

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: January 30, 2023

TO: Land Use and Planning Committee

FROM: Anne Berry, Director, Planning and Development Services

SUBJECT: Development Variance Permit No. 448 – 1122 Vidal Street (DVP 22-007)

RECOMMENDATIONS

THAT the Land Use and Planning Committee recommends that Council:

1. Direct Planning staff to obtain public input through a public meeting, with notice given in accordance with the requirements of the City's Planning Procedures Bylaw and the *Local Government Act*; and
 2. Following the public meeting, recommend that Council consider approval of Development Variance Permit No. 448.
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EXECUTIVE SUMMARY

An application for a Development Variance Permit (DVP) has been received to seek relief from the minimum setback requirements for a free-standing canopy from both the exterior side lot line and the principal building at Galaxie Craft Brewhouse, located at 1122 Vidal Street. A structure is defined as any construction fixed to, supported by, or sunk into the land greater than 0.6m in height. The canopy meets this definition.

INTRODUCTION/BACKGROUND

Galaxie Craft Brewhouse ('Applicant') is comprised of a licensed commercial establishment (brewery). The subject property is designated 'Waterfront Village' in the Official Community Plan (OCP). It is zoned 'CR-3 West Beach Business Area Commercial / Residential Zone' in the City of White Rock Zoning Bylaw, 2021, No. 2000.

The subject property is irregular and is bounded by two street frontages: Vidal Street and Victoria Avenue. The surrounding area comprises a three-storey parkade to the north, a two-storey mixed-use development to the southeast, and a three-storey mixed-use development to the west. The aerial image that follows depicts the area surrounding the subject property and the proposed canopy location.

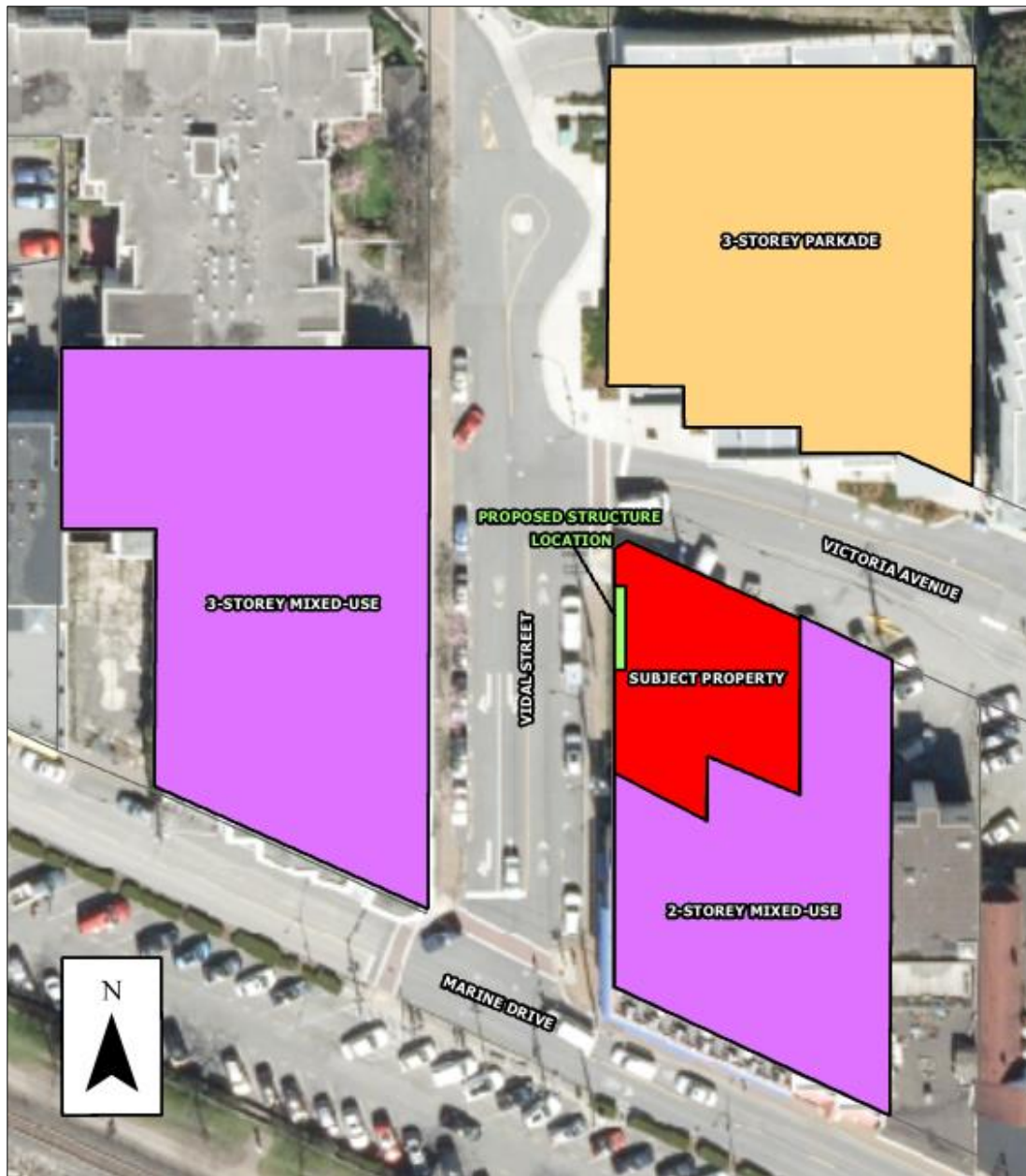


Figure 1 - Aerial Site Map

PROPOSED VARIANCE

The variance is intended to seek relief from the minimum setback requirements in the Zoning Bylaw to allow a 0.0m setback for a free-standing canopy from both the exterior side lot line and the principal building. The free-standing canopy would be installed on top of the existing concrete slab that was part of the approved the original Building Permit plans and is located along the western lot line of the subject property. Elevation drawings of the proposed structure are provided on the following page (see Figure 2 and 3).

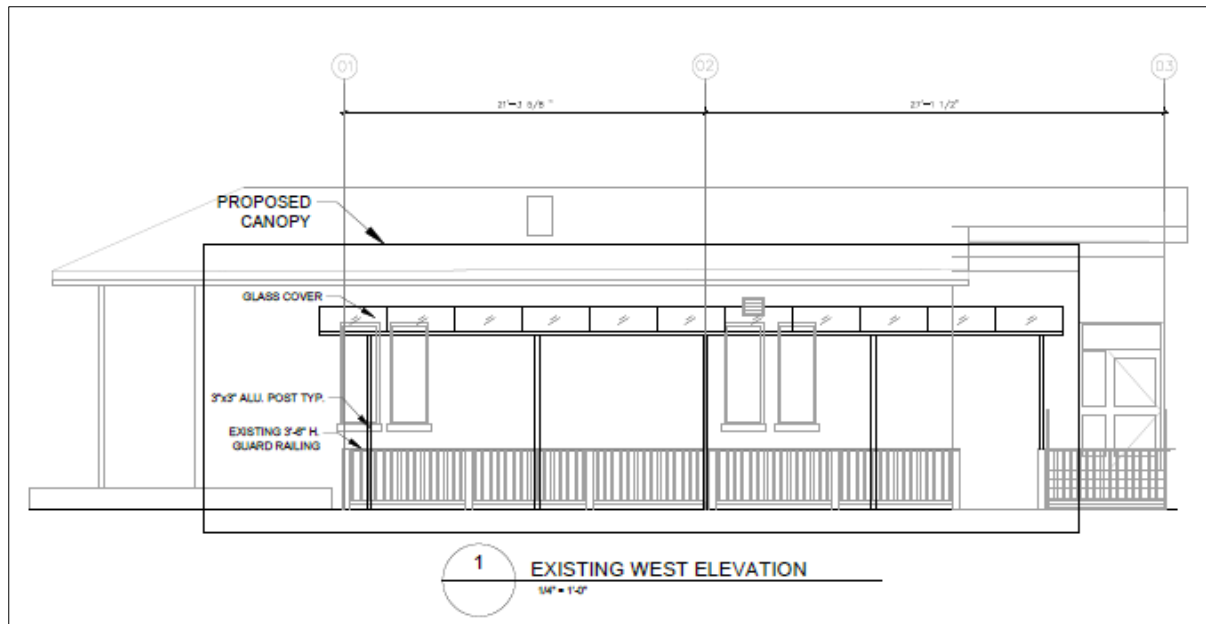


Figure 2 - West Elevation Drawing

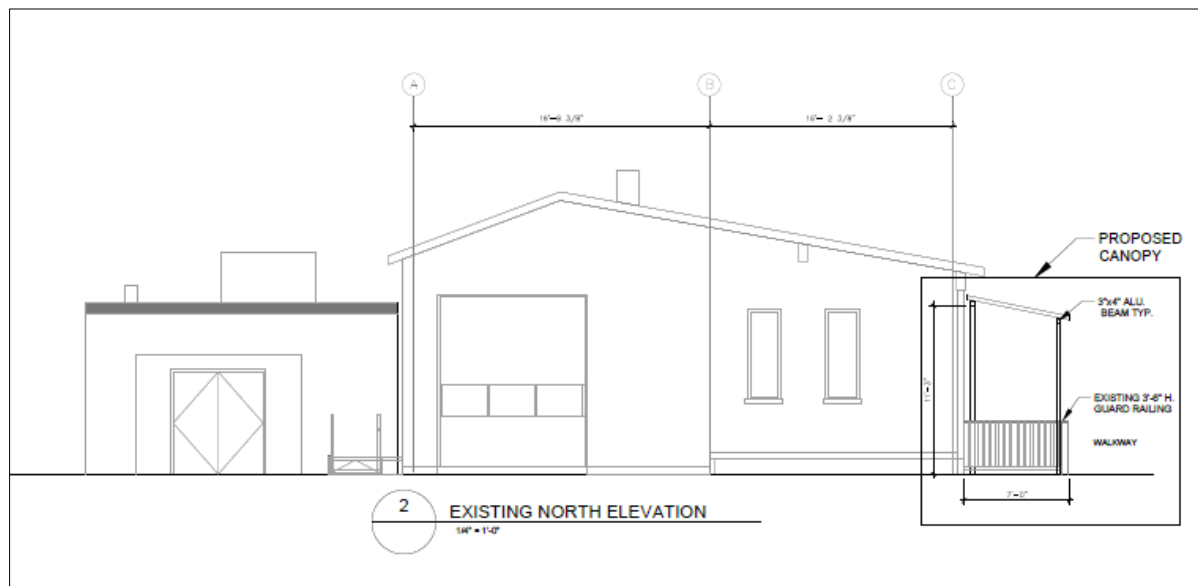


Figure 3 - North Elevation Drawing

Section 6.18.6 (1) of the Zoning Bylaw prohibits structures from having a setback of less than 1.5m from the exterior side lot line. In addition, Section 6.18.7 (2) prohibits structures from having a setback of less than 3.0m from the principal building. In this proposal, the structure would have a 0.0m setback from the exterior side lot line and a 0.0m setback from the principal building, resulting in a requested relief of 1.5m for a structure from the exterior side lot line and 3.0m for a structure from the principal building.

Staff requested a response from the Applicant on how rainfall runoff from the canopy would be managed. The Applicant noted that there would be a gutter on the end of the canopy with a downspout to the existing concrete slab, and rainfall runoff would drain onto private property. Staff also asked the Applicant if there would be any lighting on the canopy and whether there would be any disturbance to adjacent residential properties. The Applicant noted that there would

not be any bright lights attached to the canopy. There are some existing string lights on the west side of the building, but those are turned off at the end of each business day. They have not received any complaints from residents across the street from the patio.

If the variance is approved, the Applicant would be required to apply for a Building Permit for the proposed structure. If the variance is denied, the Applicant must revise the proposal to comply with Section 6.18.6 (1) of the Zoning Bylaw or make a case of hardship to the Board of Variance.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

The Applicant held a Public Information Meeting on November 2, 2022, in the Lounge of the Centennial Park Leisure Centre and Arena (14600 North Bluff Road). Before the meeting, 272 notification letters were delivered to property owners and occupants within 100 metres of the subject property. Three (3) meeting attendees signed the attendance sheet, and three (3) feedback forms were received. Of the written feedback received, all three (3) supported the requested variance. A copy of the sign-in sheets and all written feedback received from the public are included in Appendix E.

The Applicant also submitted a summary report to staff that summarizes the subjects discussed at the Public Information Meeting and outlines how they plan to address the concerns expressed by meeting attendees. This summary report is included in Appendix E.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The application was referred for review and comments to other city departments. As a result, no outstanding issues are to be resolved as they relate to the proposed variance.

ALIGNMENT WITH STRATEGIC PRIORITIES

This proposal does not align with or respond to any specific project or Council Strategic Priorities.

OPTIONS/RISKS/ALTERNATIVES

Alternate options are that the Land Use and Planning Committee can recommend that Council:

1. Deny Development Variance Permit No. 448; or
2. Defer consideration of Development Variance Permit No. 448 pending further information to be identified.

CONCLUSION

The Applicant proposes installing a free-standing canopy that does not meet the minimum setback requirements in the Zoning Bylaw. While the structure will be visible from adjacent properties and public thoroughfare, there is minimal impact on the surrounding neighbourhood. Staff recommend Council direct staff to obtain public input through a public meeting, with notice given in accordance with the requirements of the city's Planning Procedures Bylaw and *Local Government Act*, and following the public meeting, recommend that Council consider approval of Development Variance Permit No. 448 following the public meeting.

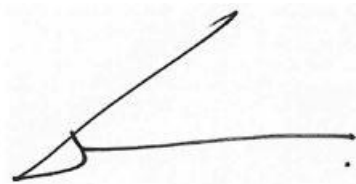
Respectfully submitted,



Anne Berry
Director, Planning and Development Services

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.



Guillermo Ferraro
Chief Administrative Officer

- Appendix A: Draft Development Variance Permit No. 448
- Appendix B: Location and Orthographic Maps
- Appendix C: CR-3 Zone Provisions
- Appendix D: Drawing Package
- Appendix E: Public Information Meeting Package