

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: February 7, 2022

TO: Mayor and Council

FROM: Joseph A. Calenda, Acting Director, Planning and Development Services

SUBJECT: White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-67 – 14937 Thrift Avenue and 1441, 1443-45, and 1465 Vidal Street) Bylaw, 2022, No. 2418

RECOMMENDATIONS

1. That Council give first and second readings to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-67 – 14937 Thrift Avenue and 1441, 1443-45, 1465 Vidal Street) Bylaw, 2022, No. 2418” as presented.
 2. That Council direct staff to schedule the public hearing for “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-67- 14937 Thrift Avenue and 1441, 1443-45, 1465 Vidal Street) Bylaw, 2022, No. 2418;” and
 3. That Council direct staff to resolve the following issues prior to bringing “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-67- 14937 Thrift Avenue and 1441, 1443-45, 1465 Vidal Street) Bylaw, 2022, No. 2418” back for consideration of final adoption:
 - a) Ensure that all engineering requirements and issues, including road dedication and the execution of a Works and Servicing Agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;
 - b) Ensure that all matters pertaining to tree protection and retention, are addressed to the satisfaction of the Director of Planning and Development Services;
 - c) Confirm that a tree protection covenant, if and as required, is registered on title to ensure the recommendations of final Arborist Report, approved by the Director of Planning and Development Services and more specifically the City’s Arboricultural Technician, are implemented and maintained through future demolition and construction activities; and
 - d) Complete the demolition of the existing buildings to the satisfaction of the Director of Planning and Development Services.
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EXECUTIVE SUMMARY

On November 22, 2021, Council passed a motion requesting the Applicant to submit a new and revised proposal for the redevelopment of the subject property. This direction prompted the closure of the Major Development Permit Application (File No. 19-0111). At its meeting of January 10, 2022, Council resolved to reopen the file and bring it forward for full consideration including a public hearing. This report introduces the amending bylaw for first reading, second reading and seeks Council direction to schedule a public hearing.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
2021 – LU/P-089 November 22, 2021	1. Direct staff to advance the Zoning Bylaw Amendment Application at 1441, 1443-45, and 1465 Vidal Street, and 14937 Thrift Avenue, to the next stage in the application review process; and 2. Update the on-site development signage to reflect the revised development proposal as described in the corporate report titled “Initial Review (Revised Submission) 1441, 1443-45, and 1465 Vidal Street, and 14937 Thrift Avenue, Zoning Bylaw Amendment and Major Development Permit (File No. 19-011).” DEFEATED
2021-456 November 22, 2021	THAT Council direct staff to inform the proponent that Council are looking for a new project with less density and less massing on the site at 1441, 1443-45 and 1465 Vidal Street and 14937 Thrift Avenue. (This motion was communicated to the applicant and the file was closed.)
2022-IC-008 January 10, 2022	THAT Council authorize staff to reopen City File No. 19-011: Revised Submission by Weststone Group at 1441-1465 Vidal Street and 14937 Thrift Avenue and bring the application forward for consideration at the next available open Council meeting

INTRODUCTION/BACKGROUND

On November 22, 2021 Council (LUPC) received a report recommending the Application be forwarded for first and seconding reading and scheduling of a public hearing. The report is attached for information. The Application is now before Council for further consideration following the motion carried on January 10, 2022.

FINANCIAL IMPLICATIONS

The financial implications are contained in the staff report of November 22, 2021 and attached as Appendix B.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

The communication and community engagement implications are contained in the staff report of November 22, 2021 attached as Appendix B.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The interdepartmental involvement and implications are contained in the staff report of November 22, 2021, attached as Appendix B.

CLIMATE CHANGE IMPLICATIONS

Any climate change implications are contained in the staff report of November 22, 2021, attached as Appendix B.

ALIGNMENT WITH STRATEGIC PRIORITIES

Alignment with strategic priorities are also contained in the staff report of November 22, 2021, attached as Appendix B.

OPTIONS / RISKS / ALTERNATIVES

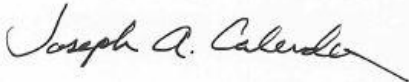
The following alternate option is available for Council's consideration:

1. That Council not give first and second readings to "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-67 – 14937 Thrift Avenue and 1441, 1443-45, 1465 Vidal Street) Bylaw, 2022, No. 2418" as presented which would prompt the closure of the Major Development Permit Application.

CONCLUSION

Following the Council meeting on January 10, 2022, Council resolved to reopen the Major Development Permit Application for further consideration. Staff ask that Council give 1st and 2nd readings to White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-67 – 14937 Thrift Avenue and 1441, 1443-45, 1465 Vidal Street) Bylaw, 2022, No. 2418 and direct staff to schedule a public hearing pursuant to the *Local Government Act* and the *Community Charter*.

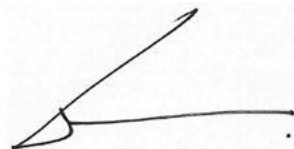
Respectfully submitted,



Joseph A. Calenda, MCIP, RPP (Retired), DTM
Acting Director, Planning and Development Services

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report



Guillermo Ferrero
Chief Administrative Officer

Appendix A: Zoning Amendment Bylaw No. 2418

Appendix B: Corporate Report – November 22, 2021: Initial Review (Revised Submission)
1441, 1443-45, and 1465 Vidal Street, and 14973 Thrift Avenue, Zoning Bylaw
Amendment and Major Development Permit (File No. 19-011)