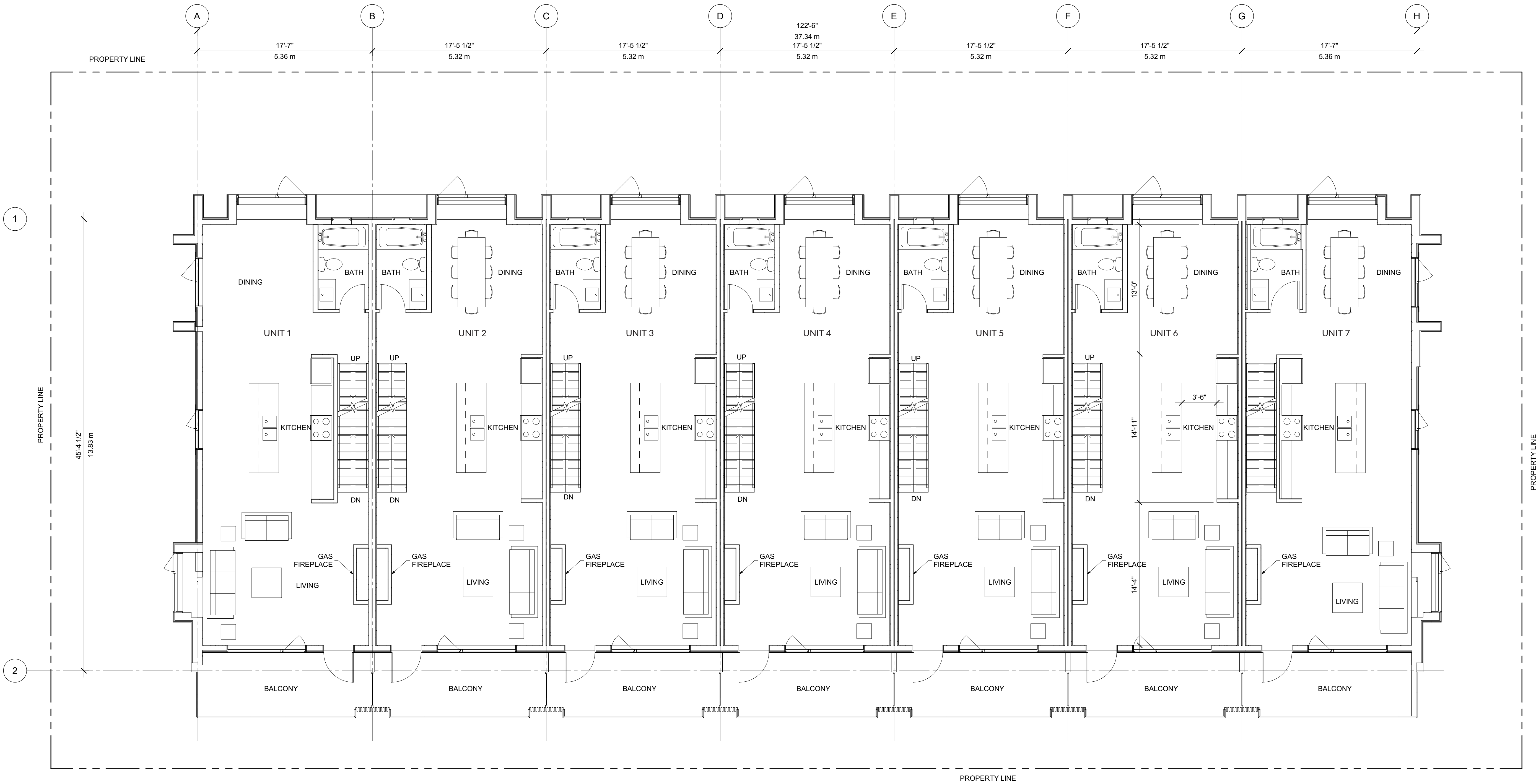
1 RENTAL LEVEL
3/16" = 1'-0"



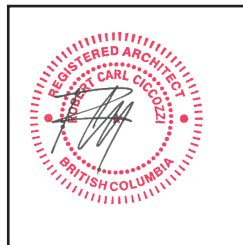


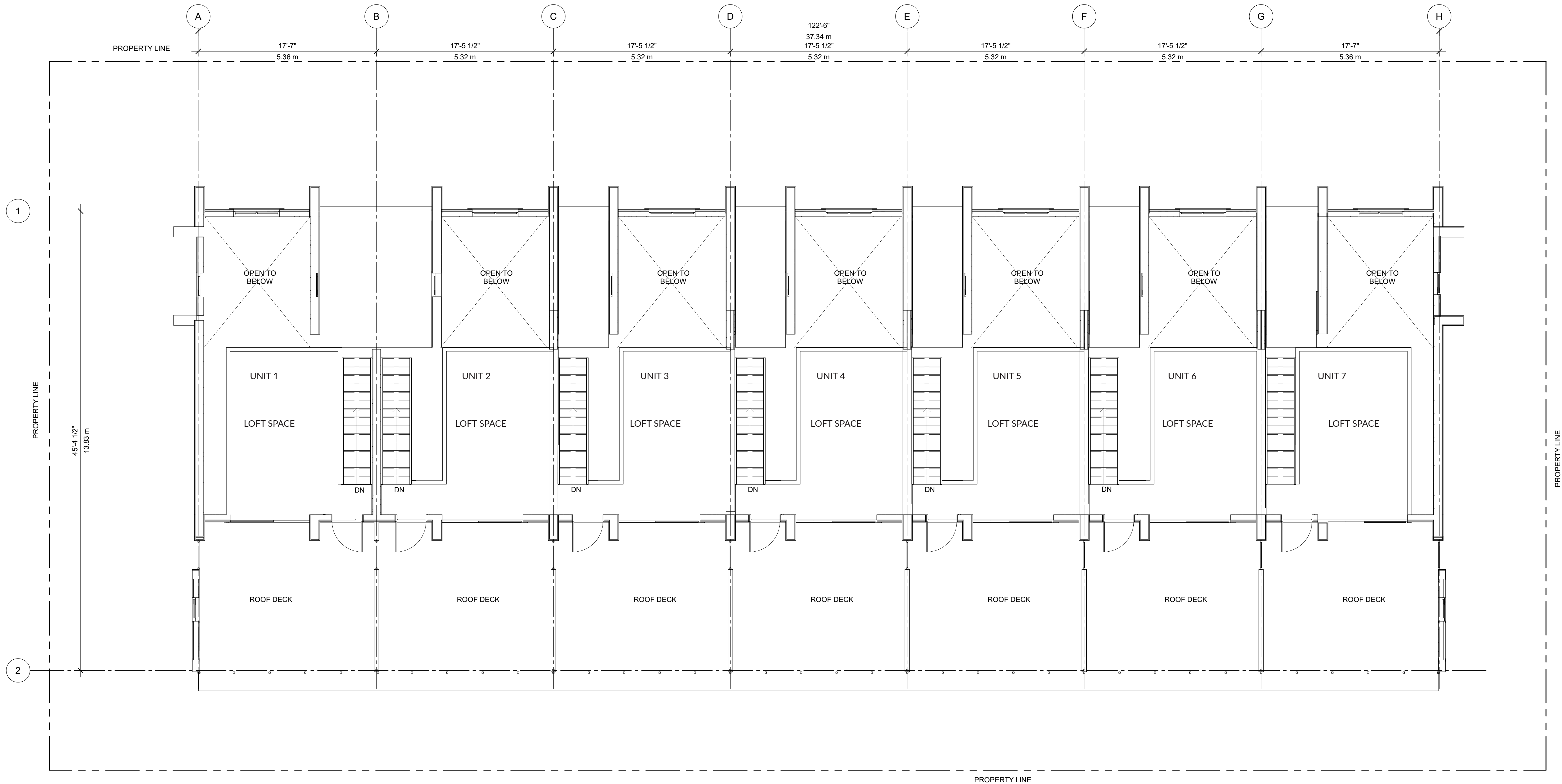
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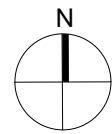


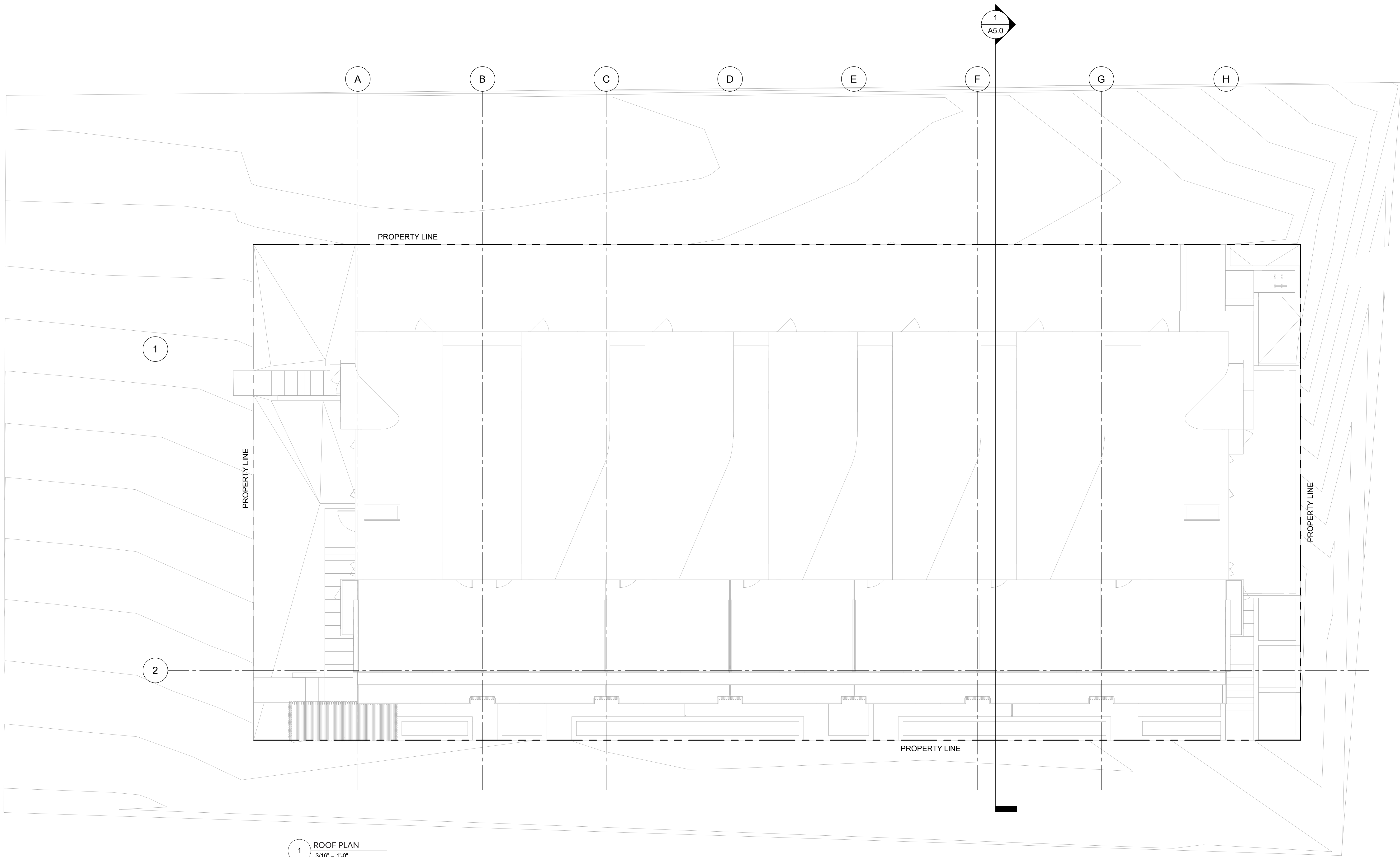
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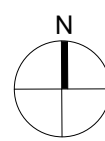


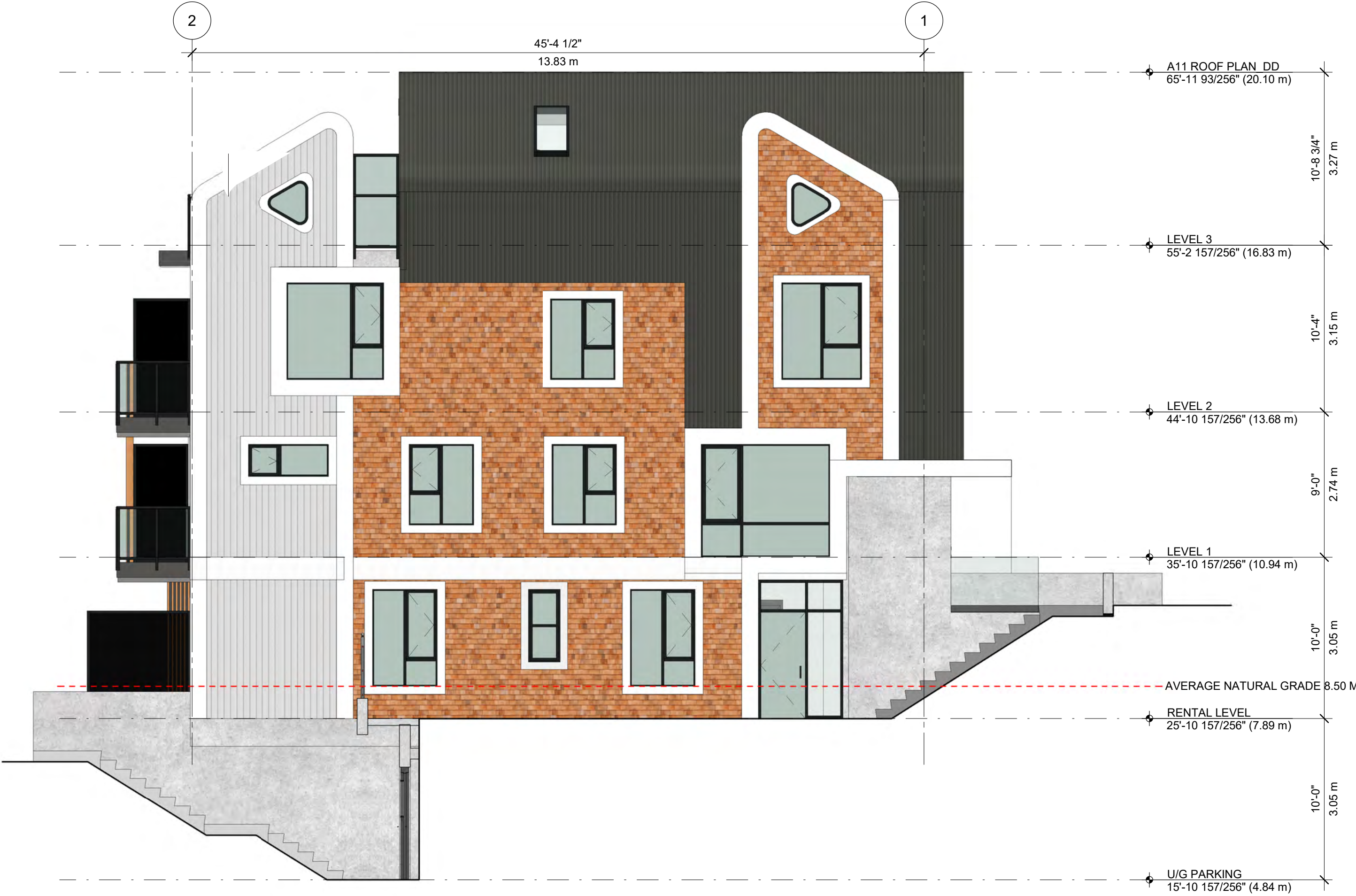
1 LEVEL 3
3/16" = 1'-0"





1 ROOF PLAN
3/16" = 1'-0"





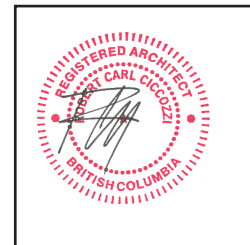
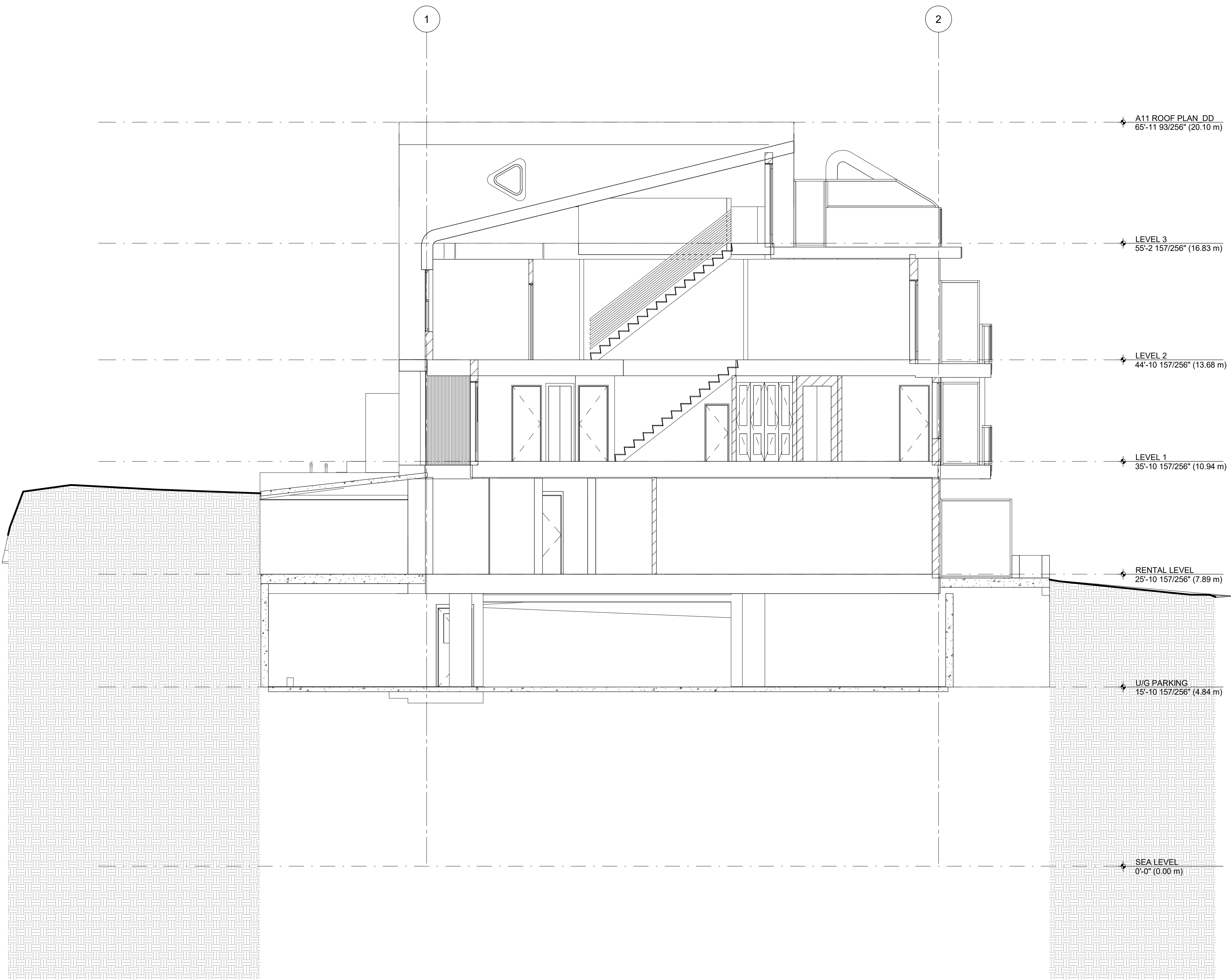


2 SOUTH ELEVATION
3/16" = 1'-0"



1 WEST ELEVATION
3/16" = 1'-0"







Aerial view from corner of Elm Street and Beachview Avenue looking South-East





View from Beachview Avenue looking South-East





Street level view from corner of Elm Street and Beachview Avenue looking South-East





Street level view from corner of Elm Street and Beachview Avenue looking South-East with surrounding context





View from neighboring property across the street on Beachview Avenue looking South





Street level view from Beachview Avenue looking South





View of Townhouse entries and elevator entry from Beachview Ave





Street level view from Beachview Avenue looking South-West





View across Beachview Avenue looking South-West with surrounding context





Aerial view of site with amenity area included looking South-West





Aerial view of amenity area from rear of site looking North-West





Aerial view of rear lane with surrounding context looking North-West





Rear view from lane showing Rental level outdoor space and entries along with above levels





View looking North-East from rear lane entry off of Elm Street



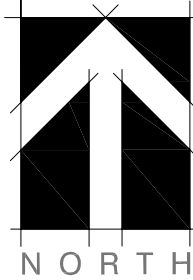


Streetscape view with neighboring development from Beachview Avenue



Streetscape view with existing Elm Trees





15

MINUTE EXTRACTS REGARDING BYLAW 2546: WHITE ROCK ZONING BYLAW, 2024, NO. 2506, AMENDMENT (1164 ELM STREET [RS-1 SSMUH RESIDENTIAL ZONE TO CD-73 ZONE]) BYLAW, 2025, NO. 2546

CIVIC ADDRESS: 1164 Elm Street

Land Use and Planning Committee Meeting – November 22, 2021

6. EARLY REVIEW OF REZONING APPLICATION - 1164 ELM STREET

Corporate report dated November 22, 2021, from the Acting Director of Planning and Development Services titled "Early Review of Rezoning Application - 1164 Elm Street".

The Acting Director of Planning and Development Services provided a PowerPoint overview of the corporate report.

It was flagged that since the printing of the agenda it was found the proposed design would require an Official Community Plan (OCP) amendment. The applicant is not interested in undertaking that process, they will be informed, and it would be likely a further application will come forward where the upper storey / additional living space would be removed, and this design would likely have a flat roof.

Motion Number: 2021-LU/P-090 It was MOVED and SECONDED

THAT the Land Use and Planning Committee requests the applicant to provide a traffic study.

Voted in the Negative (3): Mayor Walker, Councillor Manning, and Councillor Trevelyan

Absent (1): Councillor Fathers

Motion DEFEATED (3 to 3)

Motion Number: 2021-LU/P-091 It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommends that Council direct staff to advance the zoning amendment application at 1164 Elm Street to the next stage in the application review process.

Note: It is likely the applicant will come forward with amendments to the building design in regard to height (lower by one (1) storey, likely to have a flat roof).

Voted in the Negative (2): Councillor Johanson, and Councillor Kristjanson

Absent (1): Councillor Fathers

Motion CARRIED (4 to 2)

Regular Council Meeting – November 22, 2021

7.2 STANDING AND SELECT COMMITTEE RECOMMENDATIONS

7.2.b LAND USE AND PLANNING COMMITTEE (COUNCILLOR CHESNEY)

The following recommendations were brought forward from the Land Use and Planning Committee meeting held earlier in the evening.

7.2.b.b Recommendation #2 - EARLY REVIEW OF REZONING APPLICATION - 1164 ELM STREET

Note: The following was noted earlier in the evening at the Land Use and Planning Committee meeting: It was flagged that since the printing of the agenda it was found the proposed design would require an Official Community Plan (OCP) amendment. The applicant is not interested in undertaking that process, they will be informed and it would be likely a further application will come forward where the upper storey / additional living space would be removed and this design would likely have a flat roof.

Motion Number: 2021-467 It was MOVED and SECONDED

THAT Council direct staff to advance the zoning amendment application at 1164 Elm Street to the next stage in the application review process.

Voted in the negative (2): Councillor Johanson, and Councillor Kristjanson

Absent (1): Councillor Fathers

Motion CARRIED (4 to 2)