

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: April 20, 2022

TO: Mayor and Council

FROM: Anne Berry, Director, Planning and Development Services

SUBJECT: 1485 Fir Street – Final Adoption of Zoning Amendment Bylaw 2363

RECOMMENDATIONS

THAT Council:

1. Receive for information the corporate report dated April 25, 2022, from the Director of Planning and Development Services, titled “1485 Fir Street – Final Adoption of Zoning Amendment Bylaw 2363;” and
 2. Adopt Bylaw No. 2363 – White Rock Zoning Bylaw, 2012, No. 2000 Amendment (CD 64 – 1485 Fir Street) Bylaw, 2020, No. 2363.
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INTRODUCTION/BACKGROUND

On October 19, 2020, Council gave first and second readings to a Zoning Amendment Bylaw and considered a Major Development Permit (No. 432) for the development of a six storey, 80 unit rental building at the southwest corner of Fir Street and Russell Avenue, and authorized staff to schedule the required public hearing. Council further directed staff to resolve the following requirements prior to final adoption:

- A Tenant Relocation Plan and adoption of a Housing Agreement Bylaw;
- Engineering requirements, including a works and servicing agreement, to the satisfaction of the Director of Engineering and Municipal Operations; and
- Consolidation of the 3 parcels which comprise the lot.

A public hearing was held on January 18, 2021; however the bylaw was defeated at third reading and was brought forward for reconsideration as part of the April 26, 2021 meeting. Council rescinded second reading at that time and a new second reading, as amended, was given on May 10, 2021. The Public Hearing on the amended Bylaw took place on July 5, 2021. Third Reading was subsequently granted July 12, 2021.

Housing Agreement Bylaw No. 2408 was adopted November 22, 2021. Further, the three (3) parcels that comprise the site have been consolidated under Plan EPP84873, in which the 5m corner cut at Fir Street and Russell Avenue was dedicated to the City.

The applicant has now completed the approval requirements to the satisfaction of staff and Council may now consider final adoption of Zoning Amendment Bylaw 2363.

Following adoption of the bylaw, staff will bring forward Major Development Permit No. 432 to a future Regular Meeting of Council for consideration of permit issuance.

LEGAL IMPLICATIONS

None identified. The applicant has met the conditions of approval.

CONCLUSION

This report confirms that the applicant has completed the development pre-requisites necessary prior to final adoption of the zoning bylaw amendment. Council may now consider final adoption of Bylaw No. 2363.

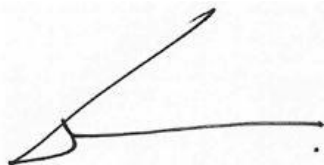
Respectfully submitted,

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Anne Berry
Director, Planning and Development Services

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.

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Guillermo Ferrero
Chief Administrative Officer