

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: May 9, 2022

TO: Mayor and Council

FROM: Anne Berry, Director of Planning & Development Services

SUBJECT: Major Development Permit – 1485 Fir Street (City file: 19-009)

RECOMMENDATION

THAT Council authorize the issuance of Development Permit No. 432 for 1485 Fir Street.

EXECUTIVE SUMMARY

On April 25, 2022 Council adopted Zoning Bylaw Amendment No. 2363 for 1485 Fir Street, in order to allow an 80 unit, six storey rental residential building to be developed. The applicant must obtain a Development Permit (DP) before beginning the demolition and construction process for the new building. The draft permit is now before Council for consideration of issuance.

PREVIOUS COUNCIL DIRECTION

This application was reviewed and processed concurrently with the previously approved rezoning application for the site. Although the file has been before Council on several occasions, with respect to the DP for the subject property the following direction was previously given:

Motion # & Meeting Date	Motion Details
October 19, 2020 2020-527	THAT, pending adoption of “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-64 – 1485 Fir Street) Bylaw, 2020, No. 2363,” Council consider issuance of Development Permit No. 432 for 1485 Fir Street.

INTRODUCTION/BACKGROUND

The subject property is located at the corner of Fir Street and Russell Avenue and falls within the City’s Multi-family Development Permit Area (DPA). The proposed development requires a Major DP in order to build within the DPA. A development permit specifies how development can occur on a property that has been designated in an Official Community Plan (OCP) as being in a DPA. DPA’s include guidelines specifying the City’s objectives for each area and type of development. The intent of the Multi-family DPA is to:

- Establish an attractive, comfortable, well-connected, pedestrian-oriented environment
- Ensure the compatibility of new development with adjacent existing buildings

- Enhance quality of life
- Conserve energy and water and reduce GHGs
- Enhance the character of the built environment and public realm in the City of White Rock Life

The project was reviewed by the Advisory Design Panel (ADP) July 21, 2020. The ADP recommended referral to Council with various comments, all of which have now been addressed.

It was MOVED and SECONDED

THAT the Advisory Design Panel recommends that the application for the development proposal at 1485 Fir Street be referred to Council once the applicant has had an opportunity to consider the comments pertaining to:

- 1) Stormwater management plan must go to the Engineering Department – efforts to minimize the amount of stormwater going to the storm system;
- 2) Rooftop to be designed to reduce solar gain;
- 3) Efforts to increase the number of electrical charging stations
- 4) Efforts to increase the number of accessible parking spaces
- 5) Design of the children's play space – naturalization of the space

CARRIED



Figure 1 - Rendering of Proposed Development

The building and site design meet the objectives of the DPA. The applicant's response to the ADP comments is included as Attachment A and the completed compliance worksheet is appended as Attachment B.

FINANCIAL IMPLICATIONS

A landscape security in the amount of \$200,255.00 is required to be collected as a condition of the Development Permit.

LEGAL IMPLICATIONS

Local government discretion in issuing or refusing a development permit is limited to the development permit area guidelines' parameters. Form and character are the most common considerations involved in the DPA for a large project such as this one. For example, if a DPA guideline states that pitched roofs are preferred, but an application shows a flat roof, this would be an area where the application is not in compliance with the DPA guidelines. However, if there is a reasonable rationale for the difference and the change meets the overall intent of the guidelines, Council can accept the non-compliance. If an application is compliant with the applicable guidelines in the DPA, the development permit should be issued. If issuance is refused, reasons for refusal should be provided.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

Interdepartmental requirements have been addressed through the rezoning process.

CONCLUSION

The subject property is appropriately zoned for the proposed development and the application is consistent with and meets the intent of the development permit area guidelines. Council may now authorize issuance of Major Development Permit No. 432 for 1485 Fir Street.

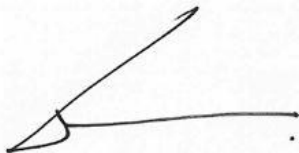
Respectfully submitted,



Anne Berry
Director, Planning & Development Services

Comments from the Chief Administrative Officer

I concur with the recommendation of this corporate report.



Guillermo Ferrero
Chief Administrative Officer

- Attachment A: Applicant Response to Advisory Design Panel Comments
- Attachment B: Multi-family Development Permit Area Guidelines – Applicant Proposal
Summary Responses
- Attachment C: Draft Development Permit No. 432