

The image features a dark blue background on the left with white wavy lines. On the right, a photograph shows a long wooden pier extending into the ocean at dusk. The pier is illuminated by a series of streetlights with arched tops, and the sky is a deep twilight blue. The text 'WHITE ROCK' is in a bold, white, sans-serif font, and 'My City by the Sea!' is in a white, cursive script font below it.

WHITE ROCK
My City by the Sea!

July 24, 2023

Public Hearing

**1441, 1443-45, 1465 Vidal St. & 14937 Thrift Avenue
Zoning Bylaw Amendment & Major Development Permit (**



SUBJECT PROPERTIES **THRIFT AVENUE**

Ortho Map

14937 Thrift Avenue & 1441-65 Vidal Street





Revised Proposal (2023)

- 6 storey (wood frame) residential building over a 4 level (concrete) parkade.
- Zoning would create Comprehensive Development (CD) Zone; Major DP subject to “multi-family development permit area guidelines”. The applicant is not seeking any variances for this proposal.
- **139 rental units** (*2.45 FAR*) - 27 3BD (22%) | 27 2BD (20%) | 68 1BD (46%) | 17 Studio (13%).
- Of the 139 units, **14 units** are proposed as affordable rental housing, and the remaining **125 units** are secured market rental. A housing agreement bylaw is required to regulate and secure the tenure and rental rates for this development.
- 209 off-street parking stalls proposed – **no variance sought**.





Policy Framework

- Lands designated “**Town Centre Transition**” in the OCP
- When applications were made in 2019, policy supported transition of 12 to 6 storeys from Beverley building down to Thrift Avenue with max 1.5 FAR (2.1 FAR with 50% units rental)
- OCP amendments adopted in June 2021, permit 4 storey building with 1.5 FAR or up to 6 storeys & 2.5 FAR (2.8 FAR with replacement rental) if an “affordable housing component”
- Application returned to Council in July 2022 as a 4-storey building, 1.5 FAR and 100% market rental tenure for 70-units.
- This revised proposal complies with current OCP policy framework with 6 storeys, 2.45 FAR and **100% rental tenure** for the 139-units which includes 14 **affordable rental housing** units.
- Composition of units upholds “family friendly” housing policy:
 - Policy 11.1.1 seeks: **10%** 3-bd and **35%** 2 & 3-bd
 - Proposed: **22%** 3-bd and **42 %** 2 & 3-bd
- Rental housing is needed in White Rock per the Housing Needs Report.



Project Update

May 15th, 2023:

- ❑ Revised 6-storey application was first presented to Council.
- ❑ Council reviewed the proposal with focus to two key components : the affordable rental housing component and a request for relief (23% reduction) from the parking supply requirements of the zoning bylaw.
- ❑ Council deferred giving bylaw readings and directed staff to work with applicant to address comments discussed including concerns around the requested reduction in the parking supply.

June 26th, 2023:

- ❑ Council reviewed the updated proposal where the proponent amended their plans to include the following changes sought by City staff in response to Council's comments & some additional changes sought by the applicant:
 1. A partial 4th level (P4) of parking has been added within the below-grade parkade - 41 total stalls have been added
 2. Parkade intake and exhaust shafts have been added to reach the new P4 level and are located at the southwest corner and the northeast corner of the parkade.
 3. 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.
 - Six one-bedroom units have been added.



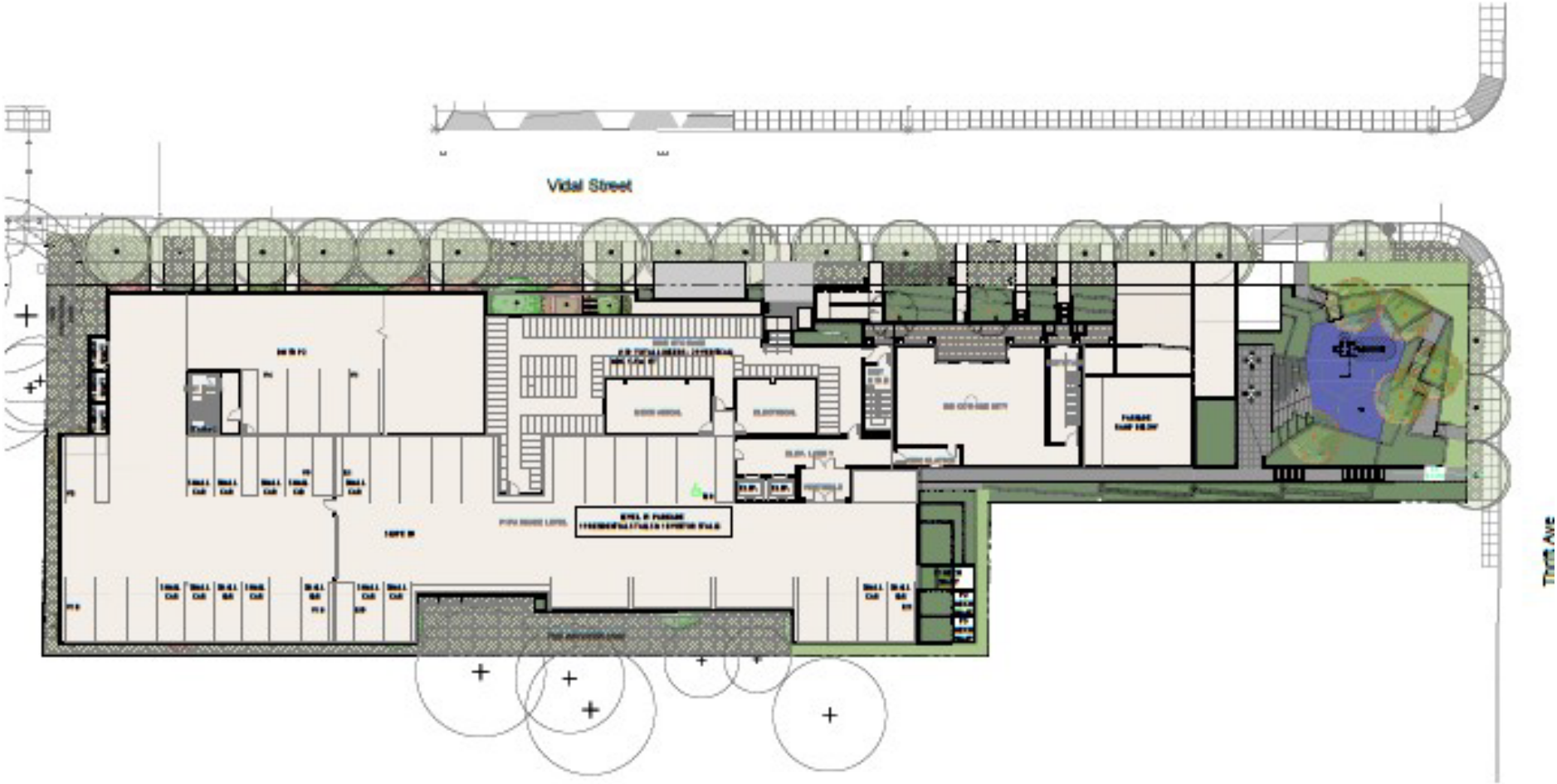
Project Update

- ❑ At the Council meeting discussion, the applicant further committed to the following:
 1. meeting the minimum 209 off-street parking requirement
 2. committing to 100% of the stalls being roughed-in for future EV use with 25 stalls (20 residential + 5 visitor) to be equipped with EV charging stations
 3. offering an increase in the Housing agreement tenure from 12 to 15 years.
- ❑ Council gave second bylaw reading to the amended bylaw and directed staff to work with applicant to include the above items prior to bringing the file forward to a Public Hearing and third reading.

July 24th, 2023

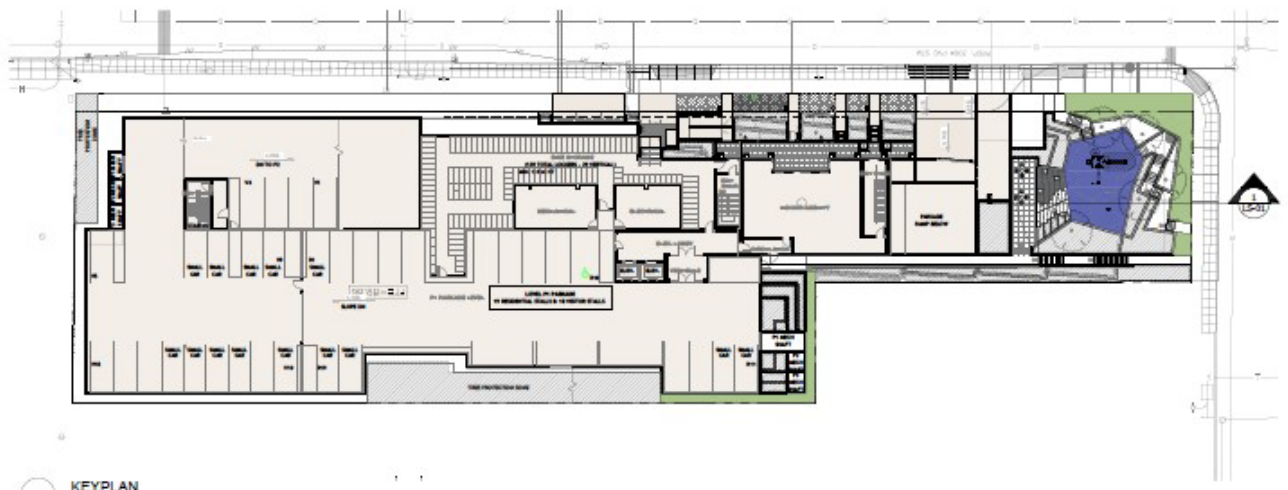
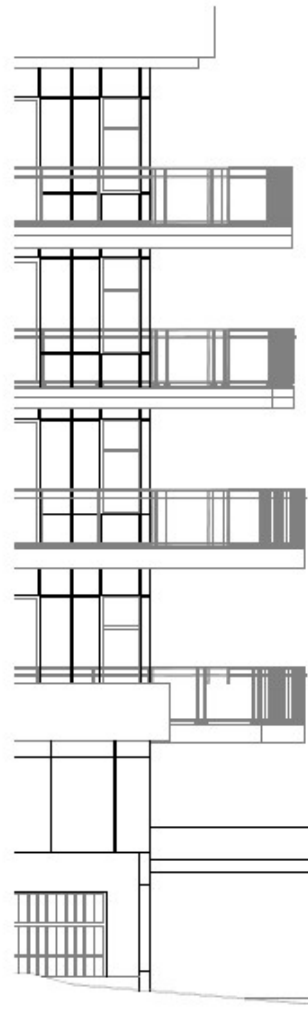
- ❑ At this time, the amended bylaw is placed on tonight's Regular Council meeting agenda for Council consideration.
- ❑ Additionally, staff is recommending to Council that the applicant register a Section 219 to covenant on title that secures the 25 parking stalls to be equipped with Electric Vehicle Supply Equipment/ EV Charging Stations as an additional third reading condition.

Site Plan

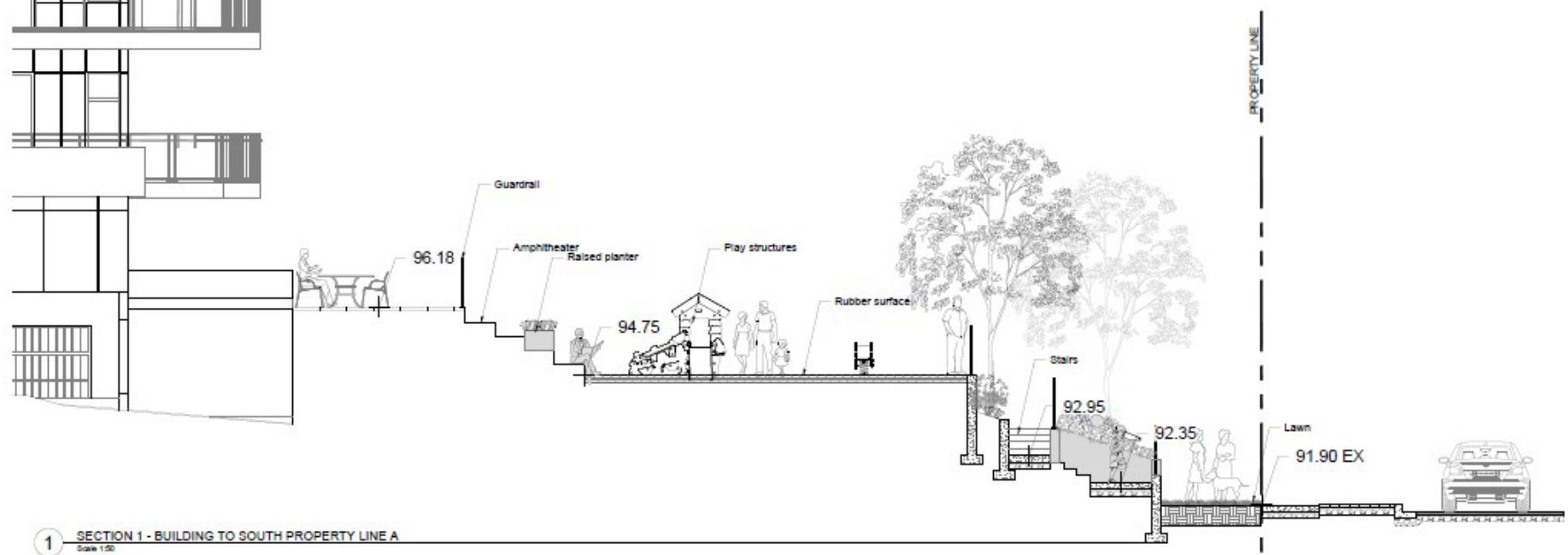


Urban Park Details -

Key Plan & Cross section



KEYPLAN
Scale 1:300



1 SECTION 1 - BUILDING TO SOUTH PROPERTY LINE A
Scale 1:50

Height



east elevation (facing Vidal St.)

1/16" = 1'-0"



north elevation (facing highrise)

1/16" = 1'-0"



south elevation (facing Thrift Ave.)

1/16" = 1'-0"



Amenity Contribution & DCCs

- Per Policy 511, the anticipated community amenity contribution for this bonus density of 0.95 FAR is \$604,715.45
- DCCs are estimated at \$2,268,977.76 based on the 2022 rates. This will be collected at the Building Permit stage.

ADP Review

- Four presentations to the Panel. Original 6 storey proposal presented to Panel twice – the ADP provided comment at both meetings but provided support for the application to proceed once second meeting comments were addressed. Following OCP height reduction in 2021, the 4-storey proposal presented to Panel twice.
- Numerous design changes made by Applicant till date. The form & character of the revised 6 storey proposal is substantially same as the previous 4-storey proposal that was previously presented and given three readings by Council in 2022.

Public Feedback

- Public Information Meeting for the original 6 storey proposal held August 20, 2020 (pre-4 storeys 2022)
- ~40 people attended the PIM



PROJECT NAME

View looking Northwest – from the intersection at Thrift & Vidal

Elevations – East & West



east perspective elevation



west perspective elevation

Elevations – North & South



south perspective elevation



north perspective elevation



Proposed Outdoor Amenities



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



Public Hearing

- A Public Hearing provides interested stakeholders the opportunity to communicate their interests direct to Council.
- Notification of a Public Hearing follows the requirements set out in the *Local Government Act* and the City's Planning Procedures Bylaw.
- Notification includes advertising in the News Paper, on the City's website, and in some instances mailing Notices to owners and occupants of surrounding properties at least ten days prior to the Public Hearing.

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:

Recommendations

- 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.
- k) Register a Section 219 to covenant on title that secures the 25 parking stalls to be equipped with Electric Vehicle Supply Equipment/ EV Charging Stations