

NOTICE OF PUBLIC HEARING – JULY 24, 2023

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

CIVIC ADDRESS: 14937 Thrift Avenue and 1441, 1443-45, 1465 Vidal Street

PURPOSE: A bylaw to amend the White Rock Zoning bylaw to rezone four properties from the ‘RS-1 One Unit Residential Zone’ and the ‘RT-1 Two Unit (Duplex) Residential Zone’ and the ‘CD-32 Comprehensive Zone’ to the "Comprehensive Development Zone (CD) 68" to enable a proposed multi-unit residential project that consists of purpose-built rental and affordable housing apartments ranging from studios to 3-bedroom units to be built.

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Documents:

Author	Document	Item #
Director of Planning and Development Services	Corporate report from the Director of Planning and Development Services dated May 15, 2023	R-1
Director of Planning and Development Services	Corporate report from the Director of Planning and Development Services dated June 26, 2023	R-2
Corporate Administration Department	Minutes – Various Extracts	R-3

THE CORPORATION OF THE
CITY OF WHITE ROCK

15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6

NOTICE OF PUBLIC HEARING
MONDAY, JULY 24, 2023

NOTICE is hereby given that the Council of the City of White Rock will hold an opportunity for public participation for a Public Hearing on **MONDAY, JULY 24, 2023**, at **4:00 P.M.** in accordance with the *Local Government Act* and the *Planning Procedures Bylaw*. All persons who deem their interest in property is affected by the proposed bylaw / application shall be afforded an opportunity to be heard **in person or by forwarding written submissions** reflecting matters contained in the proposed bylaw / application that is the subject of the Public Hearing. At the Public Hearing, Council will hear and receive submissions from the interested persons in regard to the bylaw / application listed below:

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

CIVIC ADDRESS: 14937 Thrift Avenue and 1441, 1443-45, 1465 Vidal Street (See Site Map)

PURPOSE: A bylaw to amend the White Rock Zoning bylaw to rezone four properties from the ‘RS-1 One Unit Residential Zone’ and the ‘RT-1 Two Unit (Duplex) Residential Zone’ and the ‘CD-32 Comprehensive Zone’ to the "Comprehensive Development Zone (CD) 68" to enable a proposed multi-unit residential project that consists of purpose-built rental and affordable housing apartments ranging from studios to 3-bedroom units to be built.

The proposed application and associated reports can be viewed online on the agenda and minutes page of the City website, www.whiterockcity.ca, under Council Agendas from July 11, 2023 until July 24, 2023. If you are unable to access the information online, please contact the Corporate Administration department at 604-541-2278, between the hours of 8:30 a.m. and 4:30 p.m., or leave a voicemail and staff will ensure you have the information made available to you.

ADDITIONAL INFORMATION

Further details regarding the subject of the Public Hearing may be found online: whiterockcity.ca/agendas

Contact the Planning and Development Services Department for any questions regarding this application: 604-541-2136 | planning@whiterockcity.ca

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VIEW THE PLANNING REPORT, BYLAWS AND RELATED DOCUMENTS

Online at whiterockcity.ca/agendas

SUBMIT YOUR COMMENTS

- **Email:** clerksoffice@whiterockcity.ca with “Bylaw 2439” noted in the subject line
- **Mail:** City Hall at 15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6

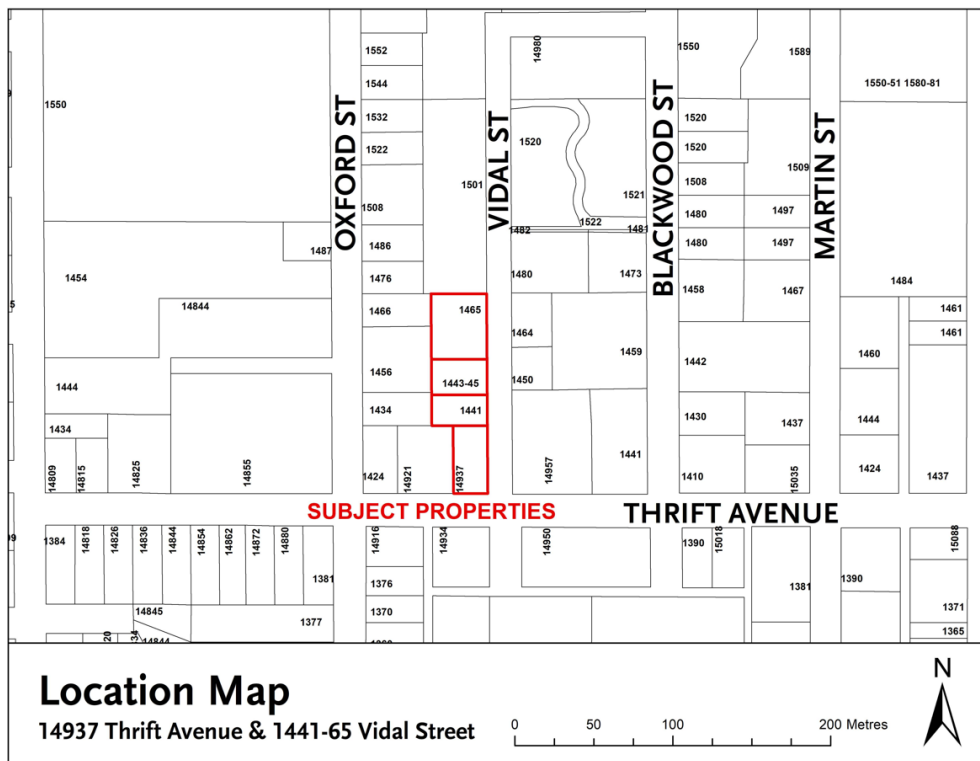
All submitted comments will be distributed to Council and must be received by 12:00 p.m. noon on the day of the public hearing.

- **In Person:** Attend in person at City Hall Council Chambers (15322 Buena Vista Ave.)

WATCH THE PUBLIC HEARING

Live online or view the video the following day at whiterockcity.ca/agendas

SITE MAP: 14937 Thrift Avenue and 1441, 1443-45, 1465 Vidal Street



July 11, 2023
Tracey Arthur, Director of Corporate Administration

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www.whiterockcity.ca

**The Corporation of the
CITY OF WHITE ROCK
BYLAW No. 2439**



A Bylaw to amend the
"White Rock Zoning Bylaw, 2012, No. 2000" as amended

The CITY COUNCIL of the Corporation of the City of White Rock in open meeting assembled ENACTS as follows:

1. THAT Schedule C of the *White Rock Zoning Bylaw, 2012, No. 2000* as amended is further amended by rezoning the following lands:

Lot 8 Section 10 Township 1 New Westminster District Plan NWP13684
PID: 007-208-677
(1441 Vidal Street)

Lot 2 Section 10 Township 1 New Westminster District Plan NWS2236
PID: 001-267-761
(1443 Vidal Street)

Lot 1 Section 9 Township 1 New Westminster District Plan NWS2236
PID: 001-267-744
(1445 Vidal Street)

Lot 1 Section 10 Township 1 New Westminster District Plan EPP46879
PID: 029-484-413
(1465 Vidal Street)

Lot 41 Section 10 Township 1 New Westminster District Plan NWP35379
PID: 007-223-480
(14937 Thrift Avenue)

as shown on Schedule "1" attached hereto, from the 'RS-1 One Unit Residential Zone' and the 'RT-1 Two Unit (Duplex) Residential Zone' and the 'CD-32 Comprehensive Zone' to the 'CD-68 Comprehensive Development Zone (Thrift/Vidal Street).'

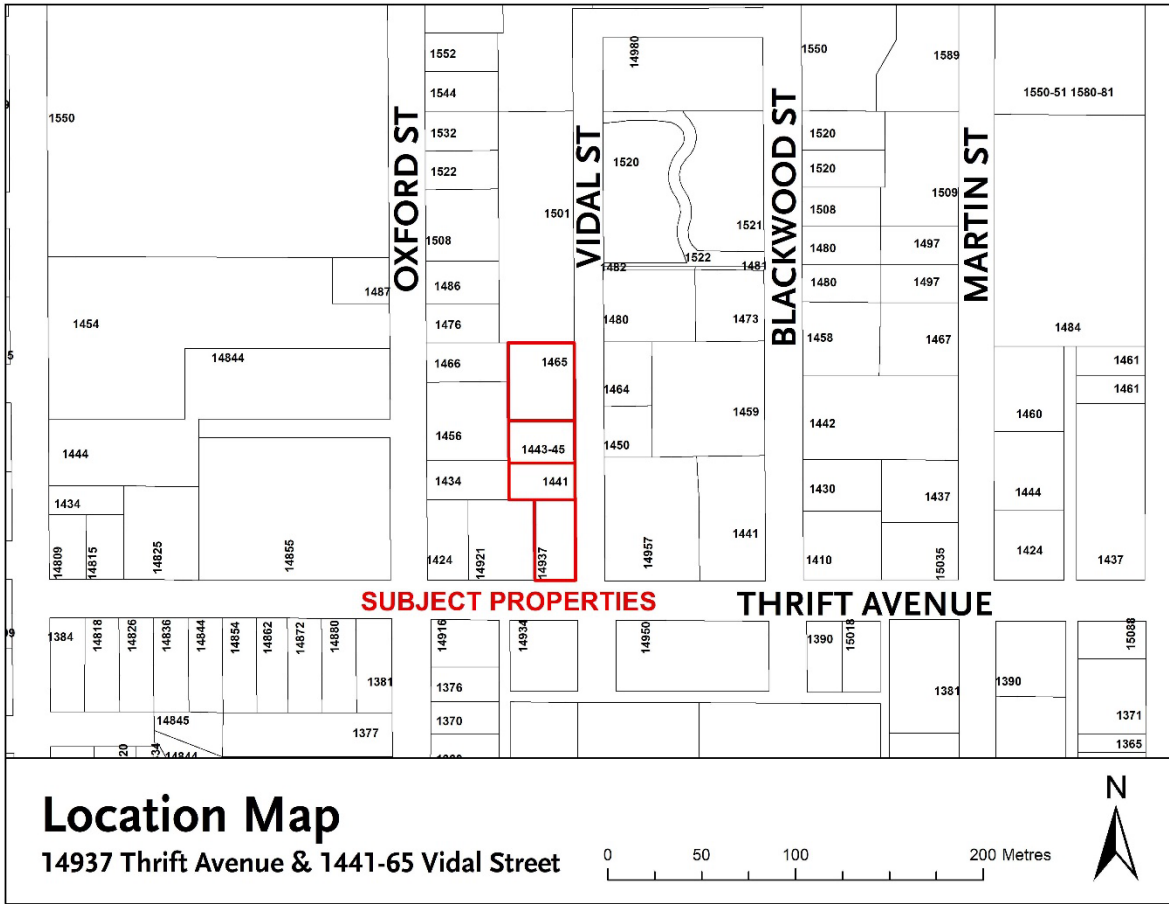
2. THAT *White Rock Zoning Bylaw, 2012, No. 2000* as amended is further amended:
- (1) by adding to the Table of Contents for ‘Schedule B (Comprehensive Development Zones)’, Section 7.68 CD-68 Comprehensive Development Zone (Thrift/Vidal)’, and
- (2) by adding the attached Schedule “2” to ‘Schedule B (Comprehensive Development Zones)’ Section 7.68 CD-68 Comprehensive Development Zone (Thrift/Vidal)’.
3. This bylaw may be cited for all purposes as “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-68 – 14937 Thrift Avenue and 1441, 1443-45, 1465 Vidal Street) Bylaw, 2022, No. 2439*”.

Public Information Meeting held this	20 th day of	August, 2020
Read a first time this	day of	, 2022
Read a second time this	day of	, 2023
Considered at a Public Hearing this	day of	, 2023
Read a third time this	day of	, 2023
Adopted this	day of	, 2023

Mayor

Director of Corporate Administration

Schedule "1"



Schedule “2”

7.68 CD-68 COMPREHENSIVE DEVELOPMENT ZONE (Thrift/Vidal)

INTENT

The intent of this zone is to accommodate the development of a multi-unit rental residential building on sites of approximately 3,875.4 square meters (41,714 square feet or 0.958 acres), with the provision of affordable housing and a housing agreement bylaw in accordance with section 482 of the *Local Government Act*.

1. Permitted Uses:
 - (a) *multi-unit residential use*
 - (b) *accessory home occupation* use in accordance with the provisions of section 5.3 and that does not involve clients directly accessing the *principal building*.
2. Lot Coverage:
 - (a) The maximum *lot coverage* in the CD-68 zone is 39.6 %.
3. Density:
 - (a) Maximum *gross floor area*, shall not exceed 9,477.5 m² (102,015 ft²), maximum *residential floor area* shall not exceed 7,911 m² (85,154 ft²), and the maximum number of *dwelling units* shall not exceed 139, comprised as follows:
 - (i) BASE DENSITY: Maximum *gross floor area*, excluding amenity areas, shall not exceed 1.5 times the *lot area*, and the maximum number of *dwelling units* shall not exceed 70.
 - (ii) ADDITIONAL (BONUS) DENSITY: Despite section 7.68.3.a.(i), the reference to the maximum *gross floor area* of “1.5 times the *lot area*” shall be increased to a higher density of a maximum of 9,477.5 m² (102,015 ft²) of *gross floor area* (2.45 FAR; or *gross floor area ratio*) when a contribution of \$604,715.45 has been provided to the Community Amenity Reserve Fund to assist with the provisions of amenities in the following table, and a housing agreement has been filed with the Land Titles Office on the subject real property to secure **one hundred and thirty-nine** (139) *dwelling units* as rental tenure for the life of the building, with fourteen (14) of these *dwelling units* being secured for a period of **15** years as having maximum rents set at the average rent for a private apartment in White Rock as indicated by the most current rental market report from Canada Mortgage and Housing Corporation.

#	Amenity
1	New public open space and walkways
2	Improvement of existing open space and walkways
3	Special needs or non-market affordable Housing
4	Public Art

5	Waterfront improvement, including civic parking facilities
6	People movement infrastructure to link Uptown to the Waterfront

4. Regulations for Height and Siting of Building and Structures:

- (a) The *principal building* for *multi-unit residential use*, inclusive of elevator shafts, stair housing, and all mechanical equipment, shall not exceed a *height* of 123.08 metres geodetic;
- (b) The *principal building* shall not exceed six (6) *storeys*; and
- (c) The minimum *setbacks* for *multi-unit residential uses* are as follows:
 - (i) Setback from front (south) lot line = 24.36 metres
 - (ii) Setback from rear (north) lot line = 6.83 metres
 - (iii) Setback from interior (west) lot line = 7.87 metres
 - (iv) Setback from exterior (east) lot line = 5.27 metres
 - (v) Setback from interior side (south) lot line = 8.08 metres
 - (vi) Setback from interior side (west) lot line = 3.09 metres

5. Parking:

Parking for *multi-unit residential use* shall be provided in accordance with Section 4.14, with a total minimum of **two hundred and nine (209)** parking spaces to be provided as follows:

- (a) A minimum of **one hundred and sixty-seven (167) spaces** shall be provided to serve the residential *dwelling units* in the *multi-unit residential use*.
- (b) A minimum of **forty-two (42) spaces** shall be provided for visitors and marked as “visitor”.
- (c) A minimum of five (5) of the required **two hundred and nine (209)** spaces shall be provided as accessible parking spaces and shall be clearly marked as such and shall have a minimum length of 5.5 metres. Of the five accessible parking spaces, four spaces shall be provided as a van-accessible loading space with a minimum width of 2.8 metres, and the other one space shall have a minimum width of 2.5 metres, provided that the four parking spaces have a shared or non-shared access aisle with a minimum width of 1.5 metres.
- (d) The minimum height clearance at the accessible parking spaces and along the vehicle access and egress routes from the accessible parking spaces must be at least 2.3 metres to accommodate over-height vehicles equipped with a wheelchair lift or ramp.

6. Bicycle Parking:

Bicycle parking shall be provided in accordance with Section 4.16, with the minimum number of spaces required as follows:

- (a) A minimum of 153 Class I spaces shall be provided
- (b) A minimum of 30 Class II spaces shall be provided

7. Loading:

- (a) One loading space shall be provided for a *multi-unit residential use* in accordance with Section 4.15

8. Electric Vehicle Parking:

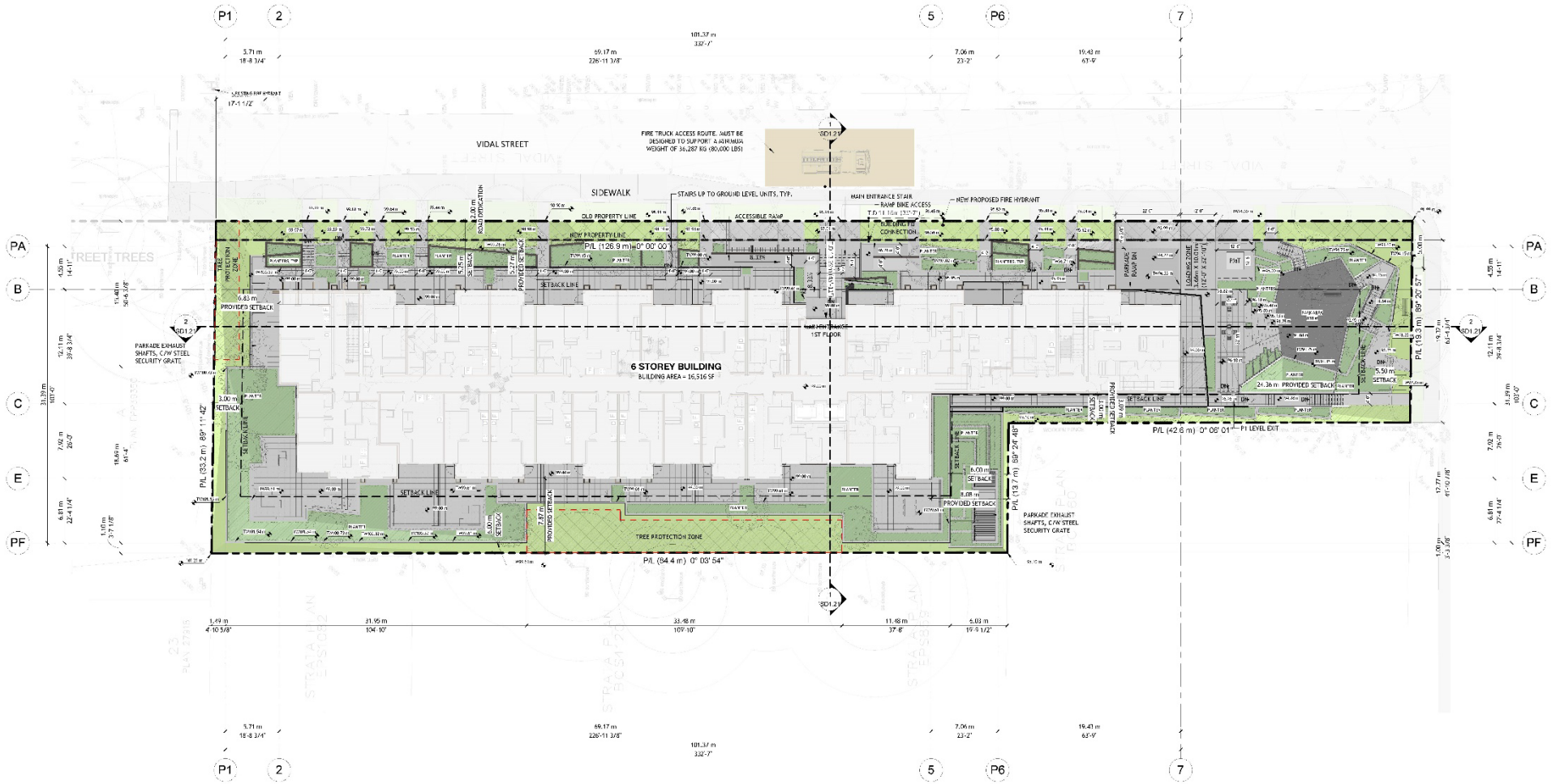
Electric Vehicle (EV) parking shall be provided in accordance with Section 4.17, with the total minimum of **two-hundred and nine (209)** parking spaces to be provided as EV parking spaces as follows:

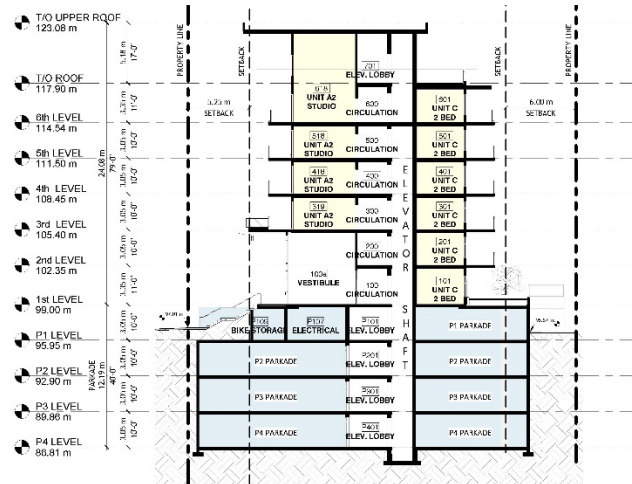
- (a) A minimum of twenty-five (25) stalls must be provided with an *energized outlet* capable of providing a Level 2 charge or higher for electric vehicle charging.
- (b) The remaining **one-hundred and eighty-four (184)** stalls shall feature *roughed-in electric charging infrastructure*.

9. General:

Development in this zone shall substantially conform to the Plans prepared by Keystone Architecture dated **July 06, 2023**, and titled *Re-Issued for Development Permit* that are attached hereto and on file at the City of White Rock.

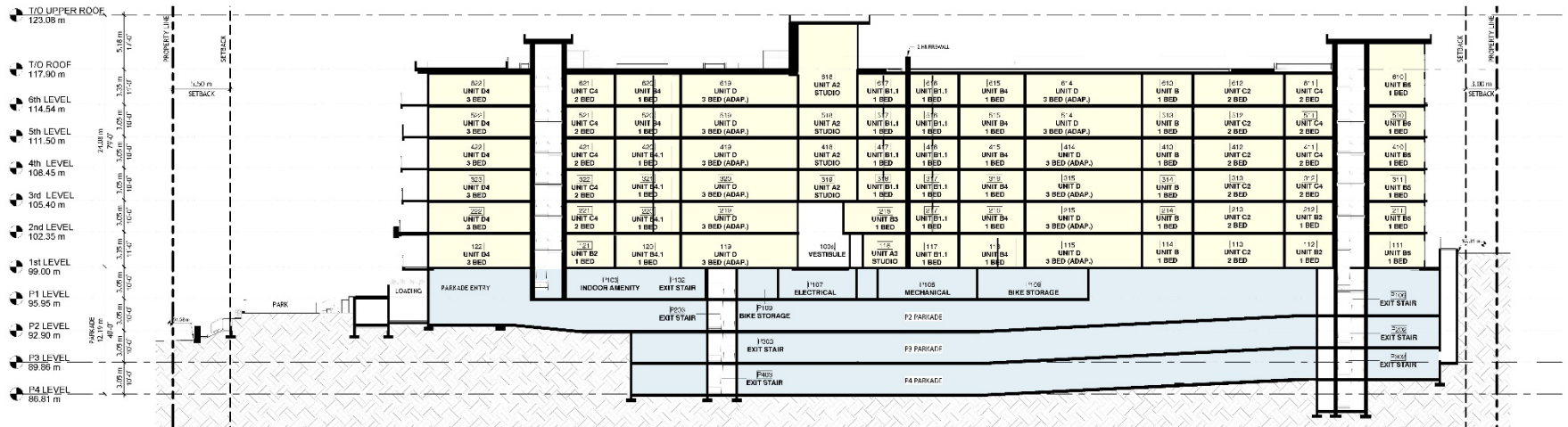
DRAFT





site section a

1/16" = 1'-0"



site section b

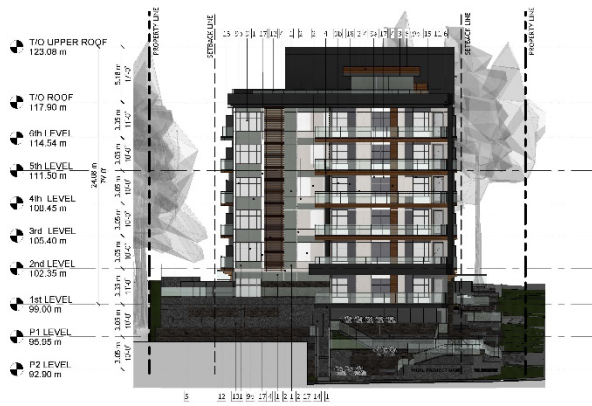
1/16" = 1'-0"



east perspective elevation



west perspective elevation



south elevation (facing Thrift Ave.)

1/16" = 1'-0"

MATERIAL LEGEND	
17	CERAMIC BOARD SMOOTH PANEL, SIDING (W/EAST TRIM ALUM.); REVEALS: - JAMES HARDIE; COLOUR: NIGHT GRAY (REVEAL COLOUR: CHARCOAL)
18	CERAMIC BOARD SMOOTH PANEL, SIDING (W/EAST TRIM ALUM.); REVEALS: - JAMES HARDIE; COLOUR: PEARL GRAY (REVEAL COLOUR: YSH BONE WHITE)
19	HARDIE TRAFFIC FLOOR BOARD (SMOOTH); - JAMES HARDIE; COLOUR: VEG. OBT. BLUISH
20	ALUM. MET. SMOOTH (CLASHING) 3/4\"/>



east elevation (facing Vidal St.)

1/16" = 1'-0"



VIDAL STREET DEVELOPMENT
VIDAL STREET, WHITBY, ONT. L9R 4W1

BUILDING ELEVATIONS
SCALE: As Indicated

RE-ISSUED FOR DEVELOPMENT PERMIT

23-07-04 REVISION #:

PROJECT NUMBER: 1-1-1-03



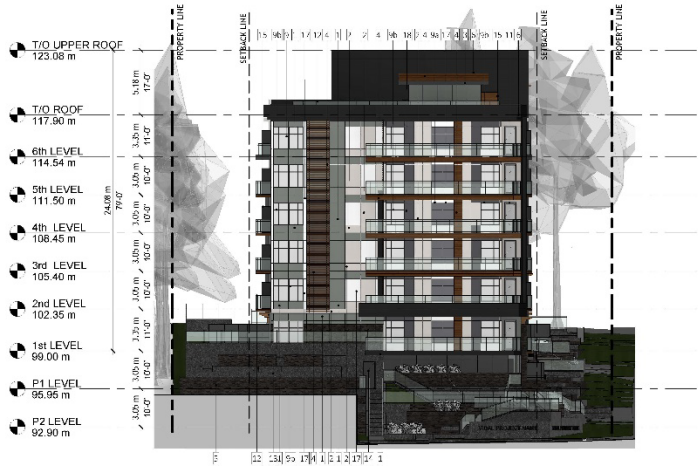
SD4.01



south perspective elevation



north perspective elevation



south elevation (facing Thrift Ave.)

1/16" = 1'-0"

MATERIAL LEGEND	
1	CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS): - JAMES HARDIE: COLOUR: HEAT GRAY (REVEAL COLOUR: CHARCOAL)
2	CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS): - JAMES HARDIE: COLOUR: PEARL GRAY (REVEAL COLOUR: YSAI SONE WHITE)
3	HARDIE TRIM/FASCIA BOARD (SMOOTH): - JAMES HARDIE: COLOUR: MIDNIGHT BLACK
4	ALUMINIUM SOFFIT (CLADDING (5' CHANNEL WOODGRAIN) - LONGBOARD: COLOUR: DARK NATIONAL WALNUT
5	NATURAL STONE VENEER: - COLOUR: WESTCOAST LEDGESTONE
6	ALUMINIUM FACED COMPOSITE PANEL: - ARCHITECTURAL PANEL SYSTEM, COLOUR: CLASSIC BLACK
7	ALUMINIUM FACED COMPOSITE PANEL: - ARCHITECTURAL PANEL SYSTEM, COLOUR: CHARCOAL
8	STAINED COMBED FACE LUMBER: - COLOUR: CEDAR
9	WINDOW ALUMINIUM: - COLOUR: (a) CLEAR ANODIZED (b) DARK GRAY
10	SLIDING PATIO DOOR ALUMINIUM: - COLOUR: CLEAR ANODIZED
11	SWING PATIO DOOR ALUMINIUM: - COLOUR: CLEAR ANODIZED
12	ALUMINIUM BALCONY RAILING: - COLOUR: BLACK
13	CONCRETE WALL: - COLOUR: CLEAR SEALER
14	EXTERIOR METAL DOOR: - BENJAMIN MOORE, COLOUR: GRAY
15	PRIVACY SCREEN: - FRAME COLOUR: BLACK
16	NATURAL STONE VENEER: - STONE PANEL, COLOUR: HEARTHSTONE - BLACK RUNDLE
17	CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS): - JAMES HARDIE: COLOUR: ARCTIC WHITE (REVEAL COLOUR: YSAI POLAR WHITE)
18	CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALUM. REVEALS): - JAMES HARDIE: COLOUR: ANCHOR BLACK (REVEAL COLOUR: YSAI BLACK)



east elevation (facing Vidal St.)

1/16" = 1'-0"



north elevation (facing highrise)

1/16" = 1'-0"



west elevation (facing townhouses)

1/16" = 1'-0"

MATERIAL LEGEND	
[1]	CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALLUX, REVEALS): - JAMES HARDIE; COLOUR: NIGHT GRAY (REVEAL COLOUR: CHARCOAL)
[2]	CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALLUX, REVEALS): - JAMES HARDIE; COLOUR: PEARL GRAY (REVEAL COLOUR: YSM BONE WHITE)
[3]	HARDEE TRIM/FASCIA BOARD (SMOOTH): - JAMES HARDIE; COLOUR: MIDDIGHT BLACK
[4]	ALUMINUM SOFFIT/CLADDING (6" CHANNEL/WOODGRAIN) - LONGBOARD; COLOUR: DARK NATIONAL WALNUT
[5]	NATURAL STONE VENEER: - COLOUR: 'WESTCOAST LEGGESTONE'
[6]	ALUMINUM FACED COMPOSITE PANEL: - ARCHITECTURAL PANEL SYSTEM; COLOUR: 'CLASSIC BLACK'
[7]	ALUMINUM FACED COMPOSITE PANEL: - ARCHITECTURAL PANEL SYSTEM; COLOUR: 'CHARCOAL'
[8]	STAINED COMBED FACE LUMBER: - COLOUR: 'CEDAR'
[9]	WINDOW ALUMINUM: - COLOUR: (A) 'CLEAR ANODIZED' (B) 'DARK GRAY'
[10]	SLIDING PATIO DOOR ALUMINUM: - COLOUR: 'CLEAR ANODIZED'
[11]	SWING PATIO DOOR ALUMINUM: - COLOUR: 'CLEAR ANODIZED'
[12]	ALUMINUM BALCONY RAILING: - COLOUR: 'BLACK'
[13]	CONCRETE WALL: - COLOUR: 'CLEAR SEALER'
[14]	EXTERIOR METAL DOOR: - BENJAMIN MOORE; COLOUR: GRAY
[15]	PRIVACY SCREEN: - FRAME COLOUR: BLACK
[16]	NATURAL STONE VENEER: - STONE PANEL; COLOUR: 'HEARTHSTONE - BLACK RUNDLE'
[17]	CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALLUX, REVEALS): - JAMES HARDIE; COLOUR: ARCTIC WHITE (REVEAL COLOUR: YSM POLAR WHITE)
[18]	CEMENT BOARD SMOOTH PANEL SIDING (W/EASY TRIM ALLUX, REVEALS): - JAMES HARDIE; COLOUR: ANCHOR BLACK (REVEAL COLOUR: YSM BLACK)







roof deck - plaza & elevator lobby



roof deck - trellis seating area & picnic area



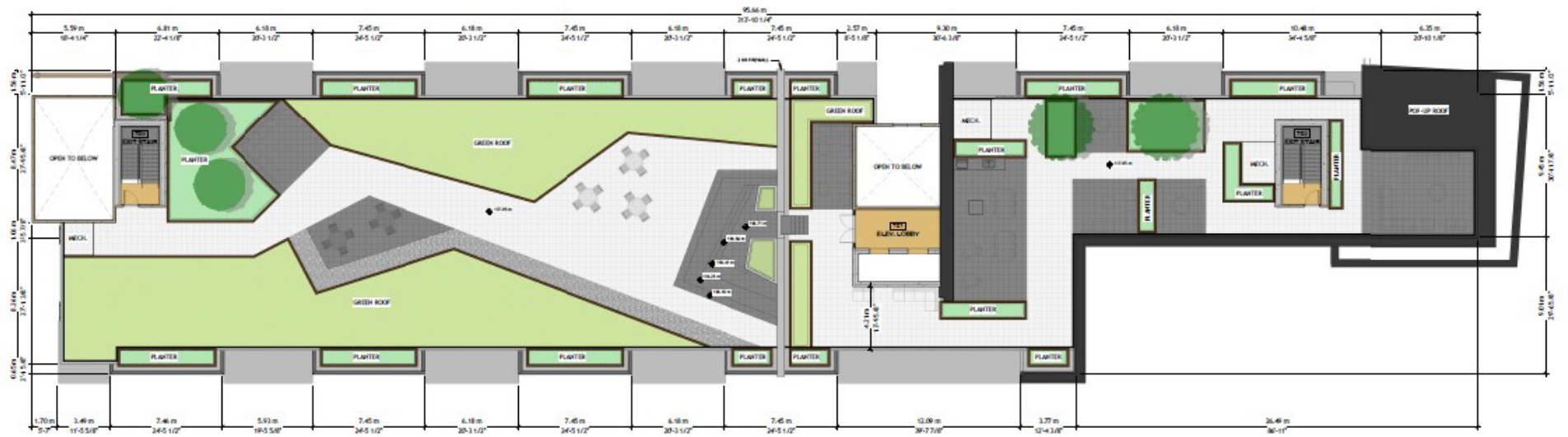
roof deck - green roof & plaza



ground level greenspace - street view



ground level greenspace - aerial view



THE CORPORATION OF THE
CITY OF WHITE ROCK
 CORPORATE REPORT



DATE: May 15, 2023

TO: Mayor and Council

FROM: Anne Berry, Director, Planning and Development Services

SUBJECT: 14937 Thrift Avenue and 1441, 1443-45, and 1465 Vidal Street - Zoning Amendment - Height Change

RECOMMENDATIONS

THAT Council:

1. Receive for information the corporate report dated May 15, 2023, from the Director of Planning and Development Services, titled " 14937 Thrift Avenue and 1441, 1443-45, and 1465 Vidal Street - Zoning Amendment - Height Change;"
2. Rescind 2nd and 3rd reading for 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;"
3. Give second reading as amended 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;
4. Direct staff to schedule a 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
5. 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;
 - e) Enter into a housing agreement with the City that secures the secure market rental and that 10% of the housing provided will be affordable housing;

- f) A statutory-right-of-way be registered on title regarding the community urban park space and;
- g) Enter into an agreement with the City that secures the additional parking measures recommended in R.F. Binnie & Associates Ltd. report (dated April 26, 2023) in Appendix C.

EXECUTIVE SUMMARY

The Applicant modified the proposal from a 4-storey building to a 6-storey building, by adding 2 additional floors. They did so to comply with the OCP's Affordable Housing Density/Height Bonus options, which require providing at least 10% affordable housing for secured market rental developments. This revised application is being presented to Council for second reading, and staff is seeking Council direction to waive the public hearing as the application is consistent with the OCP.

The Major Development Permit application and Housing Agreement Bylaw will be presented to Council at a later time.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
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.

<p>2022-044 February 7, 2022</p>	<p>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> <p style="text-align: right;">DEFEATED</p>
<p>2022-340 July 25, 2022</p>	<p>THAT Council 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.</p> <p style="text-align: right;">CARRIED</p>
<p>2022-341 July 25, 2022</p>	<p>THAT Council 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".</p> <p style="text-align: right;">CARRIED</p>
<p>2022-342 July 25, 2022</p>	<p>THAT Council 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:</p> <ul style="list-style-type: none"> 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. <p style="text-align: right;">CARRIED</p>
<p>2022-406 October 3, 2022</p>	<p>THAT Council give third 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.</p> <p style="text-align: right;">CARRIED</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. Appendix A contains a summary of the past proposals presented to Council which include an analysis purpose built rentals within the White Rock context.

2023 Proposal

This proposed development is a 136-unit multi-family rental residential six-storey wood frame development on 3 levels of concrete underground parkade on a sloping site toward the south along Vidal Street (Appendix E).

The siting and massing of the building is designed to allow natural daylight and visibility throughout the development with enhanced south-facing view opportunities towards the waterfront by means of exterior decks oriented and extended out from the façade for both individual residents as well as collective amenity spaces. The building is stepped up from the

south and south-east corner toward the north with offset decks creating a sense of sedimentary-like stepped natural cliffs projecting out from a hillside with tiered planters of stone and concrete along the east façade at the ground-oriented suites leading toward the main entrance providing an intimate pedestrian experience along the sloping Vidal Street. Raised projections at the roof level accommodate balcony coverage but are minimized to maintain human scale experience along the street faces as well as to maintain views from the neighboring development toward the north.

Previously this project was given third reading on October 3, 2022, based on a 4-storey option (figure 2) with a rooftop amenity intended to soften the overall view from the Beverley 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 and a community green space to act as an urban park for all residents of White Rock.



Figure 2- Four Storey Elevation.

The total unit count for the Applicant at third reading is 70 units, 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 updated proposal includes the same amenities described above but is adding two storeys in exchange for 10% of the building to be secured as affordable housing, the remainder of the building will remain secured market rental.

Under OCP Policy 8.2.3, properties in the Town Centre Transition area including the subject properties, are identified as being eligible for additional density (up to 40% above the base density) where at least half this additional floor area is dedicated to and secured as residential rental units. The base density for these properties is 1.5 FAR, therefore the total maximum density permitted, including the rental bonus density, is 2.5 FAR, of which approximately 0.23 FAR would need to be comprised of affordable rental units. This will equate to 14 affordable housing units and 109 secured market rental units. The allocation of unit’s breakdown:

Unit Type	Unit #	Unit %
1 Bedroom	62	46%
2 Bedroom	27	20%
3 Bedroom	12	9%
3 Bedroom (Adaptable)	18	13%
Studio	17	13%

The allocation of two and three-bedroom units supports the city's "family-friendly housing" policy which seeks a minimum 35% supply.



Figure 3 - Six Storey Elevation.

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.
- Policy 11.2.4(b) Affordable Housing Bonus - Allow rezonings in the Town Centre Transition area to permit buildings up to six storeys and 2.5 FAR where the development provides at least 10% of the units as Affordable Rental Housing for secured market rental developments, without a requirement to replace existing rental units, to provide at least 10% of the units as Affordable Rental Housing.

The updated proposal would consist of a six-storey, 136-unit building, for which all units would be rental units; the size and number of units is sufficient to satisfy the Affordable Housing Bonus requirements of the OCP.

Amenity Contribution

Policy 511 provides Council with the opportunity to consider waiving all or a portion of the applicable amenity contribution for developments that provide either affordable (non-market) or market rental developments, recognizing that these developments offer a needed form of housing which is in itself a form of amenity to the community. The target contribution rate for properties in the ‘Town Centre Transition’ land use designation is a rate of \$430 per square metre over 1.5 FAR/gross floor area ratio. This proposal is seeking an FAR of 2.45 which over the permitted 1.5 FAR by 0.95 FAR.

The Applicant has agreed to provide 14 residential units as affordable rental units with the remainder 109 units as secured market rental housing, along with \$610,140 of payment-in-lieu for amenities.

The 14 units offered by the Applicant include:

Proposed Affordable Housing Unit (AHU)	Unit Area (sq.ft.)	# of Units	Total AHU Area
1 Bedroom (Unit B)	453	7	3171
2 Bedroom (Unit C3)	794	1	794
2 Bedroom (Unit type C)	745	1	745
2 Bedroom (Unit type C2)	783	2	1566
3 Bedroom (Unit type D2)	978	1	978
3 Bedroom (Unit type D) - Adaptable	1046	1	1046
3 Bedroom (Unit type D) - Adaptable	1051	1	1051
Total AHU SF			9351

Staff consider that rental units provide a more affordable form of housing than strata ownership and represent a benefit to the community by increasing the overall supply of rental housing during a period where vacancy rates are less than 1.7% and rents are increasing. As purpose-built rental housing, these units will also provide tenants with a secure long-term housing option compared with renting a strata unit which may be sold or occupied by the owner.

Housing Agreement

The Housing Agreement Bylaw is the formal binding agreement between the Developer and the City that regulates and secures the rental rates based on the recommendations and discussion provided above. The Housing Agreement will be finalized pending the completion of third reading of the associated bylaw. Of the 136 residential units, 14 units affordable rental housing units is proposed to be secured for a period of 12 years as having maximum rents set at the average rent for a private apartment in White Rock as determined by the most recent rental market report from Canada Mortgage and Housing Corporation (CMHC). Additionally, the remainder 109 rental units in the building will be secured as market rental tenure for the entire life of the building through a housing agreement bylaw.

Both the payment-in-lieu of amenities and the requirement to enter into a housing agreement would be included in a section 219 restrictive covenant to be registered on title prior to final adoption of and zoning amendment bylaw.

Traffic Impact Study Update

R.F. Binnie & Associates Ltd. (Binnie) was retained by the Developer to provide traffic engineering consulting services for a proposed multi-family residential development located at 14937 Thrift Avenue in the City of White Rock. This memorandum supplements the traffic study, submitted to the City on June 29, 2020, in addition to the Revised Site Statistics Addendum.

Based on the design drawings by Keystone Architecture & Planning Ltd., dated March 8, 2023, the development is seeking a variance of 47 off-street parking stalls from the bylaw requirement of 204 total vehicle parking stalls, for a total of 157 off-street parking stalls. To assess the potential for a reduced parking supply, this memorandum reviews regional parking demand data, in addition to developing a Transportation Demand Management (TDM) plan to support the parking variance request. The revised site statistics dated March 8, 2023, are provided in Appendix C.

Vehicle Parking Requirements and Supply

The off-street parking requirements for the proposed development were calculated based on the City's Bylaw No. 2000 (2022). Based on Section 4.14, a total of 204 parking stalls are required with 163 stalls for resident parking and 41 stalls for visitor parking, which is presented in Table 1.

Description	Bylaw Ref.	Size	Unit	Required Stalls Per Unit	Stalls Required
Resident Parking Stalls - Apartment	2000 - 4.14	136	Units	1.20	163
Visitor Parking Stalls	2000 - 4.14	136	Units	0.30	41
Total:					204

Table 1- Bylaw Required Parking Stalls

Based on the March 8, 2023, data sheet, the proposed development is expected to provide a total of 157 parking stalls with 39 stalls for visitor parking, two stalls for dedicated car-share vehicles, and 116 stalls for resident parking. The Developer is seeking a parking variance of 47 stalls to meet the Bylaw requirements.

Forecast Parking Demand

The forecast parking demand for the proposed development was also reviewed based on the parking rates published in the [Metro Vancouver 2018 Regional Parking Study](#) ("Study").

Based on the Study, it was found that the number of parking spots available for market rental apartment buildings was 35% higher than the actual number being used. For market rental sites located far from frequent transit networks (FTN), the report found that each unit had 0.99 occupied parking stalls. Using these numbers, the estimated parking demand for such developments would be 135 stalls, which is 28 stalls less than the 163 stalls required by the Bylaw for resident parking. However, there are still 19 stalls more than the 116 parking stalls proposed for residents. The parking demand based on Metro Vancouver rates is presented in Table 2, the building is approximately 597 metres from the FTN.

Market Rental Sites by Proximity to FTN	Parking Facility Survey		
	Stalls per DU (PFS)	Parked Vehicles per DU (PFS)	Parking Oversupply Estimate
Within 800m of rapid transit (n=3)	0.62	0.35	+77%
Within 400m of frequent bus only (n=3)	0.90	0.72	+25%
Away from FTN (n=6)	1.31	0.99	+32%

Table 2 - Resident Parking in Market Rental sites by Transit.

A key finding from the Study was that visitor parking may also be over supplied. The Study found that observed parking demand rates were below 0.1 stalls per apartment unit, which would result in an estimated demand for 14 visitor parking spaces. Considering that the proposed development is expected to provide visitor stall parking at the Bylaw rate of 0.3 stalls per unit, visitor parking supply may exceed the forecasted demand.

Due to the proposed reduction of 46 vehicle parking stalls from the Bylaw required total, a Transportation Demand Management (TDM) plan has been provided. The following sections describe the TDM measures proposed by the Developer to ensure that the reduction in parking stalls is offset by the availability of other, more sustainable, modes of transportation. TDM measures work by incentivizing these modes by increasing the convenience and decreasing the relative costs of sustainable modes:

1. Car Share Spaces - The proposed development is expected to provide two publicly available vehicle parking spaces, specifically for car share vehicles. Access to these car share spots, located at the P1 level with other visitor parking stalls, will be granted to the public 24 hours a day, seven days a week. The building manager will be responsible for facilitating public access to these car share spaces in a manner that maintains the security of the proposed development. A letter of support from a car share company will be obtained by the Developer.
2. The Developer will explore the provision of tailored marketing and communication campaigns aimed at promoting sustainable transportation modes for the proposed development. The campaigns will involve targeted messaging, incentives, and other marketing strategies to encourage residents to opt for transit and active transportation modes. New residents will also receive information on transit and bicycle routes.
3. The Developer will also explore the possibility of providing monthly subsidies for TransLink Compass Cards (stored value or monthly pass) per dwelling unit. Residents will have the option to request these passes, and the program will be made known to them.

According to the report provided the proposed parking supply does not meet the Bylaw requirement of 204 total stalls. Based on the Study, the resident (excluding visitor) parking demand for market rentals (more than 800 metres from a FTN route), is 0.99 stalls per dwelling unit. The same report notes that visitor parking demand was observed to be less than 0.1 stalls per apartment unit. This would result in a generated parking demand of 135 stalls for residents and 14 stalls for visitors. The proposed 157 stall parking supply (resident, car-share, and visitor) may be sufficient in meeting the forecast residential rental parking demands with the support of the TDM plan strategies. By providing additional accommodations for pedestrians, cyclists, and transit users, the mode share for vehicles may be reduced.

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, therefore staff are recommending that the application not be subject to an additional public information meeting.

FINANCIAL IMPLICATIONS

In accordance with existing Council Policy 511: ‘Density Bonus / Amenity Contribution’, a community amenity contribution of \$601,140 is anticipated based on the target rates set for the Town Centre Transition designation.

As the project proposes a FAR of 2.45, the total contribution would equate to \$1,575,950 (i.e., Additional floor area from 1.5 to 2.45 {[lot area x 2.45] – [lot area x 1.5]} = 3665 m² x \$430). Policy 511 establishes a reduction of up to 50% of an applicable amenity contribution for secured market rental floor space, which would amount to \$787,975. Additionally, the policy also establishes a reduction of up to 100% of an applicable amenity contribution for affordable rental floorspace. For this project, staff is comfortable considering a waiver of 100% for the 14 affordable housing unit having a total area of 869 m², reducing the total community amenity contribution to \$601,140.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The application and revisions made to the project have been reviewed by 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. The form and character of the building is consistent with the previous 4 storey iteration; therefore, staff are recommending that the revised proposal does not require a further review by the Advisory Design Panel.

LEGAL IMPLICATIONS

A Housing Agreement Bylaw would be prepared for Council’s consideration, based on the applicable provisions in Council Policy 511: Density Bonus / Amenity Contribution as directed by Council. A draft of this Housing Agreement Bylaw would be brought forward for separate bylaw readings prior to the final adoption of the zoning amendment Bylaw.

CLIMATE CHANGE IMPLICATIONS

Environmental sustainability is addressed within the development by the provision of bike racks and bike storage, charging stations for electric vehicles, light pollution reduction by means of dark sky compliant exterior lighting systems, water efficient landscaping and plumbing systems, natural ventilation through operable windows and energy efficient HVAC systems, storage and collection of recyclables, renewable based wood building materials and heat island effect reduction by minimizing surface parking and maximizing density. Rainwater runoff will also be dealt with via a stormwater detention tank located on site. At the time the application was originally submitted the City’s zoning bylaw requirements for EV parking stalls only required 1 per 10 spaces and did not require the additional 1 per 10 spaces to be wired for future EV use.

This additional requirement has not been requested of the Applicant to date, as the application has been processed based on the bylaw requirements of the day at the time of initial submission.

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 sixth 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

Increase at and below market rental housing inventory.

OPTIONS / RISKS / ALTERNATIVES

The following alternative options for Council's consideration are:

1. 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
2. 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 that the application proceed with bylaw readings, which are 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 purpose built rental and affordable housing

apartments ranging from studios 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.

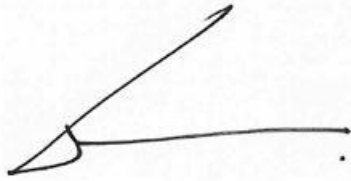
Respectfully submitted,



Anne Berry
Director, Planning and Development Services

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.



Guillermo Ferrero
Chief Administrative Officer

- Appendix A: 1441 Vidal - Report to Council - November 22, 2021 & 1441 Vidal – Report to Council – July 25, 2022
- Appendix B: Draft Zoning Amendment Bylaw No. 2439
- Appendix C: Parking Memo & Traffic Impact Study Addendum
- Appendix D: Arborist Report
- Appendix E: Architectural and Landscape Drawings

[Click Below to view the Appendices](#)

APPENDIX A

APPENDIX B

APPENDIX C

APPENDIX D

APPENDIX E

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: June 26, 2023

TO: Mayor and Council

FROM: Anne Berry, Director, Planning and Development Services

SUBJECT: 14937 Thrift Avenue and 1441, 1443-45, and 1465 Vidal Street - Zoning Bylaw Amendment (CD-68)

RECOMMENDATIONS

THAT Council:

1. Receive for information the corporate report dated June 26, 2023, from the Director of Planning and Development Services, titled "14937 Thrift Avenue and 1441, 1443-45, and 1465 Vidal Street - Zoning Bylaw Amendment (CD-68);"
2. Rescind 2nd and 3rd reading for 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;"
3. Give 2nd reading as amended 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;
4. Direct staff to schedule a 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
5. 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) Submit an updated Landscape plans reflecting the parkade intake and exhaust shafts for the new P4 level located at the southwest corner and the northeast corner of the parkade;
 - b) 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;
 - c) Ensure that all matters about tree protection and retention are addressed to the satisfaction of the Director of Planning and Development Services;
 - d) 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;

- e) Complete the demolition of the existing buildings to the satisfaction of the Director of Planning and Development Services;
- f) Enter into a housing agreement with the City that secures the secure market rental and that 10% of the housing provided will be affordable housing;
- g) A statutory-right-of-way be registered on title regarding the community urban park space;
- h) Enter into an agreement with the City that secures the additional parking measures recommended in R.F. Binnie & Associates Ltd. report (dated June 2nd, 2023) in Appendix C and D;
- i) Develop a Construction Management Plan for staff approval; and
- j) Develop a Comprehensive Addressing Plan for staff approval.

EXECUTIVE SUMMARY

The Applicant modified the proposal from a 4-storey building to a 6-storey building, by adding two additional floors to comply with the OCP's Affordable Housing Density/Height Bonus options, which require providing at least 10% affordable housing for secured market rental developments. This was presented to Council at the May 15, 2023 meeting for Bylaw readings. However, the application was deferred back to staff to work along with the Applicant to consider Council's comments provided at the meeting.

The purpose of this staff report is to present Council with the Applicant's revised proposal highlighting the key changes. This application is being presented to Council for second reading, and staff is seeking Council direction to schedule a public hearing. Appendix A contains a summary of the past proposals presented to Council. A copy of the draft Bylaw is included in Appendix B.

The Major Development Permit application and Housing Agreement Bylaw will be presented to Council at a later time.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
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)." <div style="text-align: right;">DEFEATED</div>

<p>2021-456 November 22, 2021</p>	<p>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.)</p>
<p>2022-IC-008 January 10, 2022</p>	<p>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.</p>
<p>2022-044 February 7, 2022</p>	<p>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> <p style="text-align: right;">DEFEATED</p>
<p>2022-340 July 25, 2022</p>	<p>THAT Council 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.</p> <p style="text-align: right;">CARRIED</p>
<p>2022-341 July 25, 2022</p>	<p>THAT Council 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".</p> <p style="text-align: right;">CARRIED</p>
<p>2022-342 July 25, 2022</p>	<p>THAT Council 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:</p> <ol style="list-style-type: none"> 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. CARRIED
2022-406 October 3, 2022	THAT Council give third 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. CARRIED
2023-222 May 15, 2023	THAT Council receive for information the corporate report dated May 15, 2023, from the Director of Planning and Development Services, titled " 14937 Thrift Avenue and 1441, 1443-45, and 1465 Vidal Street - Zoning Amendment - Height Change." CARRIED

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.

ANALYSIS

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. Appendix A contains a summary of the past proposals presented to Council which include an analysis of purpose-built rentals within the White Rock context.

Previous Consideration of 6-storey Proposal – May 15, 2023

On May 15, 2023, Council received a corporate report from the Director of Planning and Development Services titled "14937 Thrift Avenue and 1441, 1443-45 and 1465 Vidal Street - Zoning Amendment - Height Change". This proposal was for a six-storey multi-family rental residential six-storey wood frame development on three levels of concrete underground parkade on a sloping site toward the south along Vidal Street.

Previously, this project was given third reading on October 3, 2022, based on a four-storey option with a total of 70 units and 1.5 FAR. Copies of the staff report and adopted minutes are included in Appendix A of this report.



Figure 2- Four Storey Elevation (October 3, 2022)

The overall floor area ratio proposed for the six-storey development was 2.5 FAR, which is within the maximum density contemplated in the OCP for this site. The additional two storeys are in exchange for 10% of the building to be secured as affordable housing, and the remainder of the building to remain as secured market rental (*OCP Policy 11.2.4(b) – Affordable Housing Bonus*).



Figure 3 - Six Storey Elevation (May 15, 2023)

A total of 136 units were proposed, 14 of which were to be affordable rentals and the remaining 122 units were to be secured as market rentals. It is important to note that the proposal conformed to various elements of the OCP's "Family Friendly Housing" and "Affordable Housing Bonus" policies. For reference, the Family-Friendly Policy (i.e., OCP Policy 11.1.1(b)) provides that a minimum of 35% of the units should be two or three bedrooms, and 10% of all units in the development should be three-bedroom units which this proposal met. Appendix A contains the May 15, 2023 staff report which details the proposal that was presented to Council.

One of the more substantive areas of zoning relief sought by the Applicant for this version of the proposal was off-street parking. The proposal provided 157 parking spaces, whereas 204 spaces were the minimum zoning bylaw requirement. This represented a 23% (47 spaces) reduction in the overall parking supply. In support of the relief requested, the Applicant provided a parking memo and traffic study prepared by R.F. Binnie & Associated Ltd. dated April 26, 2023.

Subsequently, Council directed staff to work with the Applicant on the parking variance aspect of the proposal due to the lack of support for the parking variance.

Current Application

This current application is for a 139-unit multi-family rental residential six-storey wood frame development on four levels of concrete underground parkade on a sloping site toward the south along Vidal Street (Appendix E).

The proposal was revised to incorporate changes sought by City staff in response to Council's comments provided at the May 15 meeting, plus additional changes sought by the Applicant. The specific changes include:

- A partial 4th level (P4) of parking has been added within the below-grade parkade to provide more parking for the rental units. An additional 41 total stalls have been added (2 additional visitor stalls and 39 residential stalls).
- Parkade intake and exhaust shafts were added to reach the new P4 level. New shafts are located at the southwest corner and the northeast corner of the parkade.
- Increase in the total number of units has been increased from 136 to 139 with the following changes in unit types/sizes:
 - Three 3-bedroom (adaptable) units have been removed (Unit D2).
 - Six one-bedroom units have been added (3 x Unit B & 3 x Unit B6).

There is no change to the overall form and character of this building and is similar to the version presented to Council at the May 15, 2023 meeting. The proposed rooftop amenities are the same as well for this application. A detailed review of the development permit area guidelines compliance and proposed amenities can be found in Appendix A.

Revisions to Unit Typology

Under OCP Policy 8.2.3, properties in the Town Centre Transition area including the subject properties, are identified as being eligible for additional density. The base density for these properties is 1.5 FAR, therefore the total maximum density permitted, including the affordable rental bonus density, is 2.5 FAR, of which approximately 0.23 FAR would need to be comprised of affordable rental units. This will equate to 14 affordable housing units and 125 secured market

rental units. The revised allocation of units for this application is as follows:

Unit Type	Unit #	Unit %
1 Bedroom	68	49%
2 Bedroom	27	19%
3 Bedroom	12	9%
3 Bedroom (Adaptable)	15	11%
Studio	17	12%

The number of adaptable three-bedroom units has been reduced from 18 to 15 units, while the number of one-bedroom units has been increased from 62 to 68 units. The revised allocation of two and three-bedroom units continues to support the city's "family-friendly housing" policy which seeks a minimum 35% supply and a minimum of 10% of units with three bedrooms.

Traffic Impact Study Update and Parking Variance

R.F. Binnie & Associates Ltd. (Binnie) was retained by the Developer to provide traffic engineering consulting services for a proposed multi-family residential development located at 14937 Thrift Avenue in the City of White Rock. The memorandum supplements the traffic study, submitted to the City on June 29, 2020, in addition to the Revised Site Statistics Addendum.

Based on the design drawings by Keystone Architecture & Planning Ltd. dated May 19, 2023, the development is now seeking a variance of 11 stalls from the bylaw required 209 total vehicle parking stalls, for a total of 198 vehicle parking stalls. The Applicant has also provided written confirmation of their commitment to provide 25 energized outlets capable of providing level 2 charging or higher, with the remaining 173 parking stalls to have rough-in EV charging infrastructure for future EV use. This exceeds the minimum Bylaw requirement of 42 spaces with EV charging (21 spaces with energized Level 2 charging outlets and 21 spaces for rough-in EV charging spaces) provisions for this development.

To assess the potential for a reduced parking supply, the memorandum reviews regional parking demand data, in addition to developing a Transportation Demand Management (TDM) plan to support the parking variance request. The revised site statistics dated May 19, 2023, are provided in Appendix C and D.

Vehicle Parking Requirements and Supply

The off-street parking requirements for the proposed development were calculated based on the City's Bylaw No. 2000 (2022). Based on Section 4.14, a total of 209 parking stalls are required with 167 stalls for resident parking and 42 stalls for visitor parking, which is presented in Table 1.

Description	Bylaw Ref.	Size	Unit	Required Stalls Per Unit	Stalls Required
Resident Parking Stalls - Apartment	2000 - 4.14	139	Units	1.20	167
Visitor Parking Stalls	2000 - 4.14	139	Units	0.30	42
Total:					209

Table 1- Bylaw Required Parking Stalls

Based on the May 19, 2023, data sheet, the proposed development is expected to provide a total of 198 parking stalls with 43 stalls for visitor parking (which includes two stalls for dedicated car-share vehicles) and 155 stalls for resident parking. The Developer is seeking a parking variance of 11 stalls to meet the Bylaw requirements.

The consultant also analyzed parking demands on weekdays to define an anticipated, context-specific, demand for parking during peak times (see Appendix C and D). The Assessment draws from the ITE Trip Generation Manual, 11th Edition, the 2018 Regional Parking Study prepared by TransLink and Metro Vancouver, and the City of White Rock’s Official Community Plan.

Forecast Parking Demand

Based on the [2018 Metro Vancouver Regional Parking Study](#) (“the Study”), it was found that the number of parking spots available for market rental apartment buildings was 35% higher than the actual number being used. For market rental sites located far from frequent transit networks (FTN), the report found that each unit had 0.99 occupied parking stalls.

Using these numbers, the estimated parking demand for such developments would be 138 stalls, which is 29 stalls less than the 167 stalls required by the Bylaw for resident parking. However, there are still 17 stalls more than the 155 parking stalls proposed for residents meaning the proposal exceeds the number of resident parking stalls that would be needed based on the Study. The parking demand based on Metro Vancouver rates is presented in Table 2, the building is approximately 597 metres from the FTN.

Market Rental Sites by Proximity to FTN	Parking Facility Survey		
	Stalls per DU (PFS)	Parked Vehicles per DU (PFS)	Parking Oversupply Estimate
Within 800m of rapid transit (n=3)	0.62	0.35	+77%
Within 400m of frequent bus only (n=3)	0.90	0.72	+25%
Away from FTN (n=6)	1.31	0.99	+32%

Table 2 - Resident Parking in Market Rental Sites by Translink and Metro Vancouver (2018 Regional Parking Study)

A key finding from the Study was that visitor parking may also be over-supplied. It was found that observed parking demand rates were below 0.1 stalls per apartment unit, which would result in an estimated demand for 14 visitor parking spaces for the 139 units. The number of visitor parking spaces proposed for this development is 43. This exceeds the bylaw rate of 0.3 visitor stalls per unit (i.e. 42 stalls in total) which exceeds the forecasted parking demand per the Study.

Due to the proposed reduction of 11 vehicle parking stalls from the Bylaw required total, a Transportation Demand Management (TDM) plan has been provided. The TDM plan outlines measures proposed by the Developer to ensure that the reduction in parking stalls is offset by the availability of other, more sustainable, modes of transportation. Some of these measures include

- Car share spaces: Two publicly available vehicle parking spaces, specifically for car share vehicles located at the P1 level with other visitor parking stalls, will be granted to the public 24 hours a day, seven days a week. A letter of support from a car share company will be obtained by the Developer.
- Exploring the provision of tailored marketing and communications campaigns to encourage the use of sustainable transportation modes
- Exploring monthly transit pass subsidies

- Electric Class 1 bicycle parking
- Walking improvements: Enhancing the pedestrian network within the site and connecting to existing pedestrian infrastructure.
- Multimodal Wayfinding Signage: These signs will be located near the main entrance and other access points to ensure that residents and visitors will be directed to the nearest bus stop, car share station, bicycle parking, and other key destinations within walking distance. Signage will be provided both inside and outside the building, prioritizing high pedestrian traffic areas

According to the revised impact assessment report provided by the consultant, the proposed parking supply does not meet the Bylaw requirement of 209 total stalls. However, based on the Study, the resident (excluding visitor) parking demand for market rentals (more than 800 metres from an FTN route), is 0.99 stalls per dwelling unit, and the visitor parking demand was observed to be less than 0.1 stalls per apartment unit. This would result in a generated parking demand of 138 stalls for residents and 14 stalls for visitors. The proposed 198 stall parking supply (resident, car-share, and visitor) may be sufficient in meeting the forecast residential rental parking demands with the support of the TDM plan strategies. By providing additional accommodations for pedestrians, cyclists, and transit users, the mode share for vehicles may be reduced.

Staff Commentary

City planning staff have reviewed the updated Parking Memo and Traffic Impact Study and are generally in concurrence with its findings. Staff do have minor concerns that if the parking demand rates presented by the Applicant are not accurate or future occupants are not made aware of the limited parking availability, and the supply of parking on-site is insufficient to accommodate the actual demand, it is anticipated that residents of the project may seek to park their vehicle(s) on public streets. However, with the introduction of a partial fourth-storey below-grade parking level to accommodate the proposed 198 stalls, the parking supply may be sufficient in meeting the forecasted residential rental parking demands with the support of the TDM plan strategies proposed by the Applicant.

From a staff perspective, the parking variance of 11 off-street parking stalls is minor with respect to traffic impact on city streets in comparison to the previously requested variance of 47 stalls. If additional parking is required, it is acknowledged that a full 4th-level below-grade parking would be required, which could increase the cost of parking per space to construct. This is reportedly too cost-prohibitive for this development due to increased shoring and excavating costs associated with designing the parkade in a manner to support the protection and retention of existing trees. As such, this corporate report is in part intended to solicit feedback from Council regarding the appropriateness of the parking supply presented by the Applicant.

Affordable Rental Housing Component & Housing Agreement

The Applicant has maintained the proposal with 14 units in the building secured as affordable rental housing units. This meets the minimum 10% of units required in exchange for the bonus density and height permitted under OCP policy 11.2.1.c.

The revised application upholds the affordable housing policies detailed under the housing chapter in the OCP, where 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 (OCP Policies 11.1.3, 11.2.4(b)). In this revised 139-unit development proposal, for which all units would be secured as rental units, the size and number of units are sufficient to satisfy the Affordable Housing Bonus requirements of the OCP.

In the OCP, **Affordable Rental Housing** is defined as being intended to be affordable for very low and low-income households by making the maximum rent at least 20% below the average rent in the White Rock area, as determined by the most recent rental market report from Canada Mortgage and Housing Corporation (CMHC). By capping the rent for Affordable Rental Housing at no higher than 20% below the average rent in White Rock, these rents would generally not exceed 30% of the gross household income at the top end of the low-income range, or near the low end of the moderate-income range.

The Housing Agreement will establish thresholds for tenant eligibility, securing the 14 rental units as “affordable rental units” for 12 years at 20% below the average rent for a private apartment in White Rock based on the most recent rental market report from CMHC and other protections for a particularly vulnerable class of residents. In addition, the remaining 125 units in the building will also be secured as market rental tenure for the entire life of the building. Staff is currently working with the Applicant and legal counsel on details of this Housing Agreement which will be finalized pending the completion of third reading of the associated bylaw.

Both the payment-in-lieu of amenities and the requirement to enter into a housing agreement would be included as a section 219 restrictive covenant to be registered on title prior to the final adoption of the zoning amendment bylaw.

Amenity Contribution

The Applicant has agreed to provide 14 residential units as affordable rental units with the remainder 125 units as secured market rental housing, along with \$604,715.45 of payment-in-lieu for amenities as required per Council Policy 511 (Appendix A – May 15,2023 corporate report). The 14 units offered by the Applicant include:

Proposed Affordable Housing Unit (AHU)	Unit Area (sq.ft.)	# of Units	Total AHU Area (sq.ft.)
1 Bedroom (Unit B)	453	7	3171
2 Bedroom (Unit C3)	794	1	794
2 Bedroom (Unit type C)	745	1	745
2 Bedroom (Unit type C2)	783	2	1566
3 Bedroom (Unit type D2)	978	1	978
3 Bedroom (Unit type D) - Adaptable	1046	1	1046
3 Bedroom (Unit type D) - Adaptable	1051	1	1051
Total AHU area			9351 sq. ft. (869 m²)

As purpose-built rental housing, these units will also provide tenants with a secure long-term housing option compared with renting a strata unit which may be sold or occupied by the owner.

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,

therefore staff are recommending that the application not be subject to an additional public information meeting.

FINANCIAL IMPLICATIONS

In accordance with existing Council Policy 511: 'Density Bonus / Amenity Contribution', a community amenity contribution of \$604,715.45 is anticipated based on the target rates set for the Town Centre Transition designation.

As the project proposes a FAR of 2.45, the total contribution would equate to \$1,583,100.90 (i.e., Additional floor area from 1.5 to 2.45 {[lot area x 2.45] – [lot area x 1.5]} = 3681 m² x \$430). Policy 511 establishes a reduction of up to 50% of an applicable amenity contribution for secured market rental floor space, which would amount to \$791,550.45. Additionally, the policy also establishes a reduction of up to 100% of an applicable amenity contribution for affordable rental floor space. For this project, staff is comfortable recommending Council consider a waiver of 100% for the 14 affordable rental housing units having a total area of 869 m², reducing the total community amenity contribution to \$604,715.45.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The application and revisions made to the project have been reviewed by 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. The form and character of the building is consistent with the previous four-storey iteration; therefore, staff are recommending that the revised proposal does not require further review by the Advisory Design Panel.

LEGAL IMPLICATIONS

A Housing Agreement Bylaw would be prepared for Council's consideration, based on the applicable provisions in Council Policy 511: Density Bonus / Amenity Contribution as directed by Council. A draft of this Housing Agreement Bylaw would be brought forward for separate bylaw readings prior to the final adoption of the zoning amendment Bylaw.

CLIMATE CHANGE IMPLICATIONS

Environmental sustainability is addressed within the development by the provision of bike racks and bike storage, charging stations for electric vehicles, light pollution reduction through dark sky-compliant exterior lighting systems, water-efficient landscaping and plumbing systems, natural ventilation through operable windows and energy-efficient HVAC systems, storage and collection of recyclables, renewable based wood building materials and heat island effect reduction by minimizing surface parking and maximizing density. Rainwater runoff will also be dealt with via a stormwater detention tank located on site.

At the time the application was originally submitted the City's zoning bylaw requirements for EV parking stalls only required 1 per 10 spaces and did not require the additional 1 per 10 spaces to be wired for future EV use. The Applicant is now proposing 25 off-street parking spaces (i.e. 1 per 10 spaces) to have energized outlets with level 2 charging, and the remaining 173 spaces to have rough-in EV charging infrastructure for future EV use. This exceeds the minimum zoning bylaw requirement for EV charging provisions for new buildings.

IMPLICATIONS FOR TREE PRESERVATION AND TREE CANOPY ENHANCEMENT

The Arborist Report prepared by Van Der Zalm (VDZ) and Associates (Appendix F) 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 Protection 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 sixth 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 readings, 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

Increase at and below-market rental housing inventory.

OPTIONS / RISKS / ALTERNATIVES

The following alternative options for Council's consideration are:

1. 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
2. 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 that the application proceeds with bylaw readings, which are 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-unit residential project that consists of purpose-built rental and affordable housing apartments ranging from studios 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.

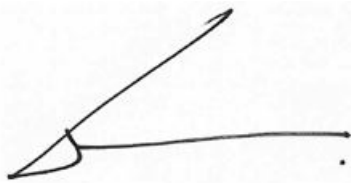
Respectfully submitted,



Anne Berry
Director, Planning and Development Services

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.



Guillermo Ferrero
Chief Administrative Officer

Appendix A: 1441 Vidal - Report to Council - November 22, 2021; 1441 Vidal – Report to Council – July 25, 2022; 1441 Vidal – Report to Council – May 15, 2023

Appendix B: Draft Zoning Amendment Bylaw No. 2439

Appendix C: Revised Parking Memo (June 2, 2023)

Appendix D : Revised Traffic Impact Study Addendum (June 2, 2023)

Appendix E: Architectural Drawing Package

Appendix F: Arborist Report

Click Below to view the Appendices

APPENDIX A

APPENDIX D

APPENDIX B

APPENDIX E

APPENDIX C

APPENDIX F

MINUTE EXTRACTS REGARDING BYLAW 2439 – 14937 THRIFT AVENUE AND 1441, 1443-45, 1465 VIDAL STREET

**Regular Council Meeting
October 3, 2022**

8.1.c BYLAW 2439, 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

Bylaw 2439 - A bylaw 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. Bylaw 2439 received first and second reading on July 25, 2022 and was the subject of a public hearing on September 26, 2022. It is on the agenda for consideration of third reading at this time.

Motion Number: 2022-406 It was MOVED and SECONDED

THAT Council give third 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.

Note: The applicant was asked to clarify prior to the vote in regard to parking, one (1) parking space for each unit for no additional rent.

Voted in the negative (2): Councillor Johanson, and Councillor Kristjanson

Motion CARRIED (4 to 2)

Motion Number: 2022-407 It was MOVED and SECONDED

THAT pending adoption of "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" Council consider issuance of Development Permit No. 447 for 14937 Thrift Avenue and 1441, 1443-45 and 1465 Vidal Street.

Voted in the negative (2): Councillor Johanson, and Councillor Kristjanson

Motion CARRIED (4 to 2)

**Regular Council Meeting
May 15, 2023**

**6.2.h 14937 THRIFT AVENUE AND 1441, 1443-45 AND 1465 VIDAL STREET
- ZONING AMENDMENT - HEIGHT CHANGE**

Corporate report dated May 15, 2023 from the Director of Planning and Development services titled "14937 Thrift Avenue and 1441, 1443-45 and 1465 Vidal Street - Zoning Amendment - Height Change".

Note: Bylaw 2439 (and report recommendations 2-5) are on the agenda for consideration under Item 8.1.a

Note: On-Table Bylaw provided for Appendix B noted with an updated Community Amenity Contribution amount

The following discussion points were noted:

- Concern with the requested decrease in parking
- What is the percentage of affordability (discount/rental rate) for the 14 units?

Staff noted these amounts are established through the Housing Agreement where BC Housing will be referred to

- Would like to see a 12-year term of the agreement be connected with the tenant rather than a blanket time frame

Staff will review this

- Concern there is not enough parking that equates to 1 space allocated per unit plus 25 visitor parking.
- The Parking Study was noted and it was inquired what year was the City's parking bylaw reviewed.

Staff will review and get back on this

- Concern of the potential in future to stratify the building
- 1 and 10 EV charging spots noted as this is a new building, would like to be more progressive and see more than the requirements set out.

Staff can still discuss with the Applicant

- White Rock struggles with transit issues, residents need their cars. The Applicant is looking to add density, but it appears at the expense of parking. This seems to be counter intuitive

Motion Number: 2023-222 It was MOVED and SECONDED

THAT Council receive for information the corporate report dated May 15, 2023, from the Director of Planning and Development Services, titled " 14937 Thrift Avenue and 1441, 1443-45, and 1465 Vidal Street - Zoning Amendment - Height Change."

Motion CARRIED (7 to 0)

8.1.a BYLAW 2439 - WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT (CD 68 - 14937 THRIFT AVENUE AND 1441, 1443-45, 1465 VIDAL STREET) BYLAW, 2022, NO. 2439

Bylaw 2439 - A bylaw to accommodate a modified proposal from a 4-story building to a 6-story building by adding 2 additional floors. Bylaw 2439 received the initial readings July 25, 2022.

Note: This bylaw was the subject of a Corporate Report under Item 6.2.h

Motion Number: 2023-224 It was MOVED and SECONDED

THAT Council defer consideration in regard 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*" giving time for staff to speak with the applicant over topics noted earlier this evening when the corporate report was considered.

Motion CARRIED (7 to 0)

**Regular Council Meeting
June 26, 2023**

**6.2.h 14937 THRIFT AVENUE AND 1441, 1443-45 AND 1465 VIDAL STREET
- ZONING BYLAW AMENDMENT (CD-68)**

Corporate report dated June 26, 2023 from the Director of Planning and Development Services titled "14937 Thrift Avenue and 1441, 1443-45 and 1465 Vidal Street - Zoning Bylaw Amendment". (CD-68)".

Note: Bylaw 2439 is on the agenda for consideration under item 9.1.c. On-Table the amended bylaw was provided under motion 2023-260 with amendments noted by the Director of Planning and Development Services.

The following discussion points were noted:

- 12 years affordable housing (suggest 15 years)
- Check with process regarding the Electric Vehicle (EV) parking would like to see when renting assurance, when needed, that the tenant will have access to an EV parking stall
- Concern with the application being short 11 parking stalls
The applicant stated they are willing to go down lower in the parkade to address the parking stall shortage
- Housing Needs Report states more family size housing is needed, this application does not address this with 60% being bachelor and 1 bedroom suites
- Confirmed the trees noted in the drawings are at the height (over the six stories) of the proposed building

Motion Number: 2023-271 It was MOVED and SECONDED

THAT Council receive for information the corporate report dated June 26, 2023, from the Director of Planning and Development Services, titled " 14937 Thrift Avenue and 1441, 1443-45, and 1465 Vidal Street - Zoning Amendment (CD-68)."

Voted in the negative (1): Councillor Trevelyan

Motion CARRIED (6 to 1)

9.1.c BYLAW 2439 - WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT (CD-68 - 14937 THRIFT AVENUE AND 1441, 1443-45, 1465 VIDAL STREET) BYLAW, 2022, NO. 2439

Bylaw 2439 - A bylaw to amend the White Rock Zoning bylaw to rezone four properties from the "RS-1 One Unit Residential Zone" to the "Comprehensive Development Zone (CD) 68" to enable a proposed multi-unit residential project that consists of purpose-built rental and affordable housing apartments ranging from studios to 3-bedroom units to be built.

Note: This bylaw was the subject of a corporate report under Item 6.2.h

At this time the requirements were clarified where the housing agreement would be amended from 12 years to 15 years; and the applicant would go further down for underground parking resulting in the additional 11 stalls now being provided.

Motion Number: 2023-277 It was MOVED and SECONDED

THAT Council rescind 2nd and 3rd reading for 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;"

Motion CARRIED (7 to 0)

Motion Number: 2023-278 It was MOVED and SECONDED

THAT Council give 2nd reading as amended 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 amended to include the following changes:

- **The housing agreement would be amended from 12 years to 15 years; and**
- **The Applicant would go further down for underground parking resulting in the 11 stalls now being provided.**

Voted in the negative (1): Councillor Trevelyan

Motion CARRIED (6 to 1)

Motion Number: 2023-279 It was MOVED and SECONDED

THAT Council direct staff to schedule a 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."

Motion CARRIED (7 to 0)

Motion Number: 2023-280 It was MOVED and SECONDED

THAT Council 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:

Submit an updated Landscape plans reflecting the parkade intake and exhaust shafts for the new P4 level located at the southwest corner and the northeast corner of the parkade;

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;

Ensure that all matters about tree protection and retention are addressed to the satisfaction of the Director of Planning and Development Services;

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;

Complete the demolition of the existing buildings to the satisfaction of the Director of Planning and Development Services;

Enter into a housing agreement with the City that secures the secure market rental and that 10% of the housing provided will be affordable housing;

A statutory-right-of-way be registered on title regarding the community urban park space and;

Enter into an agreement with the City that secures the additional parking measures recommended in F. Binnie & Associates Ltd. report (dated June 2nd, 2023) in Appendix C;

Develop a Construction Management Plan for staff approval;

Develop a Comprehensive Addressing Plan for staff approval.

Motion CARRIED (7 to 0)