

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



**DATE:** July 25, 2022

**TO:** Mayor and Council

**FROM:** Anne Berry, Director, Planning and Development Services

**SUBJECT:** White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-68 – 14937 Thrift Avenue and 1441, 1443-45, and 1465 Vidal Street) Bylaw, 2022, No. 2439

---

**RECOMMENDATIONS**

**THAT** Council:

1. Give first and second readings to "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-68 – 14937 Thrift Avenue and 1441, 1443-45, 1465 Vidal Street) Bylaw, 2022, No. 2439" as presented.
  2. Direct staff to schedule the public hearing for "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-68- 14937 Thrift Avenue and 1441, 1443-45, 1465 Vidal Street) Bylaw, 2022, No. 2439;" and
  3. Direct staff to resolve the following issues before bringing "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-68- 14937 Thrift Avenue and 1441, 1443-45, 1465 Vidal Street) Bylaw, 2022, No. 2439" 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 about 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 the 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;
    - d) Complete the demolition of the existing buildings to the satisfaction of the Director of Planning and Development Services; and
    - e) A statutory-right-of-way be registered on title regarding the community urban park space.
- 

**EXECUTIVE SUMMARY**

In July 2019, the city received applications for Zoning Bylaw Amendment and a Major Development Permit tied to the properties at 1441, 1443-45, 1465 Vidal Street, and 14937 Thrift

Avenue. The original proposal included a six-storey 129-unit apartment building intended to be rental in tenure.

The project has undergone a series of changes in response to city-initiated amendments to the Official Community Plan (OCP) and to address feedback from the Advisory Design Panel (ADP). The original proposal was presented to the Land Use and Planning Committee (LUPC) on October 19, 2020. At that time, the Committee was supportive of seeing the applications continue through the review process.

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 on January 10, 2022, Council resolved to reopen the file and bring it forward for full consideration, including a public hearing. At the February 7, 2022, meeting, an amending bylaw was presented for first and second reading and sought Council direction to schedule a public hearing. This motion was defeated.

The applicants have revised their proposal, which is being presented to Council for first reading and second reading, and staff is seeking Council direction to schedule a public hearing.

### **PREVIOUS COUNCIL DIRECTION**

<b>Motion # &amp; Meeting Date</b>	<b>Motion Details</b>
2020-LU/P-036 October 19, 2020	THAT the Land Use and Planning Committee recommends that Council resolve that the zoning amendment application at 1441 Vidal Street proceed to the next stage in the application review process.
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

2022-044 February 7, 2022	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.  <p style="text-align: right;">DEFEATED</p>
------------------------------	--

## **INTRODUCTION/BACKGROUND**

The properties subject to these applications include 1441, 1443-45, 1465 Vidal Street, and 14937 Thrift Avenue ('Properties') (see Figure 1).



Figure 1- Subject Properties

The properties are situated within a block comprised mainly of multi-family dwellings. Immediately north of the site is the 12-storey "Beverley" building (1501 Vidal Street). To the east, there are several two and three-storey apartment buildings; to the west, there are several blocks of three-storey townhomes.

### **Official Community Plan**

The Properties fall within the "Town Centre Transition" designation per the Official Community Plan (OCP). Within this designation, the plan permits multi-unit residential uses intended to support the commercial uses in the Town Centre. When the original proposal was made in 2019, the policies of the OCP enabled a maximum height of approximately 18 storeys along North Bluff Road, transitioning to four storeys along Thrift Avenue (see Figure 2). In the following section, staff will summarize the past proposals for the site.

### 2019 Proposal

The original proposal presented a six-storey building that stepped down as it approached Thrift Avenue (see Figure 2). The height of the project was compliant with the policies of the OCP; therefore, an OCP amendment was not required. The design had a floor area ratio (FAR) of 2.1, which was enabled by the policies of the plan. Specifically, the plan set a base density of 1.5 FAR, and policy 8.2.3 allowed for a 40 percent increase to 2.1 FAR, where at least half of the additional floor area was secured as rental units. The entire 129-unit project was proposed as rental in tenure and benefited from the density bonus.



Figure 2 - Original Proposal, July 2019 (File No. 19-011)

### 2021 Proposal

In 2021, the OCP was amended to limit height within the Town Centre Transition area. Regarding the properties, height was reduced to four storeys with the opportunity to support six storeys if an "affordable housing component" was included. Policy amendments were also made to lower the base density available within the area to 1.5 FAR, with the ability to increase this density to 2.5 FAR with an affordable housing component and 2.8 FAR with both an affordable housing component and replacement units. Although the amended OCP allows for consideration of a six-storey building, this iteration of the revised proposal was a four-storey building with 82 units, all of which would be rental in tenure (see Figure 3).



Figure 3- Revised Proposal, October 2021 (File No. 19-011)

This proposal included 17 three-bedroom units (20.7%), 17 two-bedroom units (20.7%), 38 one-bedroom units (46.4%) and 10 studio units (12.2%). The allocation of two and three-bedroom units support the City's "family-friendly housing" policy which seeks a minimum 10% supply.

### Current Proposal



*Figure 4- East perspective elevation*

The current proposal is a 4-storey option with a rooftop amenity intended to soften the overall view from the Beverly and the Townhouses to the north. The design intends for residents living at higher levels to look at the trees and a landscaped rooftop amenity (see figure 7). In addition, the building has removed the tiered-down decks and have replaced them with a community green space to act as an urban park for all residents of White Rock (see figure 6). If approved staff will work with the applicant to put a statutory-right-of-way in place.



*Figure 5- West perspective elevation*



*Figure 6 - Urban Park*



Figure 7- Landscaped rooftop amenity

The total unit count for the building is 70, with a FAR of 1.5. This proposal included 20 three-bedroom units (28.6%), 25 two-bedroom units (35.7%), and 25 one-bedroom units (35.7%). The allocation of two and three-bedroom units supports the city's "family-friendly housing" policy which seeks a minimum 10% supply.

In the housing chapter of the OCP, the main goal is to ensure that the City of White Rock has a mix of housing choices that are appropriate and affordable for residents at various stages of their lives. The following objectives and policies apply to this project:

- Objective 11.1 - To expand housing choices for existing and future residents and increase the diversity of housing types for a variety of household sizes, incomes, tenures, needs, and preferences
- Policy 11.1.1 Family-Friendly Housing – Increase the attractiveness and affordability of housing in White Rock for families by:
  - Encouraging applicants to provide ground floor units with front door access to the street in all rezoning applications for residential developments greater than three storeys in height;
  - Providing a minimum of 10% of units with three bedrooms and a minimum of 35% with either two or three bedrooms in all rezoning applications for residential developments with more than 20 dwelling units
  - Establishing outdoor amenity space requirements for multi-unit residential developments
- Policy 11.1.3 Housing Choices Everywhere – Focus residential densities in the Town Centre but ensure that housing choices are distributed throughout the City in all neighbourhoods. Allow duplexes and triplexes throughout the Mature Neighbourhoods.
- Objective 11.2 - To support rental housing and a range of non-market housing options and needs along the housing spectrum.\

### Purpose Built Rental

Low- and moderate-income families are challenged to afford the traditional single detached home in White Rock, given the disparity between median household incomes and benchmark sale prices. Many of these families are interested in ground-oriented rental and homeownership units, such as townhouses or apartments, but the availability of these units is limited. This project's design has several ground-oriented units along the street.

It is common for condos that may have enough bedrooms to accommodate all family members to be age-restricted, excluding families from accessing them. Engagement revealed that these circumstances are leading families to leave the city in search of options elsewhere. As a result, there is a need for two-, three- and four-bedroom units within multi-unit housing projects and for non-market rental, market rental and homeownership tenures. This development is proposing to include 20 three-bedroom units and 25 two-bedroom units.

White Rock currently has a mix of residential uses that characterize different areas of the city. For example, while single-family homes in the Mature Neighbourhood area account for the large majority of land area in White Rock, the most significant proportion of housing starts in the last decade have been apartments.

White Rock experiences housing affordability challenges along with the rest of the Lower Mainland, in which housing costs are well beyond a price-to-income ratio that justifies the price of housing. Regionally, 33.5% of households spent more than 30% of their income on housing in 2011. In White Rock, this value was slightly lower at 31.4%.

Supporting new Secure Market Rental (all rental buildings with rents at market rates) and Affordable Rental Housing (rent is subsidized) will help improve housing affordability in the city. Secure Market Rental units are designated for rental purposes only.

Secured rental housing is that portion of the rental stock that provides longer-term rental housing where tenants can reside without worry that their tenancy may be terminated by new owners who purchase the units. Rents are determined by market demand, subject to the *Residential Tenancy Act*.

Secured market rental housing means development or part of a development used only as market rental housing. A secure and robust stock of rental housing contributes to the city's social diversity, economic health, and community sustainability development. In addition, rental housing provides an option for those who cannot afford ownership housing and those who need flexible shorter-term housing options.

Also, particularly for households who are in the early stages of career development, renting provides the flexibility to respond to educational and employment opportunities that may require relocation. Finally, a good supply of rental housing includes housing options for the workforce, which is considered essential to attracting employers to locate in the city.

### Strata Title Conversion

If this development is approved, these units will not be individually strata titled; they would be considered one titled strata unit. Therefore, they cannot be sold independently. The only way for this building to become strata is for the owner of the building to apply for a Strata Title Conversion (STC). With this proposed development, 100% of the residential floor space is unstratified rental housing.

When a multi-unit building is owned by one (or a group) of owners, and the owner(s) wish to create individual titles for each unit to allow for individual ownership, then a STC is required.

The *Condominium Act*, Zoning Bylaw, and Council policies control STCs in the City of White Rock. These Bylaws ensure that the proposed STC meets health, safety, and servicing requirements.

Strata Conversion is the creation of individual legal units in an existing multi-unit building with one (or a group) of owners. Strata conversion needs to be considered by Council when owners and/or tenants currently occupy the multi-unit building.

Examples of buildings that are converted from single legal units to strata-titled units include: duplexes, townhouses, apartments, multi-unit commercial and industrial buildings, and mixed-use residential/commercial buildings.

As outlined in Section 242 of the *Strata Property Act*, the province requires that a Local Government consider the following when a strata conversion request is submitted:

- (a) the priority of rental accommodation over privately owned housing in the area;
- (b) any proposals for the relocation of persons occupying a residential building;
- (c) the life expectancy of the building;
- (d) projected major increases in maintenance costs due to the condition of the building; and
- (e) any other matters that, in its opinion, are relevant.

### **Housing Need Report – Metro Vancouver – Community and Housing Profile (October 2020)**

In terms of rental housing, the following subsection outlines information regarding the primary and secondary rental market in White Rock. Figure 8 shows the number of purpose-built rental units in the primary rental market in White Rock over time. This includes both purpose-built rental apartments and row housing (townhouses). In 2019, there were a total of 1,392 units in the primary rental market. From 2010 to 2019, the number of purpose-built rental units decreased slightly by 0.7% (10 units).

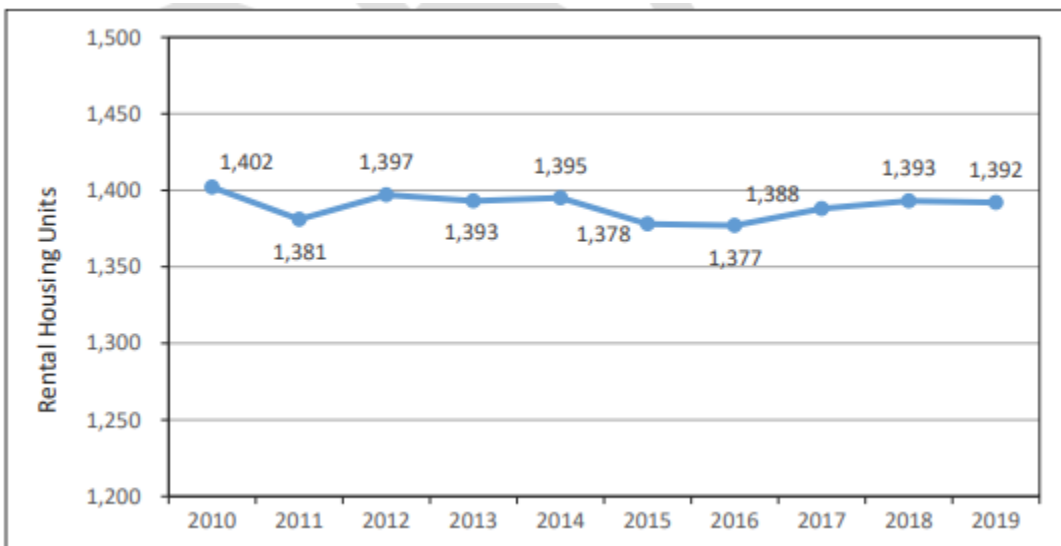


Figure 8- Total Number of Dwelling Units in the Primary Rental Market, White Rock (2010 to 2019)

Secondary suites and private condominium rentals represent a portion of the rental housing stock in the Metro Vancouver region. Data for private condominium rentals and secondary suites are challenging to obtain at the municipal level. According to the Metro Vancouver Housing Data



Book, there were an estimated 1,400-1,600 secondary suites in 2017 and an estimated 856 private rental condominium units in 2018 in the private rental market in White Rock.

Table 1 shows the rental vacancy rates in White Rock overall and by type of housing unit (i.e. number of bedrooms) since 2010. In 2019, the total vacancy rate in White Rock was at 1.7%, slightly higher than the 1.1% the previous year. The overall rental vacancy rate has varied significantly since 2010, reaching a high of 3.9% in 2013 and decreasing since then. In comparison, the overall vacancy rate in 2019 was 1.1% in Metro Vancouver and 1.5% in British Columbia.

Number of Bedrooms	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
0 bedrooms	0.0%	1.3%	2.6%	2.5%	4.1%	3.0%	0.0%	n/a	n/a	3.5%
1 bedroom	2.2%	0.7%	2.9%	4.4%	1.4%	0.8%	0.1%	0.3%	0.9%	2.2%
2 bedrooms	0.8%	0.3%	4.7%	2.8%	1.2%	0.3%	0.0%	0.6%	1.6%	0.3%
3+ bedrooms	10.6%	12.5%	0.0%	0.0%	n/a	0.0%	n/a	n/a	n/a	n/a
<b>Total</b>	<b>1.8%</b>	<b>0.7%</b>	<b>3.3%</b>	<b>3.9%</b>	<b>1.5%</b>	<b>0.8%</b>	<b>0.1%</b>	<b>0.6%</b>	<b>1.1%</b>	<b>1.7%</b>

Table 1- Vacancy Rate by Number of Bedrooms, White Rock (2010 to 2019)

### Housing Needs Report (November 2021)

The purpose-built rental pool in White Rock has experienced stagnant growth over the past decade and has been surpassed by the growing number of rented condominiums. The secondary rental market, including secondary suites, are good options to offset the shortfall of purpose built rental housing; however, they are not secure, and tenants are subject to legal evictions for situations such as the owner wanting to move back into their unit. White Rock would benefit from securing more purpose-built rental units. In addition, special attention to design and configuration to allow for more accessible units for seniors, persons with disabilities, and family-sized units, would be appropriate.

Nearly one in three residents in White Rock are renters (32%). The rental vacancy rate has fluctuated in White Rock over the past decade, reaching a high of 3.9% in 2013. Since then, the rental vacancy rate has tightened and is currently less than 1% (see figure 9). The low vacancy creates pressure on the rental stock and can be considered an undersupply if sustained over a long period. In White Rock, there appears to be more pressure on two-bedroom rental units – which had a vacancy rate of 0.3% in 2020. Studio units had a vacancy rate of 1.3%. Although vacancy rates for three or more-bedroom units have not been reported for White Rock since 2015, the last three figures from 2012, 2013 and 2015 reported 0% vacancy for three-bedroom units in White Rock. Rental vacancy rates for studio units were 1.3%, and two-bedroom units were 0.3%. This data suggests that the demand and preference for larger rental units are on the rise in White Rock. This aligns with demographic data – studio units are typically too small and not appropriate for seniors; family households priced out of the homeownership market require enough bedrooms in a rental unit to accommodate all members of their household.

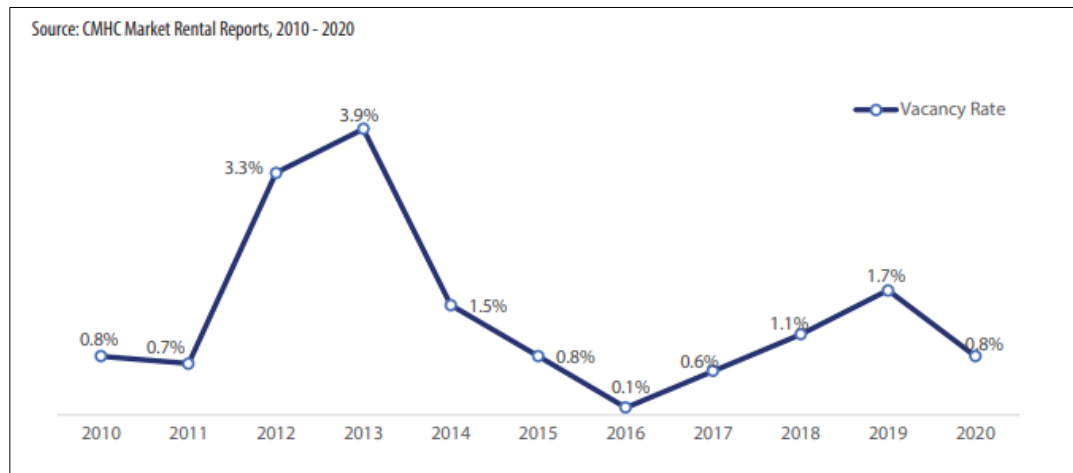


Figure 9 - Rental Vacancy Rate Over Time, White Rock

There has not been an increase in the number of purpose-built rental units in White Rock over the past decade (see figure 10). In 2010, there were 1,402 rental units compared to 1,394 in 2020. The fluctuation in the total number of rental units can result from several factors, such as new units coming online. At the same time, some sites are demolished and redeveloped, and possibly some rental conversions. The key takeaway is that despite new housing projects being built in White Rock, there has not been a net gain in available rental units. This gives fewer choices to renters and is likely a key contributor to the tightening rental vacancy rate in White Rock. It might also explain the incidence of overcrowding (affecting 10% of renters) when there are not enough bedrooms to accommodate everyone in a household.

The purpose-built rental stock is augmented by privately owned units in condos and basement suites that are rented. These are not purpose-built rental units and are less secure for tenants. However, these units provide an alternative. In 2017, approximately 888 condos and between 1,400 and 1,600 secondary suites were available for rent. However, concerns raised by the public and stakeholders during consultation on the Housing Needs Report suggest that several condo stratas are age-restricted (e.g., seniors-oriented), which means not all the secondary rental market is available to renters who need them.

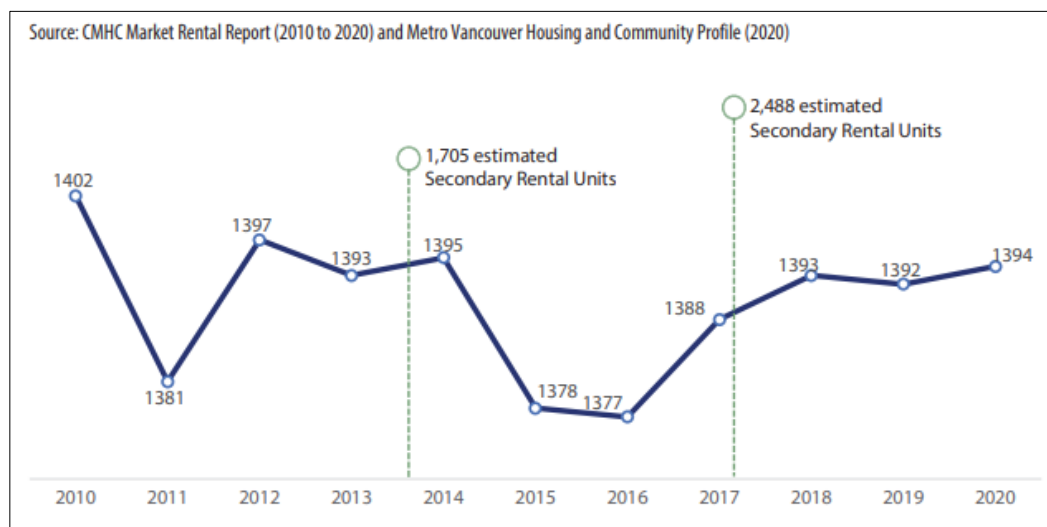


Figure 10- Purpose-Built Rental Units Over Time, White Rock

## White Rock Zoning Bylaw

The properties subject to this rezoning application are currently zoned One-Unit Residential Zone (RS-1) (applicable to: 14937 Thrift Avenue & 1441 Vidal Street), Two-Unit (Duplex) Residential Zone (RT-1) (1443-45 Vidal Street), and CD-36 Comprehensive Development Zone (1465 Vidal Street) (see Figure 11).



Figure 11 - Zoning Context

The Figure illustrates the presence of RM-2 zoning east and several property-specific CD zones to the north and west. The maximum height in the RM-2 Zone is 10.7 metres or approximately three-storeys. The CD zones immediately west of the property enable townhome buildings of up to three storeys, with a pitched roof (~11-12 metres).

The proposal, if approved, would change the property's zoning to a site-specific Comprehensive Development (CD) Zone. The CD Zone would establish standards to realize the building massing, form and character as illustrated in Figures 4-7; Appendix B to this report includes several pages from the architectural design packages submitted with the revised proposal.

The current 70-unit proposal would be supported by 123 parking spaces provided within a three-storey below-grade parkade. The parking supply satisfies the zoning bylaw's requirements for residents and visitors and includes the required barrier-free parking. The zoning bylaw currently only requires 105 stalls for a development of this size. Therefore, the proposal exceeds the parking requirements. Ten percent (10%) of the stalls would be provided with charging infrastructure for an electric vehicle, and another ten percent (10%) would have a rough-in for future electric vehicle use.

Overall, this development is intended to have minimal traffic impacts. The estimated trip generation is not enough to require any intersection upgrades. The original traffic study was completed for 129 units (Appendix C) and this number has been reduced to 70 units. Because of the decrease in units staff did not request an updated traffic impact study. If Council would like further information this can be brought forward before third reading at the public hearing.

### Advisory Design Panel (ADP)

This development has gone to ADP several times a summary of these meetings is in Appendix A - 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. 19-01).

Staff have reviewed and compared the application changes to the previous plans and the ADP roles and mandate. In the review of development permits applications, the panel's mandate is to consider the following:

- *The alignment with applicable policies of the Official Community Plan and the Development Permit Area Guidelines:*
  - A local government may designate certain lands as Development Permit Areas (DPA) within an Official Community Plan (OCP). The Form and Character DPA controls the form and character objectives for commercial, industrial and residential development (e.g. landscaping, siting, exterior design).
  - The form, character, appearance and landscaping are important to make a place attractive and livable.
  - Staff have concluded through the review that the application still meets the intent of the guidelines, the density has been reduced, but the overall form and characteristics of the development have not changed. However, overall massing has changed in the following ways:
    - **Building massing:**
      - Reduced building massing significantly reduced from what is allowable under the OCP. The increase in height is now only proposed along the East side of Vidal street, where an additional dedication has been required for the future roadway widening. The façade of the building facing the adjacent townhouses to the west has not increased.
    - **Corridor length:**
      - Corridor length has been reduced by approximately 12' at the lower levels. Due to this the building length being reduced and greenspace being added to the southern portion of the site.
    - **Views**
      - The views of surrounding buildings are obstructed by trees, not the building, even with the height changes along the east side of Vidal.
      - The building's height is shorter than the existing old-growth trees surrounding the site. Therefore, no views will be obstructed by the building that isn't already obscured by the existing foliage.
      - Views have not been further obstructed on the west side of the site.
- *Form and character impacts that may arise out of a request for relief from a zoning bylaw standard(s) (e.g., reduction in yard setbacks, additional building height, etc.):*
  - There is no request for relief from zoning bylaw standards.
- *The intended function of the project and how the development fits within the neighbourhood context (e.g., urban design, site design, compatibility of built form, the potential for land use impacts such as shadowing, insufficient parking, negative impacts to traffic volumes, etc.):*

- Urban design has not changed significantly. The proposed parking meets the requirements of our zoning bylaw and has been verified by staff.
- The development meets the intent of the form and character guidelines.
- Traffic volumes will be reduced due to the reduction in units, and parking exceeds the zoning requirements.
- *The overall quality of building and site design considering:*
  - *the livability of the project for future occupants/site users, including specific regard for public safety (CPTED) and accessibility;*
    - The applicant included these features in their design. No significant changes have been made to the current submission that would affect this.
  - *the constructability of the design with regard to the potential impact on building longevity and cost (affordability for future owners/renters);*
    - No further changes are needed.
    - See the report section on Purpose Built Rental.
  - *the environmental sustainability of the design considering efforts for stormwater; retention, passive solar gain, electric vehicle use, and other measures;*
    - See the Climate Change Implications section of the report.
  - *the way in which the building design interacts with, and positively contributes to, the public realm (e.g., interface of the building with the street, landscaping treatment, pedestrian connections, variability in design and massing, etc.);*
    - The project focuses on providing open and engaging spaces for public life, enhancing the character of the built environment and public realm. The addition of an urban park for the community will benefit the City and its residents.
  - *the impact of the siting of buildings and structures, as well as other site features (e.g., driveways, impermeable amenity spaces, etc.) on protected trees, both private and public, and the ability to avoid tree removals and/or support tree plantings through the design of the building(s) and the layout of the site;*
    - The tree protection plan has not changed significantly. See the implications for Tree Preservation and Tree Canopy Enhancement section.
  - *the potential for conflicts with other municipal bylaws where such conflicts may affect the overall form and character of the development or the way in which the project upholds the policy objectives of the Official Community Plan.*
    - There are no known conflicts with City Bylaws. The development does align with the OCP, and no OCP amendment is needed.

Based on the above information and comments, staff concluded that the changes made to the current submission are not enough to be sent back to the ADP for further comments. The revised current submission meets the intent of the design guidelines, and it aligns with the mandate of the ADP. Council may choose to direct this application back to the ADP should Council deem a further review necessary.

## **FINANCIAL IMPLICATIONS**

The following fees would be collected if approved for rezoning and subdivision (Table 2). Note these fees are subject to change:

**Table 2: Applicable Development Costs**

	<b>Fee (per unit)</b>	<b>Units Subject to Fee</b>	<b>Sub-Total</b>
City of White Rock Development Cost Charges (DCCs)	\$11,253.3	70	<b>\$787,731.00</b>
Metro Vancouver (Regional) DCCs	\$4,269.00	70	<b>\$298,830.00</b>
TransLink DCCs	\$1,554.00	70	<b>\$108,780.00</b>
Surrey School District School Site Acquisition Charges (SSAC)	\$800.00	70	<b>\$ 56,000.00</b>
<b>Total</b>			<b>\$1,251,341.00</b>

This development does not meet the threshold for Community Amenity Contributions.

## **COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS**

The original proposal was presented to the public through a Public Information Meeting (PIM) held on August 20, 2020. Approximately 40 people attended the PIM. Since this meeting, staff have maintained regular contact with several residents who have expressed an ongoing interest in the project. If the project proceeds to the next step in the approvals process, the public would have an opportunity to express their views direct to Council through a statutory public hearing.

## **INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS**

The application and revisions made to the project have been reviewed by city staff from several municipal departments. Before presenting the project to the City's Advisory Design Panel, the original design underwent several rounds of review and revision to ensure it satisfies municipal bylaw standards and the directions provided in the City's DPA Guidelines.

## **CLIMATE CHANGE IMPLICATIONS**

The properties subject to this application are currently vacant. The lands sit immediately south of a 12-storey condominium building and fall within a neighbourhood predominantly comprised of three-storey apartments. The four-storey proposal is, in the opinion of staff, appropriately scaled to the context of development and will allow for the more intensive use of lands that are readily served by municipal infrastructure (e.g., roads, water, sewer, etc.). In addition, compatible development, through infill, lessens the need for sprawl into the periphery on lands which may be more appropriately left as undeveloped, naturalized spaces. Further, bringing residential use into areas within walking distance of commercial and recreational uses lessens the demand for private automobile use, a known contributor to climate change.

## **IMPLICATIONS FOR TREE PRESERVATION AND TREE CANOPY ENHANCEMENT**

The Arborist Report prepared by Van Der Zalm (VDZ) and Associates has undergone several iterations of review and revision since the application was received in 2019. Staff have been working with the applicant to ensure the design of the building, specifically the parkade, allows

for the most significant level of tree retention. This is particularly important along the western and northern boundaries of the Subject Properties, where several mature trees exist.

In response to the City's comments, the applicant has created notches in the parkade to avoid the tree protection zones associated with several large off-site (OS) trees. Furthermore, the applicant has reduced the footprint of the building along its northern façade to provide greater accommodation to several off-site trees falling within the property tied to the Beverley development. Trees for which retention is proposed would require the posting of securities in accordance with the City's Tree Management Bylaw. Trees proposed for removal would be subject to replacement requirements. Where replacements are not feasible, cash-in-lieu of such may be considered by the City.

In summary, \$117,000 in securities (held for tree retention) and 27 replacement trees (\$40,500 value) would be required. The most recent Landscape Plan illustrates 24 replacement trees, plus 11 trees proposed for the fourth storey (rooftop amenity areas). If the project were to proceed, staff would work with the applicant and their Landscape Architect to ensure tree species and required spacing, amongst other matters, were addressed to the satisfaction of the city. If Council gives the first and second reading, the tree locations will be legally surveyed as per our bylaw, and any revision will be made before the third reading.

### **ALIGNMENT WITH STRATEGIC PRIORITIES**

Council has expressed a desire to support a high quality of life in the city. The ability to support residential infill can help lessen the demand for sprawl while also making the best use of existing infrastructure.

### **OPTIONS / RISKS / ALTERNATIVES**

The following options for Council's consideration are:

1. Give first and second readings to "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-68 – 14937 Thrift Avenue and 1441, 1443-45, 1465 Vidal Street) Bylaw, 2022, No. 2439"; or
2. Reject "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-68 – 14937 Thrift Avenue and 1441, 1443-45, 1465 Vidal Street) Bylaw, 2022, No. 2439".; or
3. Defer consideration of ""White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-68 – 14937 Thrift Avenue and 1441, 1443-45, 1465 Vidal Street) Bylaw, 2022, No. 2439" pending further information to be identified.

Staff recommends Option 1, which is incorporated into the recommendations at the beginning of this corporate report.

### **CONCLUSION**

This application proposes to rezone four properties from the "RS-1 One Unit Residential Zone" to the "Comprehensive Development Zone (CD) 68". If approved, it would enable the proposed multi-building residential project that consists of 70 purpose built rental apartments ranging from 1 to 3-bedroom units to be built. If Council supports this application staff will bring the

development permit forward at third reading. Overall, staff supports the proposal subject to the recommended conditions noted.

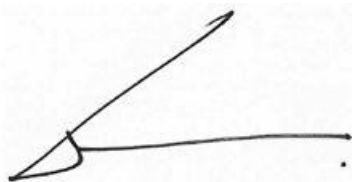
Respectfully submitted,

A handwritten signature in black ink, appearing to read "Anne Berry", written over a light grey rectangular background.

Anne Berry  
Director, Planning and Development Services

**Comments from the Chief Administrative Officer**

I concur with the recommendations of this corporate report.

A handwritten signature in black ink, appearing to read "Guillermo Ferrero", written over a light grey rectangular background.

Guillermo Ferrero  
Chief Administrative Officer

Appendix A: 1441 Vidal - Report to Council - November 22, 2021

Appendix B: Zoning Amendment Bylaw No. 2439

Appendix C: Traffic Impact Study

Appendix D: Arborist Report