

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: November 8, 2021

TO: Mayor and Council

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

SUBJECT: Completion of Development Prerequisites for Adoption of Zoning Amendment Bylaw No. 2361, 14234 Malabar Avenue (ZON&MIP 19-005)

RECOMMENDATION

THAT Council receive the November 8, 2021 report from the Acting Director of Planning and Development Services, titled “Completion of Development Prerequisites for Adoption of Zoning Amendment Bylaw No. 2361, 14234 Malabar Avenue (ZON&MIP 19-005).”

EXECUTIVE SUMMARY

This report confirms the satisfaction of the City’s prerequisites necessary to grant final approval to “White Rock Zoning Bylaw, 2012, No. 2000 Amendment (RS-4 – 14234 Malabar Avenue) Bylaw 2020, No. 2361.” The rezoning will enable the subdivision of the property at 14234 Malabar Avenue and the construction of a single family detached home on each resultant lot. In addition to the rezoning application, the proposal is subject to a minor (environmental) development permit related to works within 30 metres of a watercourse. The minor development permit was issued by the City Manager in June, 2021 to enable the demolition of the existing dwelling. The permit required the installation of sediment and erosion controls to prevent against potential impacts to the watercourse. These controls were installed and maintained in accordance with the terms and conditions of the permit. The Applicant has also now entered into a servicing agreement and posted related securities to the satisfaction of the City’s Engineering and Operations Department. With the prerequisites now being addressed, Council may consider the issuance of the zoning amendment bylaw (Bylaw No. 2361), which is provided later in the Regular Council agenda.

PREVIOUS COUNCIL DIRECTION

Resolution # & Date	Resolution Details
2020-559 November 9, 2020	THAT Council: <ol style="list-style-type: none"> 1. Give first and second reading to "White Rock Zoning Bylaw 2012, No. 2000, Amendment (RS-4 – 14234 Malabar Avenue) Bylaw, 2020, No. 2361"; and 2. Direct staff to schedule a public hearing for "White Rock Zoning Bylaw 2012, No. 2000, Amendment (RS-4 – 14234 Malabar Avenue) Bylaw, 2020, No. 2361".

2021-064 February 8, 2021	THAT Council give third reading to "White Rock Zoning Bylaw 2012, No. 2000, Amendment (RS-4 – 14234 Malabar Avenue) Bylaw, 2020, No. 2361".
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INTRODUCTION/BACKGROUND

On November 9, 2020, Council gave first and second reading to “White Rock Zoning Bylaw, 2012, No. 2000 Amendment (RS-4 – 14234 Malabar Avenue) Bylaw 2020, No. 2361,” being a bylaw to amend City of White Rock Zoning Bylaw, 2012, No.2000. During the same meeting Council directed staff to host the statutory public hearing. Prior to the November meeting the City’s Land Use and Planning Committee considered the proposal and recommended prerequisites for approval as follows:

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; and
2. Demolition of the existing home.

Regarding Item 1 above, the Applicant has now entered into a Works and Servicing Agreement with the City’s Engineering and Municipal Operations Department. Further, the Applicant has posted securities as a measure of ensuring works within the City’s boulevard are completed in accordance with approved civil designs.

Regarding Item 2, the demolition of the home has now been completed. It is noted that in addition to the rezoning request the proposal is subject to a minor (environmental) development permit necessitated by the fact that portions of the property fall within 30 metres of a watercourse. Authority for the approval of minor development permits has been delegated to the City Manager pursuant to Section 19 of the City’s Planning Procedures Bylaw. The permit was approved by the City Manager in June, 2021, to enable the demolition of the existing home. Prior to the issuance of a demolition permit, the Applicant was required to retain a qualified environmental professional (QEP) and implement sediment and erosion controls around the perimeter of the property. These controls were implemented and the QEP verified the retention of such controls throughout demolition activity.

The Applicant has now resolved the prerequisites necessary to allow Council to grant final adoption of Bylaw No. 2361.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The 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.

CONCLUSION

This report confirms that the Applicant has completed the development prerequisites necessary prior to final adoption of the bylaw. Council may now consider final adoption of Bylaw No. 2361.

The Bylaw appears later in the Regular Council agenda.

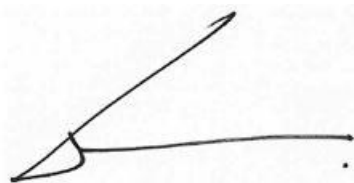
Respectfully submitted,



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

Comments from the Chief Administrative Officer

This corporate report is provided for information purposes.



Guillermo Ferrero
Chief Administrative Officer