

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: July 24, 2023

TO: Mayor and Council

FROM: Anne Berry, Director, Planning and Development Services

SUBJECT: Amendment (time extension) to Development Permit 400 – 1454 Oxford Street (23-011)

RECOMMENDATION

THAT Council receive for information the report dated July 24, 2023, from the Director of Planning and Development Services, titled “Amendment (time extension) to Development Permit 400 – 1454 Oxford Street (23-011)” for consideration; and

1. Approve the time extension for Development Permit 400 for two (2) years from the date of expiry for the development of a multi-unit residential project at 1454 Oxford Street.
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EXECUTIVE SUMMARY

The Applicant is requesting an amendment to Development Permit (DP) 400 to extend the deadline by two years from the date of expiry (August 3, 2023) to obtain a Building Permit and commence construction.

INTRODUCTION/BACKGROUND

The Applicant has requested a two-year time extension for their development permit (DP 400) tied to their 2014 development proposal at 1454 Oxford Street. DP 400 was executed on August 3, 2021 (see Appendix A). Appendix B contains the staff report that was presented to Council as part of the Major DP consideration in 2021.

On August 3, 2021, the City received a building permit (BP) application from the Applicant for Phase 1 (complete underground parkade and Building A) for this development.

The current DP 400 will lapse on August 3rd, 2023, unless:

1. The holder of the permit obtains a building permit and commences construction of the development within two years; or
2. Council, prior to the date the Permit is scheduled to lapse, authorizes further time extension of the Permit.



Figure 1: Rendering of approved Multi-unit Development at 1454 Oxford Street

Between 2021 and 2023, the Planning and Development Services Department and Engineering and Municipal Operations Department were short-staffed and underwent significant staff turnover which resulted in the development of a backlog of application reviews and permit issuances.

The BP application review for Phase 1 of this development began in March 2022. However, due to more recent technical position vacancies in the Planning and Development Services Department, in particular, the Building Division, the issuance of the BP application will only occur following the DP lapse date. Additionally, a similar backlog created difficulty for Engineering staff in completing the shoring agreement in a manner that fits within the timeframe of DP 400.

At this time, City staff is actively working with the Applicant on their shoring agreement. Upon issuance and execution of the shoring agreement, a Foundation Permit can be issued. Therefore, the DP extension of the original two years by an additional two years would allow the Applicant (current holder of the permit) additional time to work with staff toward building permit issuance and commencement of construction.

Per the City's Planning Procedures Bylaw, Council can authorize a time extension to approved development permits. Staff is in support of the time extension for DP 400 as there is no change

to the design of the exterior of the buildings or the on-site landscaping which form the overall form and character of this proposal to which this DP is related.

OPTIONS / RISKS / ALTERNATIVES

The following options are available for Council’s consideration:

1. To proceed with the recommendations as presented.
2. To reject the recommendations as presented.
3. To defer pending further review and consideration.

Staff recommend option 1.

CONCLUSION

Staff is in support of the time extension request for DP 400 as there is no change to the overall form and character of this proposal which this DP is related to. The Applicant needs this time to complete the shoring agreement and obtain a building permit to commence construction. This project meets the current requirements for CD-46 Zone in the Zoning Bylaw 2012, No. 2000. The City does have an obligation to approve a development permit that is consistent with the intent of the Development Permit Area guidelines, although there is no obligation for Council to approve a time extension for the development permit.

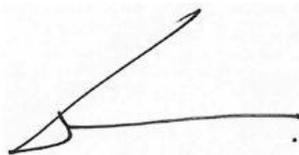
Respectfully submitted,



Anne Berry
Director, Planning and Development Services

Comments from the Chief Administrative Officer

I concur with the recommendation of this corporate report.



Guillermo Ferrero
Chief Administrative Officer

- Appendix A: Development Permit 400 (executed on August 3, 2021)
- Appendix B: July 28th 2021 LUPC staff report – Major Development Permit Application (1454 Oxford Street – 14-009)