

THE CORPORATION OF THE  
**CITY OF WHITE ROCK**  
**CORPORATE REPORT**



**DATE:** September 20, 2021

**TO:** Mayor and Council

**FROM:** Carl Isaak, Director, Planning and Development Services

**SUBJECT:** Completion of Development Pre-Requisites for Zoning Amendment Bylaw and Minor Development Permit, 15496 Thrift Avenue (ZON&MIP 19-018)

**RECOMMENDATION**

THAT Council receive the September 20, 2021, corporate report from the Director of Planning and Development Services, titled “Completion of Development Pre-Requisites for Zoning Amendment Bylaw and Minor Development Permit, 15496 Thrift Avenue (ZON&MIP 19-018).”

**EXECUTIVE SUMMARY**

This report confirms the satisfaction of the City’s pre-requisites necessary to grant final approval to “White Rock Zoning Bylaw, 2012, No. 2000 Amendment (RT-1 – 15496 Thrift Avenue) Bylaw 2020, No. 2366.” The rezoning, once approved, will enable the construction of a duplex in place of a single-family dwelling within the subject property at 15496 Thrift Avenue. In addition to the rezoning application, the proposal is subject to a minor development permit for which the City Manager has the delegated authority to grant issuance. The zoning amendment bylaw (Bylaw No. 2366) is provided later in the Regular Council agenda for adoption.

**PREVIOUS COUNCIL DIRECTION**

<b>Resolution # &amp; Date</b>	<b>Resolution Details</b>
2021-062 February 8, 2021	THAT Council give third reading to “ <i>White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RT-1 – 15496 Thrift Avenue) Bylaw, 2020, No. 2366</i> ”.
2021-63 February 8, 2021	THAT Council direct staff to resolve the following issues prior to final adoption of “ <i>White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RT-1 – 15496 Thrift Avenue) Bylaw, 2020, No. 2366</i> ”: <ul style="list-style-type: none"> <li>• Ensure that all engineering requirements and issues, including completion of a servicing agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;</li> <li>• Registration of a Section No. 219 Covenant to restrict basement suites; and</li> <li>• Demolition of the existing home.</li> </ul>

## **INTRODUCTION/BACKGROUND**

On November 9, 2020, Council gave first and second reading to White Rock Zoning Bylaw, 2012, No. 2000 Amendment (RT-1 – 15496 Thrift Avenue) Bylaw 2020, No. 2366,” being a bylaw to amend City of White Rock Zoning Bylaw, 2012, No.2000, and considered a Minor Development Permit for the construction of a duplex in place of a single-family residence at 15496 Thrift Avenue. During the same meeting Council directed staff to host the statutory public hearing and required with the rezoning application and minor development permit applications, respectively.

A public hearing tied to the rezoning was held on February 1, 2021, and third reading of the zoning bylaw amendment was given on the same day. The following issues were to be resolved prior to bringing this proposal back to Council for final adoption of the bylaw:

1. Ensure that all engineering requirements and issues, including completion of a servicing agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;
2. Registration of a Section No. 219 Covenant to restrict basement suites; and
3. Demolition of the existing home.

The Applicant has now resolved these issues to the satisfaction of Staff, and Council may consider final adoption of Bylaw No. 2366, and issuance of Minor Development Permit No. 441. The demolition permit referenced under Item 3 above will be applied for concurrent with the building permit. Staff are satisfied that the work will proceed once the zoning amendment and other municipal approvals are in place. If the work does not go forward, the RT-1 zone will continue to allow the current one-unit residential use on site.

## **INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS**

The original rezoning and minor development permit applications were circulated to internal City departments and comments requiring a response / resolution by the proponent have been addressed.

## **CLIMATE CHANGE IMPLICATIONS**

The Application will enable the modest intensification of a mature neighbourhood thereby lessening the demand for outward sprawl otherwise necessary to accommodate growth.

## **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 protecting the environment, and supporting a community where people can live, work, and play in an enjoyable atmosphere.

## **OPTIONS / RISKS / ALTERNATIVES**

There are not identifiable risks to proceeding with final adoption of the Bylaw and issuing the Minor Development Permit.

**CONCLUSION**

This report confirms that the Applicant has completed the development pre-requisites necessary prior to final adoption of the bylaw and issuance of the Minor Development Permit. Council may now consider final adoption of Bylaw No. 2366.

The Bylaw appears later in the Regular Council agenda.

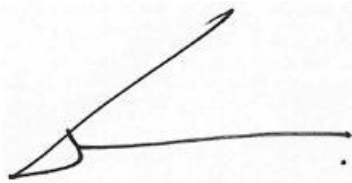
Respectfully submitted,



Carl Isaak, RPP, MCIP  
Director, Planning and Development Services

**Comments from the Chief Administrative Officer**

This corporate report is provided for information purposes.



Guillermo Ferrero  
Chief Administrative Officer