

THE CORPORATION OF THE
CITY OF WHITE ROCK
15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6

January 17, 2019

A **SPECIAL MEETING** of CITY COUNCIL will be held in the CITY HALL COUNCIL CHAMBERS located at 15322 Buena Vista Avenue, White Rock, BC, on January 21, 2019, at 6:00 p.m. for the transaction of business listed below.

T. Arthur, Director, Corporate Administration

A G E N D A

1. CALL MEETING TO ORDER

2. ADOPTION OF AGENDA

RECOMMENDATION

THAT the Corporation of the City of White Rock Council adopt the agenda for its special meeting scheduled for January 21, 2019 as circulated.

3. PRESENTATIONS AND REPORTS

3.1 **STAFF PRESENTATION**

The Director of Planning and Development Services to present overview of report titled "Process for Official Community Plan and Zoning Amendments for the Lower Town Centre and 1310 Johnston Road," as previously published in the Land Use and Planning Committee agenda of December 10, 2018.

Attached for reference purposes:

- Land Use and Planning Corporate Report & PowerPoint dated December 10, 2018 **Page 3**
- Story Boards presented at the January 17, 2019 Public Information Meeting **Page 136**

3.2 **OPPORTUNITY FOR AFFECTED OWNERS TO PRESENT VIEWS TO COUNCIL**

- The Chairperson will request the Director of Corporate Administration to read the procedure for public comments. **Page 2**
- The Chairperson will invite affected property owners in attendance to present their comments to Council.

Once all affected property owners in attendance have had an opportunity to have their views presented to Council, the Chairperson may invite members of the public in attendance to speak to Council regarding the proposed amendments.

4. CONCLUSION OF THE JANUARY 21, 2019 SPECIAL COUNCIL MEETING

OPENING STATEMENT OF SPECIAL MEETING PURPOSE AND CONDUCT

This Special Council meeting has been called to consider the proposed bylaws with respect to Official Community Plan and Zoning Amendments for the Lower Town Centre (1300 Block) and 1310 Johnston Road.

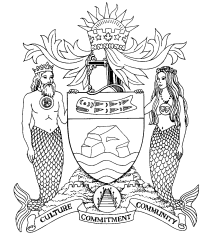
At this meeting the public shall be given a reasonable opportunity to be heard or to present written submissions respecting this matter. There is a speakers' list available. Please print your name and address on this list in order to appear as a speaker before Council. The speaker will begin by clearly stating their name and address and then providing their comments concerning the bylaws. The address of the speaker is permitted to be collected through Section 26c of the *Freedom of Information and Protection of Privacy Act*. If the speaker has any questions regarding the collection of their personal information, please contact the Corporate Administration Department.

Those wanting to speak on behalf of another individual must submit written authorization to staff which will be maintained as part of the public record. The authorization must include the individuals name and residential address. If you do not have written authorization you will not be permitted to speak on behalf of another individual at this meeting.

Anyone wishing to speak at this meeting must be acknowledged by the Chairperson. In order to ensure everyone wanting to speak will get an opportunity to do so this evening each speaker will be **given a maximum of five (5) minutes**. Once everyone has had an opportunity to speak the Chairperson will give further opportunity for anyone to speak again. We ask the public to listen and respect each persons' right to voice their opinion.

Members of Council may, if they wish, ask questions of you following your presentation. However, the main function of Council members this evening is to listen to the views of the public. It is not the function of Council at this Public Meeting to debate the merits of the proposal. Any person who wishes to present a written submission to Council may do so submissions in this circumstance they will be accepted by staff up until 4:30 p.m. Friday February 1. The submissions will be retained by the Corporate Administration Department and copies of submissions will be available upon request. The information will be summarized and be included in the February 11, 2019 corporate report that will be back to Council. Everyone shall be given a reasonable opportunity to be heard at this Special Council meeting. No one will be, or should feel discouraged or prevented from making their views heard.

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: December 10, 2018

TO: Land Use and Planning Committee

FROM: Carl Johannsen, Director of Planning and Development Services

SUBJECT: Process for Official Community Plan and Zoning Amendments for the Lower Town Centre and 1310 Johnston Road

RECOMMENDATIONS

THAT Land Use and Planning Committee:

1. Receive for information the corporate report dated December 10, 2018 from the Director of Planning and Development Services, titled “Process for Official Community Plan and Zoning Amendments for the Lower Town Centre and 1310 Johnston Road;”
 2. Recommend that Council direct staff to send an invitation, along with a copy of this report, to landowners affected by the proposed bylaw amendments (all those in the 1300-block of Johnston Road) to meet with Council and/or submit written correspondence to Council regarding the proposed amendments; and
 3. Recommend that Council direct staff to proceed with the public consultation process for the proposed bylaw amendments outlined in this report.
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INTRODUCTION

The purpose of this report is to introduce and receive Council’s endorsement for a process, including property owner and public consultation, of considering amendments to the Official Community Plan (OCP) Bylaw provisions related to properties adjacent to Johnston Road between Thrift Avenue and Roper Avenue within the Lower Town Centre land use designation (the 1300-block of Johnston Road), and considering an amendment to the CD-60 zone of 1310 Johnston Road. This report is also intended to provide an analysis of the proposed amendments.

Council passed a series of resolutions at the November 7, 2018 Special Council meeting in relation to the area identified above, including directing staff to prepare amendments to the OCP that would limit the height of buildings in the area to a maximum range of 4 to 6 storeys, to prepare amendments to the zoning bylaw for two developments with Comprehensive Development (CD) zoning to limit their height and density to 6 storeys and 3.5 FAR, respectively, (thereby initiating the process enabled by section 463 of the *Local Government Act* for withholding building permits) and to prepare a corporate report that includes:

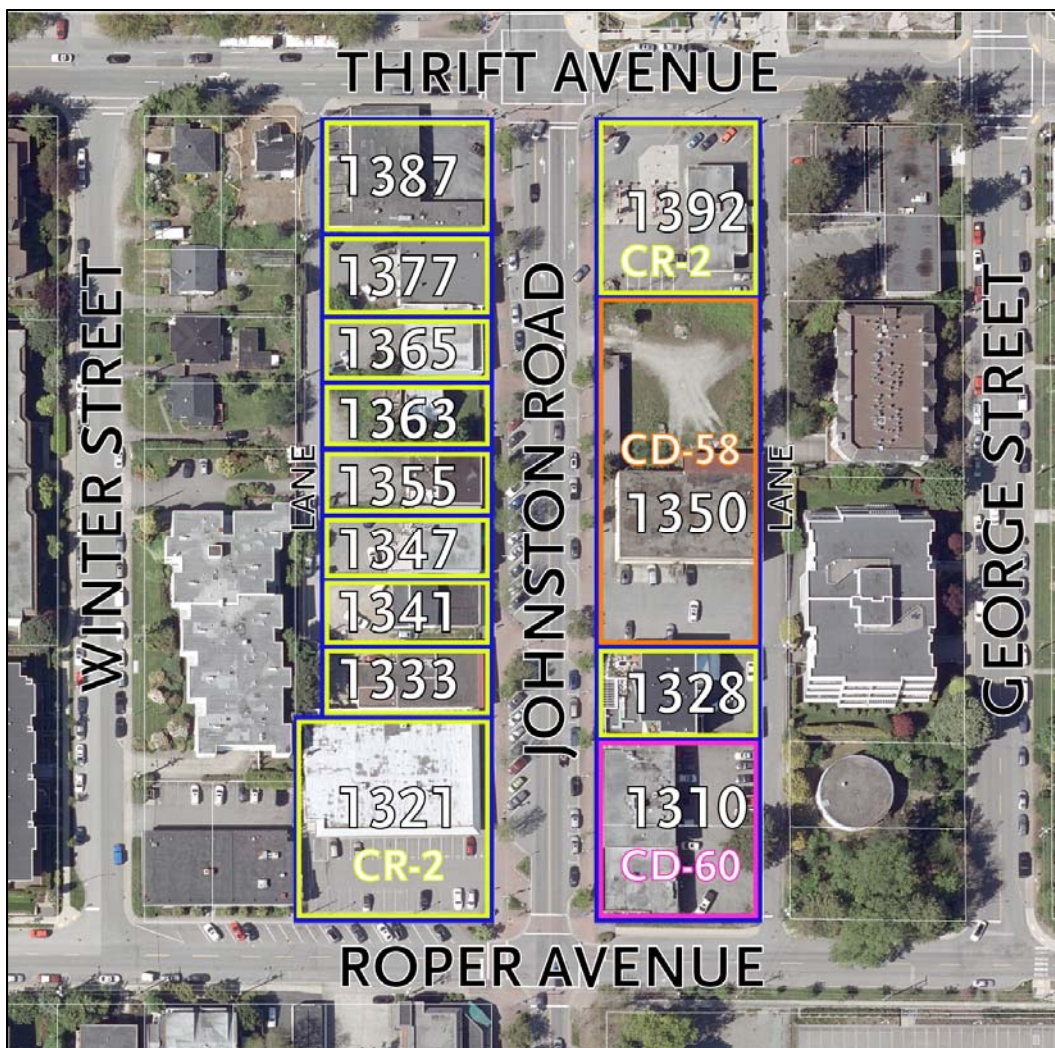
- discussion of a process to inform the owners of affected parcels of the proposed changes to the zoning bylaw and give these owners and any other affected owners an opportunity to make representations to Council in addition to the opportunity of attending a statutory public hearing;

- discussion of a process to treat the owners of the affected parcels with fairness in procedure; [among other items, see “Past Practice section for full resolution”]

While the Council resolutions related to the Zoning Bylaw amendments were for two proposed developments in the 1300-block of Johnston Road, since Council’s November 7, 2018 resolution one of the property owners (1350 Johnston Road) has submitted a complete Building Permit application in the applicable CD-58 zone, is entitled to the current zoning provisions which allow a development of a 12-storey residential and commercial building with an approximate density of 4.8 FAR. This submission occurred during the seven (7) day period between section 463 being enacted by Council and when it comes into effect. Therefore, the Zoning Bylaw amendment in this report only relates to the development application at 1310 Johnston Road and the applicable CD-60 zone. 1310 Johnston Road has a valid Development Permit but has not applied for a Building Permit.

Draft amendment bylaws to the OCP and Zoning Bylaw are attached to this report (as Appendices D and E, respectively) for Council’s information and to promote discussion with the public and affected landowners, but are not being provided for any readings by Council as further consultation and technical review is required prior to Council considering any bylaw readings.

An aerial map of the 1300-block of Johnston Road is below, including the respective zones.



PAST PRACTICE / POLICY / LEGISLATION

Council Resolutions 2018-371 to 378

At the Special Council Meeting held on November 7, 2018, Council passed the following resolutions:

THAT Council directs staff to prepare a corporate report regarding options for scope and for potential processes for a City-wide review of the Official Community Plan, 2017, Bylaw No. 2220, for consideration, further direction and endorsement by Council.”

THAT Council considers the City's Regional Context Statement in preparing a proposed scope and process for a City-wide review of the Official Community Plan, 2017, Bylaw No. 2220.

THAT Council directs staff to prepare amendments, for Council’s consideration under section 463 (2) of the *Local Government Act*, to:

- the Official Community Plan, 2017, Bylaw No. 2220, as amended, that if enacted would have the legal effect of an official plan policy to limit the height of buildings on properties in the ‘Lower Town Centre’ land use designation, that are located adjacent to Johnston Road and between Thrift Avenue and Roper Avenue, to a maximum range of 4 to 6 storeys (with the higher end being closer to Thrift Avenue).

THAT Council directs the White Rock Zoning Bylaw, 2012, No. 2000, as amended, that if enacted would have the following legal effect:

- to reduce the permitted maximum height of any building located at 1310 Johnston Road, from 12 storeys to 6 storeys.

THAT Council directs the White Rock Zoning Bylaw, 2012, No. 2000, as amended, that if enacted would have the following legal effect:

- to reduce the permitted maximum density of any building located at 1310 Johnston Road from 4.8 FAR to 3.5 FAR, in the CD-60 Zone and despite sections of the current Zoning Bylaw.

THAT Council directs the White Rock Zoning Bylaw, 2012, No. 2000, as amended, that if enacted would have the following legal effect:

- to reduce the permitted maximum height of any building located at 1350 Johnston Road from 12 storeys to 6 storeys.

THAT Council directs the White Rock Zoning Bylaw, 2012, No. 2000, as amended, that if enacted would have the following legal effect:

- to reduce the permitted maximum density of any building located at 1350 Johnston Road from 4.8 FAR to 3.5 FAR, in the CD-58 zone and despite sections of the current Zoning Bylaw; and
- prepare a corporate report to Council that addresses the following in relation to Council motions 2018-373/378 (including 1310 Johnston Road) noted as items 3 through the November 7th special meeting:
 - i. information and studies concerning the subject lands and existing and proposed zoning;
 - ii. identification of the interests of the community as a whole, in the context of the good planning principles evidenced by any plans, studies and reports the City has prepared and commissioned in respect of the parcels affected and this area;

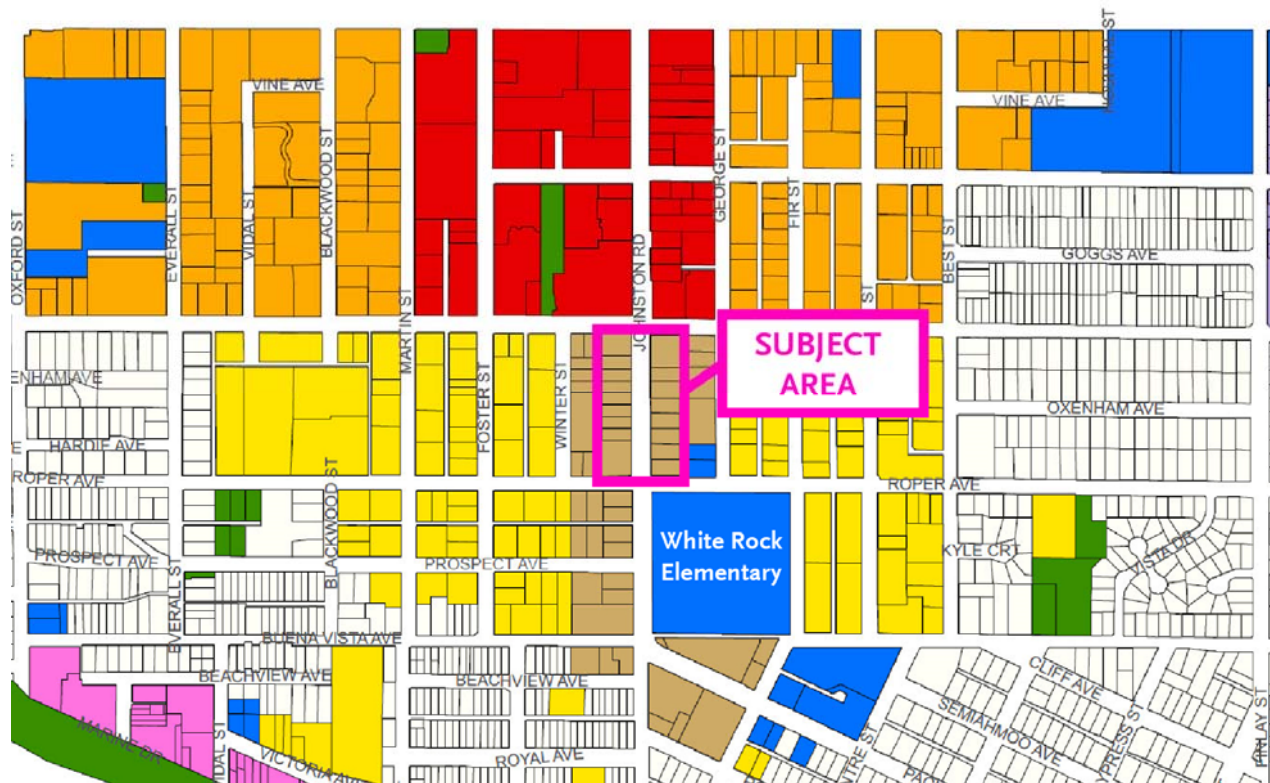
- iii. discussion of aesthetic values, views, sunlight access, traffic, parking, shadowing, and preserving and protecting the unique character of the neighbourhood;
- iv. ensuring that there are practical and economic uses permitted on the subject land;
- v. discussion of a process to inform the owners of affected parcels of the proposed changes to the zoning bylaw and give these owners and any other affected owners an opportunity to make representations to Council in addition to the opportunity of attending a statutory public hearing;
- vi. discussion of a process to treat the owners of the affected parcels with scrupulous fairness in procedure; and
- vii. description of how the rezoning will be consistent with the applicable portion of the OCP.

Current Official Community Plan

Chapter 8 (Land Use) of the current OCP includes a description of a variety of land use designations, including the Lower Town Centre, which is described as follows: “The Lower Town Centre has a village-like character, and provides a physical and visual connection to the waterfront. While it is comprised of a diverse mix of uses, it is smaller in scale than the Town Centre.” The objectives of the Lower Town Centre land use designation are: “To enable a mix of multi-unit residential and commercial uses, to strengthen the heart of the city and relationship to the waterfront while maintaining a village character. To reinforce the low-rise, pedestrian-scale of the area while providing for modest residential intensification to support local businesses and public transit.”

The Lower Town Centre area is coloured in brown, with the subject area highlighted in pink in the excerpt from Schedule A: Land Use Plan below:

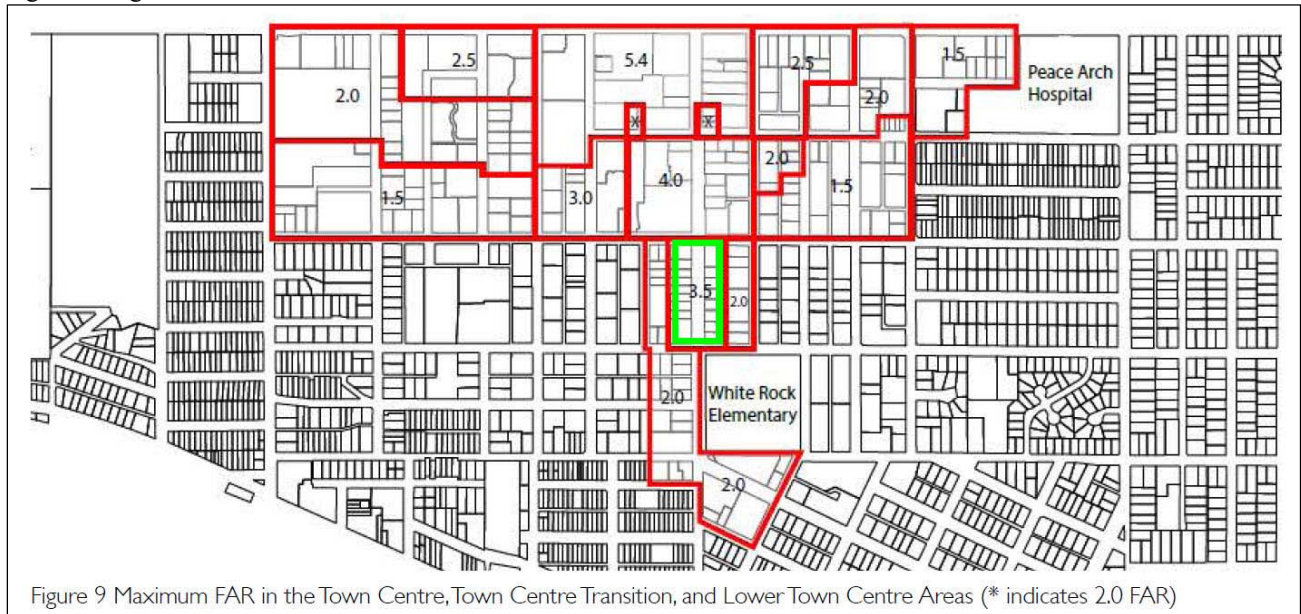
Figure 1: Excerpt from OCP Land Use Plan (Lower Town Centre land use designation shown in brown)



Permitted uses in the Lower Town Centre land use designation include multi-unit residential uses and mixed uses (commercial/residential).

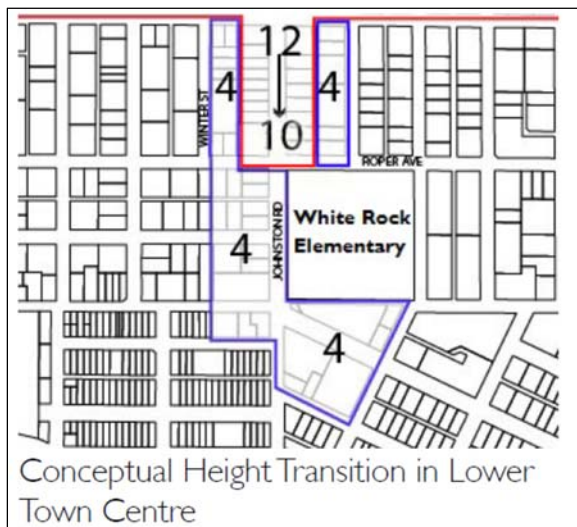
Maximum densities for properties in this designation are identified in Figure 9 of the OCP (numbers represent Gross Floor Area Ratio, also abbreviated as FAR), with the subject area (adjacent to Johnston Road between Thrift and Roper) outlined in green and indicating a maximum 3.5 gross floor area ratio.

Figure 2: Figure 9 from the OCP;



Maximum building heights in the following Conceptual Height Transition map are included in the OCP as guidelines and not absolute limits (see policy 8.13.4).

Figure 3: Conceptual Height Transition for the Lower Town Centre from Official Community Plan



The first draft of the current OCP identified the 1300-block of Johnston Road as having a maximum height guideline of eight storeys on the north end and five storeys on the south end, with a density of 2.5 FAR. Following a report on public consultation for the first draft of the OCP, discussion at the Land Use and Planning Committee meeting on April 24, 2017 indicated Council's desire to increase the height on this block to 12 storeys (see LUPC minutes from April 24, 2017 attached as Appendix "H"), which was later incorporated into the OCP before bylaw

readings. A subsequent corporate report introducing the OCP bylaw on May 29, 2017 provided additional rationale for this change, as follows (see pages from the LUPC report attached as Appendix “I”).

Excerpt from May 29, 2017 Staff Report Regarding Density on 1300-block Johnston Road:

Between Thrift Avenue and Roper Avenue, and for properties fronting Johnston Road, a maximum 3.5 FAR is possible. This continues the downward density transition from the Town Centre, but also allows for significant redevelopments along the entire Johnston Road segment (between North Bluff and Roper) that is part of the planned Johnston Road Streetscape Revitalization project. The proposed 3.5 FAR area also ends at White Rock Elementary, which is a large open space that acts as a buffer between higher and lower density areas.

Excerpt from May 29, 2017 Staff Report Regarding Height on 1300-block Johnston Road:

Increased heights for Thrift Avenue to Roper Avenue block (properties on Johnston Road) from 5-8 storeys to 10-12 storeys. This reflects comments from several Council members at the April 24, 2017 LUPC meeting, regarding heights in the Lower Town Centre, and relates to the proposed 3.5 FAR for this area. Considering consultation feedback regarding views in the Lower Town Centre, it is important to note that the previously proposed 5 to 8 storey range will likely result in new buildings blocking southwest views from street-level (Johnston Road), and taller building will have this same effect. However, in both cases views to south down Johnston Road, from street-level and potential new buildings, will remain open as redevelopment occurs. The OCP also requires buildings to step back from the street which, along with the Johnston Road reconstruction and lower heights south of Roper, will help to maintain this view corridor. Taller buildings, with smaller upper-floors, will also help to reduce street shadowing and potentially create ocean view cones to the southwest, relative to bulkier lower-rise buildings. Staff also note there are two OCP Amendment applications in this block, with proposed heights of 20 storeys (1350 Johnston Road) and 15 storeys (1310 Johnston Road). These heights are beyond the proposed 10-12 storey range, and well above the originally proposed 5-8 storey range. However, considering this with OCP feedback and further analysis, the proposed 10-12 storey range respects the OCP height transition, yet recognizes there is redevelopment interest, which if encouraged through appropriate policy, will help to revitalize this area.

The following policies within the adopted 2017 OCP relate to the Lower Town Centre area.

Policy 8.3.2 – Density and Height

Concentrate the highest heights and densities adjacent along Johnston Road between Thrift and Roper Avenues. Maximum allowable densities (FAR) are outlined in Figure 9 and guidelines for height transitions are illustrated in Figure 10.

Policy 8.3.3 – Retail Streets

Strengthen existing retail streets by requiring street-fronting commercial uses on Johnston Road, and on Pacific Avenue from Johnston Road to Fir Street.

Policy 8.3.4 – Urban Design

Enhance the built and public realms through guidelines included in the Lower Town Centre Development Permit Area in Part D.

Policy 8.3.5 – Edges

Explore opportunities to create a welcoming edge along Johnston Road adjacent to White Rock Elementary School.

Policy 8.3.6 – Views

Strengthen the village and seaside character of the Lower Town Centre by optimizing views to the water from the public realm, and as per the Lower Town Centre Development Permit Area guidelines in Part D.

Section 463 of the *Local Government Act (LGA)*

The LGA does have a provision for a Local Government to withhold a Building Permit that has not been applied for yet. LGA Section 463 provides Council the ability to withhold a building permit if Council passes a resolution that identifies what it considers to be a conflict with a Bylaw that is under preparation (OCP, Zoning Bylaw) and a development proposed in a building permit. If the Council resolution to begin preparation of a plan or bylaw is not made at least seven days prior to the submission of a Building Permit application, then the building permit may not be withheld.

Once an application is made for a building permit is made, the Local Government has to complete the Bylaw review within 30 days (or extend the withholding of the permit for a further 60 days), or the applicant is entitled to compensation for damages related to withholding the permit, or if Bylaw review is not completed in the 30/60-day time frame, the building permit is able to proceed as is, without amendments.

ANALYSIS

There are two major intended effects of the draft OCP and zoning amendment bylaws:

1. **Height:** Modify the building height for redevelopment of properties in the 1300-block of Johnston Road from 10-12 storeys to 4-6 storeys. This amendment to the OCP policy for maximum building heights in the Lower Town Centre would impact all 13 properties. The related zoning amendment bylaw for 1310 Johnston Road would also reduce the height permitted on that property to six storeys from the 12 storeys currently permitted.
2. **Density:** Reduce the maximum density for 1310 Johnston Road, through an amendment to the CD zoning for the property, from 4.8 FAR to 3.5 FAR.

This amendment to the Zoning Bylaw would only impact 1310 Johnston Road, as 1350 Johnston already has a Building Permit under their existing CD-58 zoning (at 4.8 FAR), and the remainder of the other properties already have a 3.5 FAR maximum density in the OCP, and all would need a rezoning from CR-2 ('Lower Town Centre' zone), which has a maximum 1.75 FAR, in order to achieve the higher density contemplated in the OCP.

There are no proposed changes to the permitted uses of property in either the draft OCP and zoning amendment bylaws. Accordingly, the analysis that follows focuses on the difference between redevelopment of the existing 1-3 storey commercial buildings on the block at a density of 3.5 FAR in a 10-12 storey (i.e. mid-to-high rise) form, versus redevelopment at a density of 3.5 FAR in a maximum 6 storey height. It is noted that for 1310 Johnston Road only, the difference is between development at 4.8 FAR in a 12 storey form and development at a reduced density of 3.5 FAR in a six storey form.

The following sections analyze the possible effects of the draft OCP and zoning amendment bylaws in a variety of topic areas, for Council's considering these issues, and providing a basis for discussion with the public and affected landowners.

Identification of Community Interests – 1300-block of Johnston Road

The buildings on these properties are between 45 and 75 years old; a few are visibly deteriorating and/or the land is underutilized as identified in the OCP. Staff consider that it would be in the community's general interest to see investment occur on this block through the redevelopment

and renewal of some of these commercial properties with new buildings to provide new services and business opportunities. That being said, it is also in the community’s interest that the form and scale of this redevelopment should fit within its immediate and nearby context and be consistent with good planning principles, as discussed below.

The Official Community Plan includes six guiding planning principles that were used as the foundation for the more detailed policies within the plan. These principles are:

1. Connect to the Water
2. Enjoy the Town Centre
3. Grow Up & Grow Old in the Same Neighbourhood
4. See the Sea
5. Share the Streets
6. Live & Play in Green Places

These principles, attached with the accompanying description in the OCP as Appendix F, were distilled from and reflect the 10 ‘Smart Growth’ planning principles that were identified in Phase 2 of the OCP review process and adapted to the White Rock context as formative principles for the development of the Vision and Goal Statements (see Progress Report #3 dated November 23, 2015). The Smart Growth planning principles, which were developed by the EPA based on a broad cross section of Smart Growth and related planning literature (e.g. ‘sustainability’ principles, New Urbanism, etc.), and represent widely supported planning principles (regionally and throughout North America), are repeated in the table below, with the most-related White Rock ‘guiding principles’ identified in the right column:

Table 1: Relationship between Smart Growth Principles and OCP Guiding Principles

<i>Smart Growth Principles</i>	<i>Related OCP Guiding Principle</i>
<i>Create a range of housing opportunities and choices</i>	Grow Up & Grow Old in the Same Neighbourhood Enjoy the Town Centre
<i>Take advantage of compact building design</i>	See the Sea Enjoy the Town Centre
<i>Mix compatible land uses</i>	Enjoy the Town Centre Grow Up & Grow Old in the Same Neighbourhood
<i>Foster distinctive, attractive communities with a strong sense of place</i>	Enjoy the Town Centre Connect to the Water
<i>Create walkable neighbourhoods</i>	Share the Streets Grow Up & Grow Old in the Same Neighbourhood
<i>Preserve open space, natural beauty, and critical environmental areas</i>	Live & Play in Green Places Connect to the Water See the Sea
<i>Support a variety of transportation choices</i>	Share the Streets Connect to the Water
<i>Strengthen and direct development towards existing infrastructure</i>	Enjoy the Town Centre

<i>Make development decisions predictable, fair, and cost effective</i>	(Included as an objective (8.13); not guiding principle)
<i>Encourage community and stakeholder collaboration</i>	(Included in Growth Management goal statement and various policies; not a guiding principle)

Given that the changes contemplated in the draft amendment bylaws would not change the permitted uses of the subject properties, but only their height (and the density for 1310 Johnston Road only), the relevant planning principles are primarily those which relate to the impacts of building massing (i.e. views, sunlight access, and character, etc.) These impacts are discussed in further detail in following sections. The table below briefly describes how mixed use commercial and residential development on this block of predominantly older low density (1-3 storey) commercial buildings, regardless of the building height, is consistent with the Smart Growth planning principles.

Table 2: Compatibility of Development in the 1300-block Johnston Road with Smart Growth Principles

<i>Smart Growth Principles</i>	Mixed Use Commercial Residential Development
<i>Create a range of housing opportunities and choices</i>	Adding homes to the City’s ‘high street’ (Johnston Road) provides residents with mobility challenges easier access to shops; these redevelopments also add to the housing supply without displacing existing residential tenants
<i>Take advantage of compact building design</i>	Redevelopment and new growth in existing commercial areas can reduce pressure in the region to ‘sprawl’ by expanding the Urban Containment Boundary into rural areas (i.e. “growing up rather than growing out”).
<i>Mix compatible land uses</i>	By combining the activity generated of residents and visiting shoppers, mixed use developments promote a higher use of public transit, enhance the perceived security of a neighbourhood by increasing the number and activity of people on the street at different times of day. Commercial (retail/office/arts space) and residential uses are generally compatible and do not create nuisances in the same way as heavy industrial or some agricultural uses might have conflicts with residential uses.
<i>Foster distinctive, attractive communities with a strong sense of place</i>	<p>The overview for the Community Character section in the OCP notes that “the mixed-use Town Centre and Lower Town Centre have strong character in areas where there are continuous small-scale storefronts, public realm amenities, and mature street trees. Views to the ocean are first experienced along Johnston Road in the Lower Town Centre, which helps reinforce a strong sense of place and identity for White Rock as a seaside community.”</p> <p>In response to this sense of place, there are Development Permit Guidelines that have maximum storefront widths to retain the small-scale feel of the shops. There are also Development Permit Guidelines and policies that support more slender buildings and generous setbacks (i.e. taller buildings) relative to a shorter and wider form.</p> <p>These policies include 6.2.1: “Balance redevelopment with the protection of views to the water by limiting the area of tower floorplates and establishing appropriate tower setbacks from the street...” and 6.2.3: “Prioritize views to the water from public places, such as active walking streets, parks, and plazas.</p>

	<p>Specifically celebrate and reinforce vistas from the Lower Town Centre by creating inviting public spaces for pausing and enjoying the view.”</p> <p>The view of the ocean at the intersection of Thrift Avenue (north end of block) is one where Semiahmoo Bay and the San Juan Islands beyond are marginally visible above the one storey buildings at the north end of the block; any development of these sites, even at the 35 foot (~three storey) height limit currently allowed in the CR-2 zoning would likely impede the existing view of the water at the sidewalk level. The strategy most likely to preserve and enhance views to the water from the public realm are to set buildings back from Johnston Road to widen the ‘terminus’ view of the ocean at the end of the street, and to allow buildings to have taller portions in exchange for open space at the ground level which allows a view through the site and more public amenity space. The OCP also promotes lower development (four storeys) as one moves south down Johnston Road towards Five Corners, below Roper Avenue.</p> <p>The impact to the existing water views from adjacent private developments (i.e. apartments on George Street and Winter Street, the Saltaire building at 1420 Johnston Road, and others in the Town Centre) as well as buildings currently under construction (e.g. Miramar Village Phase 2 and Semiah at 15241 Thrift Avenue) also changes depending on the form of development allowed on this block. Taller buildings (10-12 storeys) with smaller floorplates on the 1300-block of Johnston Road would have more of an impact on the upper level units in developments to the north and obstruct relatively more of the sky than if they were shorter and wider; at a 6 storey height there would likely be more of an impact on the lower level units’ view toward the water, but relatively less of the sky would be obstructed.</p> <p>Development at a density of 3.5 FAR is able to achieve enough revenue to rationalize the cost of providing structured underground parking, which allows open space on the ground level to be used for landscaping or other more attractive features than a surface parking lot.</p>
<p><i>Create walkable neighbourhoods</i></p>	<p>Integrating commercial and residential uses allows for many activities of daily life to happen within walking distance of home. Other significant services in close proximity include White Rock Elementary (south) and the White Rock Community Centre (north).</p>
<p><i>Preserve open space, natural beauty, and critical environmental areas</i></p>	<p>Redevelopment and new growth in existing commercial areas can reduce sprawl by expanding the Urban Containment Boundary into rural areas (this is called “growing up rather than growing out”).</p> <p>Additional building height (whether replacing 1 storey buildings with 2 storeys, 4-6 storeys or 10-12 storeys) can result in impacts to existing views of natural beauty from both the public realm and private developments. Generally speaking, applying to the Johnston Road context, if a redevelopment has the same density</p>

	<p>spread out over more floors it will be a more slender/sculpted building and have a lesser impact relative to a squatter building with the same density.</p>
<p><i>Support a variety of transportation choices</i></p>	<p>Existing public transit is better utilized with a higher population in walking distance of the stops on Thrift Avenue and Johnston Road. With addition usage, higher levels of service can be justified.</p>
<p><i>Strengthen and direct development towards existing infrastructure</i></p>	<p>Redevelopment and new growth in existing commercial areas can reduce sprawl by expanding the Urban Containment Boundary into rural areas (this is called “growing up rather than growing out”).</p> <p>Further, new development is required to pay for upgrading the utilities (water, storm, and sanitary), sidewalk and roadworks adjacent to their site if required, and costly new trunk mains are not required to service these infill developments.</p>
<p><i>Make development decisions predictable, fair, and cost effective</i></p>	<p>By establishing new height parameters for the 1300-block of Johnston Road at the start of this Council term, property owners and developers will have a better understanding of Council’s expectations for the form of development in this area.</p> <p>Conversely, by ‘downzoning’ 1310 Johnston Road’s density and reducing the maximum height for other properties on the block below what is currently supported in the OCP, there may be a perception that development in White Rock is risky and interest in investing in the community’s redevelopment will be reduced, which will inhibit renewal for all multi-family/multi-storey development projects.</p> <p>As the other project which Council directed staff to prepare a zoning amendment bylaw for (1350 Johnston Road) was able to submit a complete Building Permit application within the legally allotted timeframe and therefore avoid being ‘downzoned,’ it may be seen as unfair that one project on this block approved by the previous Council was able to proceed at their previously approved height and density, while 1310 Johnston Road would not have the ability to develop at the height and density previously approved.</p>
<p><i>Encourage community and stakeholder collaboration</i></p>	<p>This report recommends, in addition to the Public Information Meetings typically required with an application to rezone or amend the OCP, and the statutorily required Public Hearing(s), additional opportunities for direct communication with affected landowners.</p> <p>While there appears to be general consensus that mixed use development in the Johnston Road corridor is desirable, the appropriate amount and particularly height of that development in the 1300-block is a topic that does not have the same level of consensus, and additional consultation is warranted, particularly with affected landowners.</p>

Aesthetic Values and Neighbourhood Character

The 1300-block of Johnston Road currently includes an eclectic mix of small-scale businesses, including: the Salvation Army Thrift Store, law offices, hair salons, a musical instrument store, wine-making store, tabletop game/crepe restaurant, gas station and a recording studio/performance venue. The facades of the buildings, which range in age of original construction from 45-75 years old, are similarly eclectic and do not present a distinct aesthetic in materials or design other than the small-scale frontage of the retail units (with the exception of the Salvation Army Thrift Store).

The proposed redevelopment of this block in a format of ‘apartments over shops’ would be influenced by the Development Permit Guideline requiring narrow storefronts with street level entrances at regular intervals. Materials for the building would be encouraged that reflect west coast design elements and a seaside character, such as natural materials (heavy timber, stone, brick, concrete, steel) and natural rich tones that reflect the natural landscape and seascape. With buildings taller than 6 storeys, due to BC Building Code requirements for non-combustibility of materials, it is likely that it would be a predominantly concrete exterior with secondary design elements reflecting the west coast / seaside aesthetic, and a greater emphasis on the use of materials such as heavy timber or cedar soffits at the street level, around the entrances to the shops. Buildings that are 6 storeys or less may have wood-frame construction, which may increase opportunities for wood elements in the design, along with non-combustible cladding such as brick, or cement boards (e.g. Hardie planks) that can have a wood grain.

Views

As previously discussed in the Smart Growth planning principles above, the overview for the Community Character section in the OCP notes that “views to the ocean are first experienced along Johnston Road in the Lower Town Centre, which helps reinforce a strong sense of place and identity for White Rock as a seaside community.”

There are Development Permit Guidelines and policies that support more slender buildings and generous setbacks (i.e. taller buildings) relative to a shorter and wider form.

These policies include 6.2.1: “Balance redevelopment with the protection of views to the water by limiting the area of tower floorplates and establishing appropriate tower setbacks from the street...” and 6.2.3: “Prioritize views to the water from public places, such as active walking streets, parks, and plazas. Specifically celebrate and reinforce vistas from the Lower Town Centre by creating inviting public spaces for pausing and enjoying the view.”

The view of the ocean at the intersection of Thrift Avenue (north end of block) is one where Semiahmoo Bay and the San Juan Islands beyond are marginally visible above the one storey buildings at the north end of the block; any development of these sites, even at the 35-foot height limit currently allowed in the CR-2 zoning would likely impede the existing view of the water at the sidewalk level. The strategy most likely to preserve and enhance views to the water from the public realm are to set buildings back from Johnston Road to widen the ‘terminus’ view of the ocean at the end of the street, and to allow buildings to have taller portions in exchange for open space at the ground level which allows a view through the site. The OCP also promotes lower development (four storeys) as one moves south down Johnston Road towards Five Corners, below Roper Avenue.

The impact to the existing water views from adjacent private developments (i.e. apartments on George Street and Winter Street, the Saltaire building at 1420 Johnston Road, and others in the Town Centre) as well as buildings currently under construction (e.g. Miramar Village Phase 2 and Semiah at 15241 Thrift Avenue) also changes depending on the form of development allowed on this block. Taller buildings (10-12 storeys) with smaller floorplates on the 1300-block of Johnston

Road would have more of an impact on the upper level units in developments to the north and obstruct relatively more of the sky than if they were shorter and wider; at a 6 storey height there would likely be more of an impact on the lower level units' view toward the water, but relatively less of the sky would be obstructed.

Shadowing and Sunlight Access

Taller buildings (10-12 storeys) with smaller floorplates on the 1300-block of Johnston Road would tend to have more of a longer but narrower (and therefore briefer in terms of the time a particular location is in shadow, as shadows from point towers move quicker across the ground than the shadows from a slab building) shadowing impact relative to a building with the same floor area that is shorter and wider; at a 6 storey height there would a shorter shadow that, due to the width of the building, would occur over a longer period of time than a tower.

Considering that the zone for 1310 Johnston Road is proposed to be reduced in both maximum density (from 4.8 FAR to 3.5 FAR) and maximum height, there would be less of a difference between the width of the shadow under the existing zone and the width of the shadow under the proposed reduced zone.

Taller buildings (10-12 storeys) with smaller floorplates on the 1300-block of Johnston Road would have more of an impact on the upper level units in developments to the north and obstruct relatively more of the sky than if they were shorter and wider; at a 6 storey height there would likely be more of an impact on the lower level units' view toward the water, but relatively less of the sky would be obstructed.

Traffic

Reducing the maximum height of buildings in the 1300-block from 12 storeys to 4-6 storeys is unlikely to markedly change the traffic volume and patterns generated by the redevelopment of the block, if the density is not also changed. The actual unit mix and number of units (largely determined by market demand, and OCP policies requiring a minimum percentage of family sized units) is a better indicator of car ownership rates than building height. A shorter building, because it does not provide the same ocean views, may have less expensive large units and thus theoretically less likely to be occupied by households with multiple vehicles. However, if there are more units in the shorter building than the taller building, it may result in the same total number of cars owned by occupants.

With the proposed zoning amendment bylaw for CD-60, while the floor area density is proposed to be decreased in accordance with Council's direction, the maximum number of units remains at 30, as the existing zoning allows for very large units and even with a reduced floor area (approximately 57,000 square feet, including commercial space), it would be possible to incorporate the same number of units at a reasonable average unit size.

It is noted that by adding residential units in close proximity to shops and services, and existing transit services, it is expected that the residents would be more able to accomplish trips by walking, cycling or public transit relative to the same number of units in a more exclusively residential neighbourhood that is more car-dependent to access amenities and workplaces.

Parking

Similarly, to the analysis of traffic impact, there is no direct correlation expected between reduced building heights (i.e. 6 storeys versus 12 storeys) and on- or off-street parking utilization. The primary drivers of parking supply with a new development are the regulations set by the City based on a ratio of a minimum number of spaces per dwelling unit or commercial floor space, and the demand from homebuyers if they are willing to pay for additional spaces in excess of the minimum required by the City. For example, the development at 1310 Johnston Road would

provide 90 parking spaces for the 30 residential units, which is double the amount required under the typical zoning bylaw provisions of 1.5 spaces per apartment unit. Providing more than the required amount of off-street parking spaces may have the ‘paradoxical’ effect of inducing more car ownership (“may as well use the spaces available”) than would otherwise occur, and negatively affect transit utilization as people view car ownership as a sunk cost and opt to drive rather than reallocating resources to a transit pass.

Water Use

There is no direct correlation expected between reduced building heights (i.e. 6 storeys versus 12 storeys) and regular water use.

Environmental Concerns

With any redevelopment of the properties in the 1300-block of Johnston Road, it is unlikely that existing mature trees on the properties would be healthy following construction of an underground parkade on the property, due to the impact on the root zone from the excavation and the change in soil grades and drainage. In any development scenario an applicant would be required to obtain a Tree Management Permit for the removal or retention of any trees that meet bylaw criteria for protection, and would be required to plant replacement trees for removals. Further assessments would be required to determine if any City trees would require replacement as a result of utility or sidewalk upgrades (regardless of the height of development).

Given the long use of these properties for commercial properties and the period of construction, it is likely that some have a level of soil contamination due to activities such as dry cleaning operations, or underground storage tanks. It is desirable that any soil contamination be remediated during a redevelopment process, however if the development potential of the property does not generate enough revenue to cover the cost of remediation in addition to all other development costs and provide a profit to a developer, there may not be an economic incentive to redevelop such a property. A taller 10-12 storey building that affords more units with ocean views is likely to generate more revenue than a 4-6 storey building, but they would also have different construction cost structures (i.e. concrete versus woodframe construction) that would also impact the viability of redeveloping a property.

Economic and Practical Uses Permitted on the Land

The subject properties, with the exception of 1310 Johnston Road, are zoned CR-2, which allows a maximum building height of 10.7 metres (approximately 35 feet or three storeys) and a density of 1.75 FAR; permitted uses include both multi-unit residential uses and commercial uses. 1310 Johnston Road has a Comprehensive Development zoning (CD-58) which utilizes a ‘density bonus’ structure, wherein the ‘base density’ allowed is 1.75 FAR like the CR-2 zone, but with the provision of a community amenity contribution in the value of \$1,590,000, the property owner would be entitled to a maximum density of approximately 4.8 FAR.

Given that the majority of the properties in the 1300-block of Johnston Road have existing commercial and minor accessory residential uses that comply with the existing zoning (and are far below that 1.75 FAR allowed), and that the maximum OCP density of 3.5 FAR is not proposed to change, it is considered that the proposed amendments will not prevent economic and practical uses on the land.

In the case of 1310 Johnston Road, it is noted that several of the businesses in the existing building have relocated in anticipation of the expected demolition and redevelopment of the property. If Council adopts a zoning amendment bylaw that reduces the permitted height and density of this property, the owner may decide to leave the building vacant and consider applying to a future Council to rezone the property or attempt to find new commercial tenants.

Consistency with Current OCP and OCP Amendment Bylaw in Progress

The proposed zoning amendment bylaw, which applies to 1310 Johnston Road, would establish reduced maximum height and maximum density for the property. The newly reduced maximum density in the zoning bylaw would match the maximum density in the OCP for this portion of the Lower Town Centre land use designation, while the reduced height at 6 storeys would not exceed the 10-12 storey conceptual height transition guideline in the current OCP. The proposed height for the zoning bylaw would also be consistent with the proposed OCP amendment bylaw which also reduces the conceptual height transition for this block to a range of 4-6 storeys.

The Community Character policies of the OCP prioritize the Town Centre as the focus for growth in the City, with a secondary emphasis on existing commercial areas such as the Lower Town Centre (see policies 6.1.1 and 7.3.2). The proposed reduction in density for 1310 Johnston Road from 4.8 FAR to 3.5 FAR is consistent with the subordinate role identified for the Lower Town Centre relative to the Town Centre, where the OCP maximum densities range from 2.0 FAR to 5.4 FAR.

General Consultation Process for OCP Amendments (Resolution 2018-373)

The consultation process for OCP amendments is primarily driven by Council Policy 512: Official Community Plan Consultation (attached as Appendix A) and by the steps contained in the City's Planning Procedures Bylaw (the excerpt for OCP amendment process is attached as Appendix B). Section 3.8 of Policy 512 notes that related zoning bylaw and OCP amendments may be processed with consultation for both amendments occurring concurrently.

Policy 512 outlines the nature and type of consultation that Council may consider appropriate for a particular OCP amendment, for the general public and for other specified groups (e.g. First Nations, Regional Districts, School Boards, adjacent municipalities, senior government agencies, etc.). Council, by resolution and considering Policy 512, determines which of the specified groups consultation is required with and whether that consultation should be earlier and ongoing.

At minimum, Policy 512 requires that for an OCP amendment initiated by an application that consultation with the public will include an open house / public information meeting, but Council may determine by way of the required Council consultation resolution that other forms of additional consultation are appropriate, including questionnaires, workshops, and meetings with individual landowners.

General Consultation Process for Zoning Bylaw Amendments (Resolution 2018-375/376)

There is no specific Council policy related to City-initiated amendments to the Zoning Bylaw, but as OCP and zoning bylaw amendments can occur concurrently, it is appropriate that the proposed zoning bylaw amendment be also presented in the consultation called for by Council Policy 512. The Planning Procedures Bylaw also lays out a general application process for zoning bylaw amendments (attached as Appendix C), which is very similar to the process for an OCP amendment.

Noting that Council has resolved to inform the owners of affected parcels of the proposed changes to the zoning bylaw and give these owners and any other affected owners an opportunity to make representations to Council in addition to the opportunity of attending a statutory public hearing, and to treat the owners of the affected parcels with fairness in procedure, it is recommended that additional opportunities for any affected landowners to make representations to Council be provided, in addition to the Public Information Meeting and Public Hearing.

Proposed Timeline

Staff propose that there will be an approximate two-month window of time following Council's receipt of this report for landowners to request a meeting with Council (would be a Special

Council Meeting, tentatively scheduled for January 21-25, 2019) or to submit written comments prior to Council considering 1st Reading of the draft amendment bylaws, scheduled for February 11, 2019. The White Rock Community Centre Gallery Room has already been booked for the January 17, 2019 date identified for a Public Information Meeting.

Step in Process	Dates
Process/Analysis Report and Draft Bylaws (<i>today</i>)	<i>December 10, 2018</i>
Invitation to Meet with Owners and Receive Written Comments	December 11, 2018
Public Information Meeting	January 17, 2018
Meeting Opportunities with Owners/Legal Counsel (Special Council)	January 21 – January 25, 2019
Consultation Summary Report and 1 st /2 nd Readings of Bylaws	February 11, 2019
Public Hearing / Possible 3 rd and Final Reading of Bylaws	February 25, 2019
Possible (if deferred) 3 rd and/or Final Reading of Bylaws	March 11, 2019

BUDGET IMPLICATIONS

There are no anticipated changes to the City’s budget resulting from any of the options provided for Council’s consideration. Mailout and newspaper public notification for public hearings and public information meetings are incorporated into the Planning and Development Services Department Budget. Should Council request additional consultation or studies to be undertaken for this process those costs will be reviewed in conjunction with Council’s request.

Staff note that the current CD zone for 1310 Johnston Road, which is structured as a density bonus zone, provides for an increase in density if the applicant provides specific amenities, namely a contribution of \$1,590,000 to the Community Amenity Reserve Fund to assist with the provision of amenities in the City. Should Council proceed with rezoning the property to a new zone, it would be appropriate to consider revising the amenity contribution value to reflect the reduced bonus density available. According to the amenity value targets in Council Policy 511, the estimated value of amenities relative to the 3.5 FAR density is \$850,000.

Reducing the maximum height for other properties on this block would not affect the targeted amenity amount, which is based on floor area, not height.

OPTIONS

The following options are available for Council’s consideration:

1. Direct staff to send an invitation to affected landowners (all those in the 1300-block of Johnston Road), along with a copy of this report, to meet with Council and/or submit written correspondence to Council regarding the proposed amendments, and to proceed with the public consultation process outlined in this report.
2. Direct staff to take another action on this matter.

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

CONCLUSION

This report introduces a proposed process, including property owner and public consultation, for considering amendments to the Official Community Plan (OCP) Bylaw provisions related to properties adjacent to Johnston Road between Thrift Avenue and Roper Avenue within the Lower Town Centre land use designation (the 1300-block of Johnston Road), and considering an amendment to the CD-60 zone of 1310 Johnston Road. The report also provides an analysis of the

possible effects of the proposed amendments, which would reduce the maximum height of these properties, and in the case of 1310 Johnston, reduce the maximum density as well. Staff recommends that Council endorse the proposed process and direct staff to invite affected landowners to meet with Council to discuss the proposed amendments and/or provide written correspondence before Council considers any readings of the amendment bylaws.

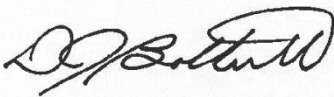
Respectfully submitted,



Carl Johannsen, MCIP, RPP
Director of Planning and Development Services

Comments from the Chief Administrative Officer:

I concur with the recommendations of this corporate report.



Dan Bottrill
Chief Administrative Officer

- Appendix A: Council Policy 512: Official Community Plan Consultation Process
- Appendix B: Planning Procedures Bylaw: OCP Amendment Process (excerpt)
- Appendix C: Planning Procedures Bylaw: Zoning Amendment Process (excerpt)
- Appendix D: Draft OCP Amendment Bylaw for Lower Town Centre
- Appendix E: Draft Zoning Amendment Bylaw for CD-60 (New CD-61 Zone)
- Appendix F: OCP Excerpt: Guiding Principles
- Appendix G: Staff Report dated July 24, 2017 for 1310 Johnston Road Application
- Appendix H: Minutes from April 24, 2017 Land Use and Planning Committee Meeting
- Appendix I: Excerpt from May 29, 2017 LUPC Report

APPENDIX A

Council Policy 512: Official Community Plan Consultation Process

THE CORPORATION OF THE
CITY OF WHITE ROCK



POLICY TITLE: OFFICIAL COMMUNITY PLAN CONSULTATION

POLICY NUMBER: PLANNING - 512

<i>Date of Council Adoption:</i> November 7, 2016	<i>Date of Last Amendment:</i>
<i>Council Resolution Number:</i> 2016-482	<i>Historical Change:</i>
<i>Originating Department:</i> <i>Planning and Development Services</i>	<i>Date last reviewed:</i> November 7, 2016

1. Purpose:

1.1 The *Local Government Act* requires local governments to provide one or more opportunities for consultation with persons, organizations and authorities that the local government considers will be affected by the development, repeal or amendment of an official community plan. This document sets out Council's consultation policies for implementing these requirements of the *Local Government Act*.

2. Background:

2.1 Section 475 (1) of the *Local Government Act* requires that during the development of an official community plan, or the repeal or amendment of an official community plan, a local government, in addition to a public hearing, must provide one or more opportunities it considers appropriate for consultation. Section 475 (2) of the *Local Government Act* requires local governments to consider whether the opportunities for consultation should be early and ongoing, and specifically to consider whether consultation is required with:

- i) the board of the regional district in which the area covered by the plan is located, in the case of a municipal official community plan;
- ii) the board of any regional district that is adjacent to the area covered by the plan;
- iii) the council of any municipality that is adjacent to the area covered by the plan;
- iv) first nations;
- v) boards of education, greater boards and improvement district boards; and
- vi) the Provincial and federal governments and their agencies.

2.2 Nothing in this policy fetters Council's absolute discretion in relation to any particular development of an official community plan, or repeal or amendment of an official community plan.

3. Policy:

- 3.1 During the development of an official community plan, or the repeal or amendment of an official community plan, Council will provide the following opportunities it considers appropriate for consultation with the following persons, organizations and authorities, being the persons, organizations and authorities Council considers will be affected, and the following consultation policy applies to the development of an official community plan and any repeal or amendment of an official community plan:
- 3.1.1 if a new plan, or a plan amendment or repeal, is in the opinion of the Director of Planning and Development Services inconsistent with the regional context statement, Metro Vancouver will be invited to participate in the early stages of the planning process, as soon as such inconsistency has been identified and will be consulted throughout the planning process;
 - 3.1.2 if a new plan under development, or a plan amendment or repeal, requires new servicing from the Greater Vancouver Sewage and Drainage District, they will be invited to participate in the early stages of the planning process and will be consulted throughout the planning process;
 - 3.1.3 if a new plan under development, or a plan amendment or repeal, is in an area immediately adjacent to the City of Surrey or Semiahmoo First Nation Reserve, the City of Surrey or Semiahmoo First Nation, as applicable, will be invited to participate in the early stages of the planning process and will be consulted throughout the planning process;
 - 3.1.4 if a new plan under development, or a plan amendment or repeal, is in an area that includes the whole or any part of the School District, or proposes new residential development greater than three (3) dwelling units, the School District will be invited to participate in the early stages of the planning process and will be consulted throughout the planning process and in any event will be consulted at least once in each calendar year under section 476 (1) of the *Local Government Act*;
 - 3.1.5 if a new plan under development, or a plan amendment or repeal, includes land that is within an improvement district, that improvement district will be invited to participate in the early stages of the planning process and will be consulted throughout the planning process;
 - 3.1.6 if a new plan under development, or a plan amendment or repeal, affects areas of federal or provincial jurisdiction the appropriate department or agency or both will be invited to participate in the early stages of the planning process and will be consulted throughout the planning process; and
 - 3.1.7 if a new plan is under development, TransLink or any successor entity will be invited to participate in the early stages of the planning process and will be consulted throughout the planning process.
- 3.2 Consultation in the early stages of the planning process includes initial contact to discuss issues at the Staff level.

- 3.3 Consultation throughout the planning process will include:
 - 3.3.1 referral of draft options, concepts or plans;
 - 3.3.2 requests for comments, a timeline for response, and general outline of the approval process; and
 - 3.3.3 contact among staff members to review, discuss and clarify issues that might arise.
- 3.4 Consultation with the School District will include seeking input as to:
 - 3.4.1 the actual and anticipated needs for school facilities and support services in the School District;
 - 3.4.2 the size, number and location of the sites anticipated to be required for the school facilities referred to in s. 3.4.1;
 - 3.4.3 the type of school anticipated to be required on the sites referred to in s. 3.4.1;
 - 3.4.4 when the school facilities and support services referred to in s. 3.4.1 are anticipated to be required; and
 - 3.4.5 how the existing and proposed school facilities relate to existing or proposed community facilities in the area.
- 3.5 During the planning process for a new or updated official community plan, amendment or repeal of a plan, consultation with the public may include one or more of the following, subject to Council's discretion in each case:
 - 3.5.1 consultation at an early stage to determine a vision, goals, and potential policies (through a workshop or design charrette);
 - 3.5.2 open houses / public information meetings;
 - 3.5.3 questionnaires and surveys of opinions;
 - 3.5.4 meetings with individual landowners.

For certainty, during the planning process for an amendment of an official community plan initiated by an application, consultation with the public will include:

 - 3.5.5 open house / public information meeting as required in the Planning Procedures Bylaw, as amended.
- 3.6 Council will consider any input from the consultation process.
- 3.7 If an organization or authority listed under Section 2.1 does not respond to consultation efforts, within the timeline set out under Section 3.3.2, a notice will be sent to advise that the City will proceed with its consideration of the bylaw.

Planning Policy 512 - Official Community Plan Consultation
Page No. 4 of 6

- 3.8 If an application has been submitted for an amendment to the zoning bylaw, which triggers an amendment to an existing official community plan, the zoning bylaw and official community plan amendments may be processed concurrently with consultation conducted as described in Section 3.1 through 3.5.
- 3.9 After first reading of an official community plan bylaw, Council will, in sequence:
 - 3.9.1 consider the plan in conjunction with the financial plan and any applicable waste management plan;
 - 3.9.2 hold a public hearing on the proposed official community plan in accordance with the requirements of the *Local Government Act*, as amended.

APPENDIX B

Planning Procedures Bylaw: OCP Amendment Process (excerpt)

Schedule G Official Community Plan Bylaw Amendment Application Procedures

- (a) Applicant may request a pre-application meeting with staff to review the proposal and gather early input on issues to inform application preparation.
- (b) All required Initial Application materials as indicated in the minimum submission requirements table below submitted by the owner/Applicant.
- (c) Staff review Initial Application and advise Applicant of any outstanding or incomplete submission requirements.
- (d) Staff may prepare an Information Report on Initial Application for Council. Council may forward the application to Public Information Meeting, or refuse the application.
- (e) Council passes a public consultation strategy resolution that sets out the consultation process for the development of the plan amendments, and the strategy will identify one or more opportunities Council considers appropriate for consultation with specified persons, organizations and authorities Council considers will be affected.
- (f) Applicant may make minor revisions to the application following receipt of Information Report by Land Use and Planning Committee (LUPC).
- (g) All required Complete Application materials as indicated in the minimum submission requirements table below shall be submitted by the owner/Applicant.
- (h) Staff prepare information package and distribute for circulation.
- (i) Owner/Applicant shall install a Public Notification Sign on the property, as outlined in Section 36 of the Planning Procedures Bylaw.
- (j) Applicant conducts Public Information Meeting according to requirements of Schedule “E” of the Planning Procedures Bylaw.
- (k) At any time during the preceding, staff may, depending on the application, prepare written correspondence to the Applicant based on initial comments from the referral and public feedback, advising the Applicant of revisions required to gain the support of the Director for recommendation of approval.
- (l) Staff prepares report and report package with recommendations, and draft bylaw if recommended for 1st and 2nd readings, and presents to LUPC.
- (m) LUPC recommendations proceed to Council, including consideration of 1st and 2nd readings of draft bylaw if recommended.
- (n) Public Hearing notification in accordance with Section 466 of the *Local Government Act*, including notice in newspapers, plus distribution mailed to adjacent property owners within 100 metres.
- (o) Public Hearing held in Council Chambers or an appropriate public venue (when applicable).
- (p) Bylaw proceeds to a subsequent Council meeting for consideration of 3rd reading and adoption.
- (q) Staff notifies Applicant of Council decision and include copies of approved bylaw when applicable.
- (r) Staff update OCP and Zoning Bylaw (if applicable) for consolidated amendments.

NOTE: Official Community Plan amendment applications may be processed concurrently with Zoning Bylaw amendment applications, Development Variance Permit applications, and/or Development Permit applications.

APPENDIX C

Planning Procedures Bylaw: Zoning Amendment Process (excerpt)

Schedule H Zoning Bylaw Amendment Application Procedures

- (a) Applicant may request a pre-application meeting with staff to review the proposal and gather early input on issues to inform application preparation.
- (b) Complete application materials as indicated in the minimum submission requirements table below submitted by the owner/Applicant.
- (c) Staff review application and advise Applicant of any outstanding or incomplete submission requirements.
- (d) Staff prepare information package and distribute for circulation.
- (e) Owner/Applicant shall install a Public Notification Sign on the property, as outlined in Section 36 of the Planning Procedures Bylaw.
- (f) Applicant conducts Public Information Meeting according to requirements of Schedule “E” of the Planning Procedures Bylaw.
- (g) At any time during the preceding, staff may, depending on the application, prepare written correspondence to the Applicant based on initial comments from the referral and public feedback, advising the Applicant of revisions required to gain the support of the Director for recommendation of approval.
- (h) Staff prepares report and report package with recommendations, and draft bylaw if recommended for 1st and 2nd readings, and presents to LUPC.
- (i) LUPC recommendations proceed to Council, including consideration of 1st and 2nd readings of draft bylaw if recommended.
- (j) Public Hearing notification in accordance with Section 466 of the *Local Government Act*, including notice in newspapers, plus distribution mailed to adjacent property owners within 100 metres (should Public Hearing be waived, notice to adjacent property owners still required).
- (k) Public Hearing held in Council chambers or an appropriate public venue (when applicable).
- (l) Bylaw proceeds to a subsequent Council meeting for consideration of 3rd reading with deferral of adoption pending resolution of development prerequisites, when applicable.
- (m) Completion of the development prerequisites.
- (n) Zoning amendment presented to Council for adoption following completion of development prerequisites, when applicable.
- (o) Staff notify Applicants of Council decision and include copies of approved bylaw.

Staff update Zoning Bylaw for consolidated amendments.

**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2XXX**



A Bylaw to amend the
“City of White Rock Official Community Plan Bylaw, 2017, No. 2200”

WHEREAS pursuant to Part 14, Division 4 of the *Local Government Act* in relation to Official Community Plans, the Council of the City of White Rock is empowered to establish objectives and policies to guide decisions on planning and land use management;

AND WHEREAS a Public hearing was held in accordance with the *Local Government Act*, and notice of such Hearing has been given as required;

NOW THEREFORE the Council of the City of White Rock, in open meeting assembled, enacts as follows:

1. The existing Figure 10 Conceptual Height Transitions in Section 8.0 (Land Use) is deleted and replacing in its entirety with a new Figure 10 Conceptual Height Transitions as shown on Schedule “1” attached herein and forming part of this bylaw.
2. The excerpt of Figure 10 Conceptual Height Transitions in Section 8.3 (Lower Town Centre) is deleted and replacing in its entirety with an excerpt of the new Figure 10 Conceptual Height Transitions as shown on Schedule “2” attached herein and forming part of this bylaw.
3. This Bylaw may be cited for all purposes as the “Official Community Plan Bylaw, 207, No. 2210, Amendment No. 1 (1300 Block Johnston Road), 2019, No. 2XXX”.

PUBLIC INFORMATION MEETING on the	day of
RECEIVED FIRST READING on the	day of
RECEIVED SECOND READING on the	day of
PUBLIC HEARING held on the	day of
RECEIVED THIRD READING on the	day of
RECONSIDERED AND FINALLY ADOPTED on the	day of

Mayor

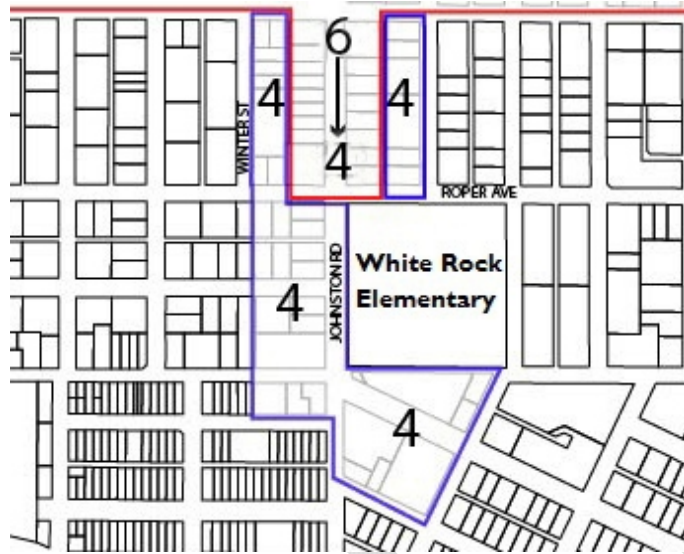
Director of Corporate Administration

Schedule "1"



DRAFT

Schedule "2"



DRAFT

**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2XXX**



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 "B" – Comprehensive Development Zones' of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended, be amended as follows:
 - (1) By deleting the from the Table of Contents for Schedule "B" (Comprehensive Development Zones) Section 7.60 "CD-60 Comprehensive Development Zone (1310 Johnston Road) in Schedule "B" in its entirety;
 - (2) By adding to the Table of Contents for Schedule "B" (Comprehensive Development Zones) Section 7.61 "CD-61 Comprehensive Development Zone (1310 Johnston Road);"
 - (3) By deleting the existing Section 7.60 "CD-60 Comprehensive Development Zone (1310 Johnston Road) in Schedule "B" in its entirety; and
 - (4) By adding a new Comprehensive Zone to Schedule "B," as Section 7.61 "CD-61 Comprehensive Development Zone (1310 Johnston Road)," attached herein as Schedule "1" and forming part of this bylaw.

2. That Schedule "C" of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended is further amended by rezoning the following lands:

Lot 1 Except: West 7 Feet, Block 17 Section 11 Township 1 New Westminster District Plan 2793
PID: 004-601-017

Lot 2 Except: West 7 Feet, Block 17 Section 11 Township 1 New Westminster District Plan 2793
PID: 004-601-050
(1310 Johnston Road)

as shown on Schedule "1" attached hereto, from the 'CD-60 Comprehensive Development Zone (1310 Johnston Road)' to the 'CD-61 Comprehensive Development Zone (1310 Johnston Road).'

3. This Bylaw may be cited for all purposes as the "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-61 Amendment – 1310 Johnston Road) Bylaw, 2019, No. 2XXX".

PUBLIC INFORMATION MEETING on the _____ day of _____
RECEIVED FIRST READING on the _____ day of _____
RECEIVED SECOND READING on the _____ day of _____
PUBLIC HEARING held on the _____ day of _____
RECEIVED THIRD READING on the _____ day of _____
RECONSIDERED AND FINALLY ADOPTED on the _____ day of _____

Mayor

Director of Corporate Administration

SCHEDULE “2”

7.61 CD-61 COMPREHENSIVE DEVELOPMENT ZONE (1310 Johnston Road)

INTENT

The intent of this zone is to accommodate the development of a mixed-use development on a site of approximately 1,516.1 square metres (0.375 acres) in area.

1. Permitted Uses:
 - (a) *multi-unit residential use*
 - (b) *retail service group 1 use*
 - (c) *licensed establishments, including liquor primary, food primary, agent store, u-brew and u-vin*
 - (d) *medical or dental clinic*
 - (e) *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) *lot coverage shall not exceed 80%.*

3. Density:
 - (a) Maximum *gross floor area* shall not exceed 5,306.3 square metres, with a minimum *commercial floor area* of 431.5 square metres, and the maximum number of *dwelling units* shall not exceed 30, comprised as follows:
 - (i) BASE DENSITY: The maximum *gross floor area* shall not exceed 2,653.1 square metres, and the maximum number of dwelling units shall not exceed 11 units
 - (ii) ADDITIONAL (BONUS) DENSITY: Where a contribution of \$_____ has been provided to the Community Amenity Reserve Fund to assist with the provision of the amenities in the following table, the maximum *gross floor area* shall not exceed 5,306.3 square metres, with a minimum of 431.5 square metres of *commercial floor area*, and the maximum number of dwelling units shall not exceed 30 units

#	Amenity
1	New public open space and walkways
2	Improvement of existing open space and walkways
3	Public art
4	Waterfront improvement, including civic parking facilities
5	Special needs or non-market affordable housing
6	People movement infrastructure to link Uptown to the Waterfront

The amenity must be provided in accordance with an amenity agreement and a section 219 covenant delivered by the owner of the subject real property to secure the amenity

4. Building Height:

- (a) The *principal building* shall not exceed six storeys.

5. Siting Requirements:

- (a) Minimum setbacks are as follows:

- | | |
|--|--------------|
| (i) Setback from front (south) lot line | = 1.7 metres |
| (ii) Setback from rear (north) lot line | = 0.0 metres |
| (iii) Setback from interior side (east) lot line | = 3.0 metres |
| (iv) Setback from exterior side (west) lot line | = 1.8 metres |

- (b) Notwithstanding the above, deck cornices may encroach by up to 0.36 metres into the required front (south) and exterior side (west) lot line setbacks

6. Parking:

Parking shall be provided in accordance with Section 4.14, with the minimum total number of 105 spaces required as follows:

- (a) A minimum of 1.5 spaces per unit shall be provided for the residential *dwelling units*
- (b) A minimum of 0.3 spaces per unit shall be provided for visitors to the residential *dwelling units* and marked as 'visitor'
- (c) A minimum of 15 spaces shall be provided for the *retail service group 1 uses, licensed establishments and medical or dental clinic uses*
- (d) A minimum of two (2) of the required 105 spaces shall be provided for disabled persons parking and shall be clearly marked in accordance with B.C. Building Code requirements

7. 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 48 Class I spaces shall be provided
- (b) A minimum of 2 Class II spaces shall be provided

8. Loading:

- (a) One (1) off-street loading space shall be provided for the residential use and commercial use, and shall meet the loading space dimension requirements accordance with Section 4.15.3

9. General:

- ~~(a) Development in this zone that includes the additional (bonus) density referred to in Section 3 shall substantially conform to the Plans prepared by Stantec Architecture dated July 13, 2017 that are attached hereto and on file at the City of White Rock~~
- ~~(b) Development in this zone that does not include the additional (bonus) density referred to in Section 3 shall be required to obtain a new Major Development Permit~~

APPENDIX F

OCP Excerpt: Guiding Principles

3.2 Guiding Principles

The OCP is strategically guided by six principles that articulate strategic elements and opportunities inherent in the vision. Together with the Goals, they provide the foundation for more detailed policies outlined in Parts B and development permit area guidelines outlined in Part D.



Principle 1

Connect to the Water

White Rock is first and foremost a seaside community. The waterfront and Marine Drive are cherished assets, however steep topography makes them difficult to access from other key destinations such as the Town Centre. This OCP will support making it easier and more inviting for residents and visitors to access the waterfront.





Principle 2

Enjoy the Town Centre

If the waterfront is the soul of White Rock, then the Town Centre is the heart. This area is the economic and cultural centre of the community, with the greatest concentration of homes, jobs, shops, and amenities. This OCP will support reinforcement of the Town Centre as a mixed-use anchor, and will encourage the creation of delightful public places for socializing, dining, resting, people-watching, shopping, and taking in the view.





Principle 3

Grow Up & Grow Old in the Same Neighbourhood

White Rock has diverse housing types across the City, however neighbourhoods themselves are fairly homogeneous. This OCP will support the existing character of established neighbourhoods, while also providing more housing choices for diverse households, incomes, and needs. This includes young adults, families with children, and seniors who wish to downsize without leaving their neighbourhood behind. The OCP will also promote greater transportation choices for everyone, making walking, cycling, and transit use convenient and accessible.





Principle 4

See the Sea

Few things distinguish White Rock from other places more than its stunning views of the ocean. Through the celebration of views, this OCP will help to shape an urban form that continually reminds residents and visitors that they are in a seaside community.





Principle 5

Share the Streets

White Rock is blessed with an abundance of local small-scale shops designed around people rather than cars. Not only do these shops and restaurants provide services and jobs, they help animate public spaces and create interesting, intimate, and walkable streets. This OCP will help to strengthen the relationship between businesses and residents, making access on foot both convenient and enjoyable.





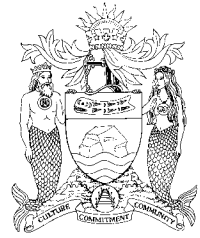
Principle 6

Live and Play in Green Places

White Rock is rich with natural beauty, including ecologically sensitive bluffs, ravines, and marine environments. At the same time, White Rock has limited park space, the tree canopy is inconsistent along streets and in neighbourhoods, and trees are largely situated on private property. This OCP will support increasing the quality and amount of green spaces within White Rock, enhancing tree canopy, and protecting natural resources and ecological areas.



THE CORPORATION OF THE
CITY OF WHITE ROCK
 CORPORATE REPORT



DATE: July 24, 2017

TO: Land Use and Planning Committee

FROM: Carl Johannsen, Director of Planning and Development Services

SUBJECT: Revised Application for Official Community Plan and Zoning Bylaw Amendment – 1310 Johnston Road (OCP/ZON/MJP 16-027)

RECOMMENDATIONS

THAT the Land Use and Planning Committee:

1. Receive for information the corporate report dated July 24, 2017 from the Director of Planning and Development Services, titled “Revised Application for Official Community Plan Amendment, Zoning Bylaw Amendment, and Major Development Permit – 1310 Johnston Road (OCP/ZON/MJP 16-027);”
2. Recommend that Council consider the consultation outlined in the corporate report titled “Application for Official Community Plan Amendment, Zoning Bylaw Amendment, and Major Development Permit – 1310 Johnston Road (OCP/ZON/MJP 16-027)” and dated June 26, 2017, as appropriate for consultation with persons, organizations, and authorities that will be affected by “Official Community Plan Bylaw, 2008, No. 1837, Amendment No. 29, (1310 Johnston Road), 2017, No. 2210,” pursuant to Section 475 of the Local Government Act;
3. Recommend that Council consider “Official Community Plan Bylaw, 2008, No. 1837, Amendment No. 29, (1310 Johnston Road), 2017, No. 2210” in conjunction with the City’s Financial Plan, and Metro Vancouver’s Integrated Liquid Waste Resource Management and Integrated Solid Waste and Resource Management Plans;
4. Recommend that Council give first and second readings to “Official Community Plan Bylaw, 2008, No. 1837, Amendment No. 29, (1310 Johnston Road), 2017, No. 2210,” and “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-60 – 1310 Johnston Road) Bylaw, 2017, No. 2211;”
5. Recommend that Council direct staff to schedule the Public Hearing for “Official Community Plan Bylaw, 2008, No. 1837, Amendment No. 29, (1310 Johnston Road), 2017, No. 2210,” and “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-60 – 1310 Johnston Road) Bylaw, 2017, No. 2211;”
6. Recommend that Council direct staff to confirm the registration of Section 219 covenants for community amenities, servicing, and life safety systems prior to issuance of Development Permit No. 401 for 1310 Johnston Road.

EXECUTIVE SUMMARY

420910 BC Ltd. has revised their application for 1310 Johnston Road following a June 28, 2017 Council resolution that encouraged the applicant to revise their application to better reflect the new draft Official Community Plan's (OCP) policies on height and density.

This revised proposal now consists of 30 residential units and approximately 432 m² (4,645ft²) of commercial floor area, and through the removal of 2 storeys and other modifications, the building now measures 12 storeys from the Johnston Road frontage. The new geodetic height of 140.2 metres (460 feet) creates an approximate 2 storey (~5.5 metres; ~18 feet) height stepdown from the proposed 14 storey Solterra building at 1350 Johnston Road.

Based on this revision the application better reflects the new draft OCP's objective of transitioning building heights downward as one moves south along Johnston Road, from Town Centre to the waterfront. The new building height is also not considered a significant departure from the new draft OCP's height guideline for this area, which shows a downward height transition from 12 storeys south of Thrift Avenue, to the 10 storey guideline at Roper Avenue.

The revised gross FAR of 4.8 is lower than the previously proposed FAR of 5.54. The reduced FAR is also comparatively lower than some recent high-rise projects north of Thrift Avenue and thus reflects the new draft OCP's general policy intent for a downward density transition from the Town Centre to the Lower Town Centre. The 79 units per acre density for this proposal is also low for a high-rise building, and is comparable to that of a 5 storey wood-frame apartment building on the same lot.

Based on these revisions, and acknowledging that the proposed development can help revitalize this section of the Lower Town Centre but that an OCP Amendment for accommodating the proposed density is still required, staff recommend that Council give first and second readings to the proposed bylaws and direct staff to schedule a Public Hearing.

PAST PRACTICE / POLICY / LEGISLATION

Current Official Community Plan / Zoning

The subject property is designated 'Commercial' and is subject to the guidelines of 'Development Permit Area 4 – Lower Town Centre' in the current Official Community Plan (OCP).

Policy 3.4.7 of the current OCP states:

“The City will undertake a special study of the Johnston Road corridor, south of the Town Centre, with a view to determining what elements (e.g. uses, densities, heights, and design features) will contribute to the positive revitalization of this area. The study will form part of this Plan and be recognized as such.”

The current zoning of the subject property is 'CR-2 Lower Town Centre Area Commercial / Residential Zone'. The intent of the zone is to accommodate commercial and multi-unit residential uses in the Lower Town Centre. All other properties on the 1300-block of Johnston Road are also zoned 'CR-2 Lower Town Centre Area Commercial / Residential Zone'

The 'CR-2 Lower Town Centre Area Commercial / Residential Zone' designation allows a maximum gross Floor Area Ratio (FAR) of 1.75. The subject application proposes a higher density at 4.8 FAR, triggering a requirement for negotiated community amenity contributions under Council Policy No. 511.

Land Use and Planning Committee Resolution 2016-020

At the July 11, 2016 meeting of the Land Use and Planning Committee, the following resolution was carried:

“THAT the Land Use and Planning Committee:

...Recommends that Council direct staff to incorporate the ‘special study’ for the proposed Lower Johnston Road Study Area within the current review of the Official Community Plan, with any additional costs arising from the ‘special study’ to be at the expense of the City as part of the Official Community Plan process.”

Proposed Official Community Plan Bylaw No. 2200

The proposed OCP bylaw, which received first and second reading on June 12, 2017, designates the subject property as “Lower Town Centre”. The description of this land use designation is:

“The Lower Town Centre has a village-like character, and provides a physical and visual connection to the waterfront. While it is comprised of a diverse mix of uses, it is smaller in scale than the Town Centre.”

The maximum gross FAR for the 1300 block of Johnston Road, including the subject property, is 3.5 FAR and a height guideline of 10-12 storeys.

Council Resolution 2017-312

In response to a previous version of the development application, the following resolution was carried by Council on June 26, 2017:

“THAT Council:

denies the proposed Official Community Plan amendment and encourages the applicant to amend the rezoning and Development Permit applications in accordance with the “Lower Town Centre” land use designation and Development Permit Area Guidelines in the proposed White Rock Official Community Plan Bylaw, 2017, No. 2200.”

ANALYSIS

Site Context

The subject properties, located at the northeast corner of Johnston Road and Roper Avenue, are currently improved with a two-storey commercial building. Existing tenants include the Leela Thai Restaurant and Craft Academy Salon on the ground floor and Nourish Hot Yoga on the upper floor. There is a three-storey apartment building (‘Ocean View’) located northeast of the site at 1341 George Street, the Blue Frog Studios building is located to the north, and the City’s Roper Reservoir is located across the lane to the east. White Rock Elementary is located to the south of the property opposite Roper Avenue. Low density commercial buildings occupy the street frontage along the west side of Johnston Road.

The Revised Proposal

Council considered a development application for the subject properties at the June 28, 2017 meeting. Resolution 2017-312 to revise the proposal in accordance with the City’s new proposed OCP was passed following a staff report that concluded the application should be revised to ‘better reflect proposed OCP policy’. The applicant has since reduced the scale of the proposed development, through the attached CD zone, including reducing the gross FAR, reducing the height by approximately 2 storeys and removing 4 units. A comparison between the original and

revised proposals is as follows:

Table 1: Comparison Between the Original and Revised Development Proposals

Applicant	Original Proposal	Revised Proposal
Land Area	0.375 acres (1,516.1 m ²)	0.375 acres (1,516.1 m ²)
Total Number of Units	36	30
Residential Floor Area (Net)	6,738.6 m ² (72,533.6 ft ²)	5,869.1 m ² (63,174.05 ft ²)
Commercial Floor Area (Net)	557.3 m ² (5,998.3 ft ²)	431.6 m ² (4,645.3 ft ²)
Gross Floor Area	8,411.7 m ² (90,542.3 ft ²)	7,282.0 m ² (78,382.85 ft ²)
Floor Area Ratio (Gross)	5.54	4.8
Floor Area Ratio (Net)	4.8	4.15
Lot Coverage	83.5%	86.8%
Height	51.82 m (170.0 ft)	44.72 m (146.72 ft)
Residential Parking Spaces	90	90
Commercial Parking Spaces	15	15
Loading Spaces	1	1
Bicycle Spaces	50	50

Additional information on the original application is available in the corporate report from June 28, 2017, attached as Appendix B. A site plan of the new proposal is included in Figure 1, and additional plans and elevations are attached as Appendix C. Revised Official Community Plan Amendment Bylaw No. 2144 and Zoning Amendment Bylaw No. 2145 are attached as Appendices D and E, respectively.

Figure 1: Site Plan



Figure 2: Streetscape Rendering (from Johnston Road)



Staff Review

Density

The proposed gross FAR of 4.8 is a notable reduction from the previously proposed 5.54 FAR. This reduction has been achieved through decreasing the height of the building, removing the top-storey loft space, converting four lower storey units into two ‘double height’ units, and reducing commercial floor area by identifying commercial storage areas on the ground floor (not included in commercial floor area calculation).

Table 2 summarizes the allocation of floor area in the gross FAR calculation for the proposed development:

Table 2: Summary of Proposed FAR

Type of Floor Area	Total Floor Area	Net FAR
Residential	5,869.1 m ² (63,174.05 ft ²)	3.87
Commercial (excluding commercial storage)	431.6 m ² (4,645.3 ft ²)	0.28
Amenity/ Circulation/Common	1,005.58 m ² (10,823.97 ft ²)	0.66
Storage	all accessory storage below average natural grade	0.0
Parking	all parking below average natural grade	0.0
		Gross FAR
Total:	7,329.38 m² (78,892.85 ft²)	4.8

Following the applicant’s comments at the June 26, 2017 LUPC meeting regarding the difference between gross and net FAR calculations, and in relation to the corporate report titled “Development Density and Calculating Floor Area Ratios (FARs)” on the July 24, 2017 Land Use and Planning Committee agenda, Table 3 shows how the gross FAR of the Lady Alexandra

proposal can be re-calculated to a ‘net’ FAR, by subtracting circulation floor area (ie., hallways, stairwells, elevators etc.).

Table 3: Influence of Circulation Floorspace on the Proposal FAR

Lot Area	Gross Floor Area	Gross FAR	Floor Area Less Circulation	Net FAR (less circulation)
1516.1 m ²	7,282.0 m ²	4.8	6,300.6 m ²	4.15

By using the Zoning Bylaw method of calculating of density in a multi-family residential zone and commercial floor area (as measured in CD zones), where all circulation floor area is subtracted, the result is a net FAR of 4.15.

Table 4 lists how the Lady Alexandra relates to other high-rise FARs as they currently exist as well as the new draft OCP. The “Development Density and Calculating Floor Area Ratios (FARs)” corporate report noted above also provides more information and context on how FARs in the Town Centre area are measured and calculated.

Table 4: Existing and Proposed High-rise FAR Comparison

Address	Development	Original Approval Date	Existing FAR (existing lot)	Units (Per Acre)
15152 Russell	Miramar 1	2007	3.8	129 (137)
1461 Johnston	Miramar 2	2007	5.7	96 (168)
1455 George	Avra	2013	5.3	108 (207)
1575 George	Parc	2016	5.4	204 (227)
1484 Martin	Foster Martin	2017	5.4	334 (136)
15241 Thrift	Semiah (Marcon)	3 rd Reading	5.42	88 (154)
1350 Johnston	Solterra	Proposed	4.8	97 (131)
1310 Johnston	Lady Alexandra	Proposed	4.8	30 (79)

Based on this comparison, it is important to note that the proposed gross FAR of 4.8, is lower than other high-rise buildings in the Town Centre area north of Thrift Avenue. Although the FAR is still higher than the new draft OCP, the outcome does reflect the new OCP’s policy intent for a downward density transition from the Town Centre to the Lower Town Centre, and if circulation and storage space were subtracted, the resulting 4.15 FAR would be much closer to the new OCP density policy. However, staff suggest referring to a gross FAR of 4.8 for this proposal, given that the original proposal was evaluated using the gross FAR calculation method in the Zoning Bylaw (consistent with how FAR was measured for recent CD and CR-1 zone applications).

Table 4 also identifies the Lady Alexandra as having a unit density of 79 units per acre, which is atypical for multi-family high-rises and is equivalent to the density impact of a 5 storey wood-frame apartment building on the same lot (assuming 30 units, with smaller unit sizes).

Another key factor to consider in this case is that although the height has been reduced and the proposed high-rise is lower and smaller than many other recent high-rise applications, the gross FAR still remains in the ‘high 4’ range due to its location on one of the smallest lots in White Rock that has a high-rise or is under application for a high-rise.

Based on a lower FAR than high-rise buildings north of Thrift Avenue, the fact that the FAR reduction has reduced the height of the high-rise portion of the project, and a units-per-acre density that is equivalent to a lower-rise apartment building, staff supports the revised FAR as proposed in the revised application, but note that an OCP Amendment is still required to accommodate the FAR.

Height

The height of the proposed building is measured to be 44.72 m (146.72 ft), between the peak of the roof and average natural grade, as per the Zoning Bylaw. The applicant has worked closely with staff to reduce the overall height by approximately 7.1 m (23.2 feet), from the originally proposed 147.3 metres (483.2 feet) down to 140.2 metres (460 feet) geodetic. This new geodetic height creates an almost 2 storey (~5.5 metres; ~18 feet) height stepdown from Solterra's proposed building at 1350 Johnston Road.

Through this process of reducing the building height, the applicant has removed 2 storeys from the high-rise portion of the building, as well as a loft space from within the peaked roof above the penthouse level. The removal of this loft space subtracts another storey from the technical determination of total storeys in the project.

Based on these revisions, the proposed building is now 12 storeys, comprised of the high-ceiling commercial ground floor plus 11 residential storeys, when measured from the Johnston Road frontage (the mid-point of which is at approximately average natural grade of the lot).

Staff also note that due to the downward sloping site, an additional storey is exposed at the foot of the building along the Roper Avenue frontage. However, about half of this storey is below average natural grade of the lot, where building heights measurements are taken from.

Based on further review of this site condition, the applicant has modified the bottom two storeys of the building along the Roper Avenue frontage, which included four units in the original proposal. This resulted in the creation of two 'double height', ground-oriented townhomes (involving floor to ceiling great rooms and 'upper floor' bedrooms) that resemble one storey when viewed from the Roper frontage and a portion of which are below average natural grade. This modification also removes another 2 units from the project, which is akin to removing another storey of this building (ie. when considering the fourth to tenth storeys, which have two units per storey).

The proposed new height better reflects the new OCP objective of transitioning building heights downward from the Town Centre to the waterfront. The proposed building height is not considered a significant departure from the new OCP's height guideline for this area, which identifies a 12 storeys south of Thrift Avenue which then transitions/steps down by 2 storeys to the 10 storey guideline at Roper Avenue. The proposed building is also adjacent to the White Rock Elementary school site, which is a large open space that provides a significant spatial break between taller buildings and lower buildings in the south portion of the Lower Town Centre and Five Corners area. Based on this, staff support the proposed height revision.

Lastly, staff note that in the course of discussion with the applicant, consideration was given to flattening the peaked roof to lower the building height by another 3 metres (~10 feet). However, since this would detract from the project's unique architecture, this option was not pursued.

High-rise Design

The proposed high-rise footprint of 455.8 m² (4,906.4 ft²) is well below the 743-929 square metres (8,000-10,000ft²) recommended in the City's Town Centre Urban Design Guidelines, and creates a narrow, 'custom' tower design that will minimize view impacts from nearby developments and limit shadowing.

Revitalization of Johnston Road

If approved and constructed the proposed development would add new commercial units and potentially art gallery space to the Lower Town Centre / Five Corners shopping district.

The proposed development will also directly support the Johnston Road revitalization project through providing an upgraded private realm portion (sidewalks, small plaza/café areas and landscaping) and a new building street wall to complement the new upgraded public streetscape (sidewalks, boulevards, street trees, on-street parking, etc.). This development will also provide a cash-in-lieu frontage works contribution to the City, which will be used to construct the applicable Johnston Road Revitalization works.

Additional Approval Requirements

If the proposed development moves forward, staff recommend that Council require Section 219 covenants to be registered at the Land Titles Office prior to the issuance of the Development Permit. The Development Permit will be brought forward to a future Council meeting for Council's consideration pending adoption of the bylaws and registered covenants to secure the following:

- community amenities
- servicing
- enhanced life safety systems

BUDGET IMPLICATIONS

Development Cost Charges

If approved, the applicant would pay development cost charges of approximately \$336,149.00 for the 30 multi-unit residential dwelling units (at \$11,253.30 per unit; \$337,599.00) and 431.6 m² of commercial floor area (at \$64.13 per m²; \$27,678.50), minus credit for the approximately 450 m² existing commercial floor area to be demolished (at \$64.13 per m²; \$28,858.50).

Community Amenity Contribution

The application is also subject to Council Policy 511 (Density Bonus/Community Amenity Contributions), which includes target rates for the Town Centre and Lower Town Centre areas. Noting that the proposed FAR and height of this application exceeds what is contemplated in the draft new OCP for the Lower Town Centre area, the determination of the amenity contribution for this application reflects the Town Centre and the Lower Town Centre target rates.

The applicant has confirmed their willingness to provide a community amenity contribution in the amount of \$1,590,000, (cash-in-lieu) which reflects the scale and impact of the proposal.

Staff Recommendation on Revised Proposal

Staff indicated in the June 26, 2017 corporate report that the subject application needed to better reflect the new draft OCP in terms of density and height. Since then 420910 BC Ltd. has revised their application, and have worked closely with staff to modify the design of their building to ensure there is an approximate two storey height step down from buildings located to the north.

As a result, the proposed building form continues the downward transition of building heights from the Town Centre, which is one of the fundamental growth management objectives and conceptual urban form principles in the new draft OCP. The proposed height of 12 storeys, as measured from Johnston Road, is also not considered a significant departure from the draft OCP height guideline for this area.

Furthermore, taking into account a small site that results in a high FAR for a 12 storey building, the proposed FAR is lower than many high-rise buildings north of Thrift Avenue. Based on the above commentary, the revised application is supportable and staff recommend 1st and 2nd

readings of the revised Zoning Bylaw amendment and of the OCP Amendment bylaw for the current in-effect OCP.

Staff also notes that the updated proposal includes commercial units that will add more retail activity to the area, and involves a slim, ‘custom’ high-rise design that will limit view blockage and shadowing.

OPTIONS

The Land Use and Planning Committee can recommend that Council:

1. Consider the provided consultation outlined in the corporate report titled “Application for Official Community Plan Amendment, Zoning Bylaw Amendment, and Major Development Permit – 1310 Johnston Road (OCP/ZON/MJP 16-027)” and dated June 26, 2017 as appropriate and consider the proposed “Official Community Plan Bylaw, 2008, No. 1837, Amendment No. 29, (1310 Johnston Road), 2017, No. 2210,” in conjunction with the City’s financial plan and relevant Metro Vancouver waste management plans, give first and second readings to “Official Community Plan Bylaw, 2008, No. 1837, Amendment No. 29, (1310 Johnston Road), 2017, No. 2210,” and “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-60 – 1310 Johnston Road) Bylaw, 2017, No. 2211,” authorize staff to schedule the required public hearings, and require the registration of Section 219 covenants for community amenities, servicing, and life safety systems prior to the issuance of the Development Permit No. 401;
2. Defer consideration of the proposed OCP Amendment Bylaw, Zoning Amendment Bylaw, and Development Permit, and instruct staff to provide further information; or
3. Reject the proposed OCP amendment, Zoning Amendment, and Development Permit.

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

CONCLUSION

Following a June 28, 2017 Council resolution encouraging 420910 BC Ltd. to revise their application for 1310 Johnston Road, the original Lady Alexandra proposal has been scaled down to a revised proposal involving a 12 storey building and 30 dwelling units.

This new proposed height creates an approximately 2 storey height stepdown from the Solterra’s proposed 14 storey building at 1350 Johnston, which supports the new OCP objective of a downward height transition. The proposed gross FAR of 4.8 is closer to the new OCP density than the previous proposal and lower than recent projects located north of Thrift Avenue, which reflects the new OCP’s general policy intent of a downward density transition from the Town Centre to the Lower Town Centre. This application also has a low dwelling unit per acre density for a high-rise project, equivalent to that of a low-rise apartment building.

Based on these revisions, staff recommend that Council give first and second readings to the bylaws and direct staff to schedule a Public Hearing.

Respectfully submitted,



Carl Johannsen, MCIP, RPP
Director of Planning and Development Services

Comments from the Chief Administrative Officer:

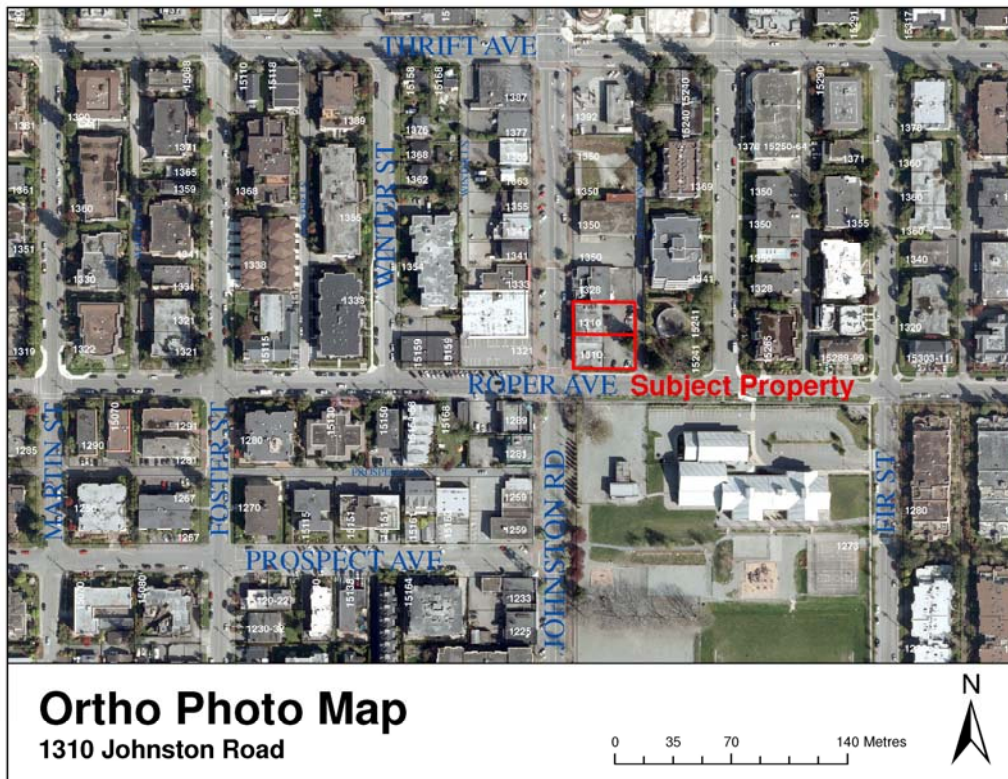
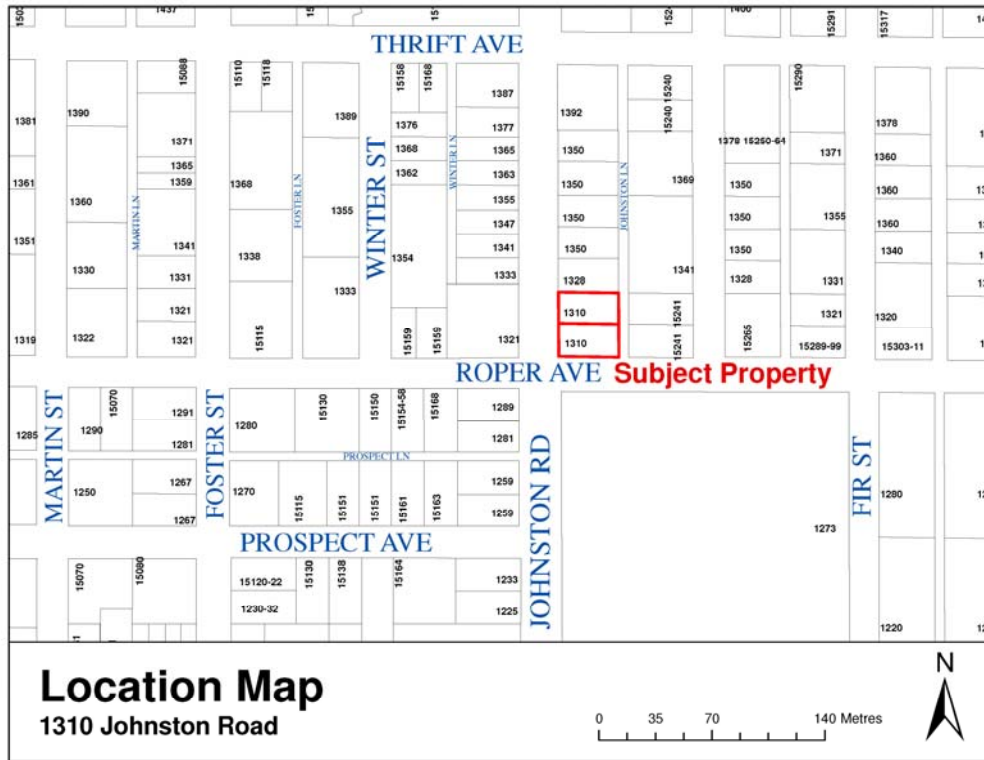
I concur with the recommendations of this corporate report.



Dan Bottrill
Chief Administrative Officer

- Appendix A: Location and Ortho Photo Maps
- Appendix B: Corporate Report dated June 26, 2017
- Appendix C: Plans, Elevations, and Shadow Analysis
- Appendix D: Draft Official Community Plan Amendment Bylaw No. 2210
- Appendix E: Draft Zoning Amendment Bylaw No. 2211

APPENDIX A Location and Ortho Photo Maps



APPENDIX B
Corporate Report dated June 26, 2017

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: June 26, 2017

TO: Land Use and Planning Committee

FROM: Carl Johannsen, Director of Planning and Development Services

SUBJECT: Application for Official Community Plan Amendment (OCP), Zoning Bylaw Amendment (ZON) and Major Development Permit (MJP) – 1310 Johnston Road (OCP/ZON/MJP 16-027)

RECOMMENDATIONS

THAT the Land Use and Planning Committee:

1. Receive for information the corporate report dated June 26, 2017 from the Director of Planning and Development Services, titled “Application for Official Community Plan Amendment (OCP), Zoning Bylaw Amendment (ZON) and Major Development Permit (MJP) – 1310 Johnston Road (OCP/ZON/MJP 16-027);” and
 2. Recommend that Council deny the proposed Official Community Plan amendment and encourage the applicant to amend the rezoning and Development Permit applications in accordance with the “Lower Town Centre” land use designation and Development Permit Area Guidelines in the proposed White Rock Official Community Plan Bylaw, 2017, No. 2200.
-

EXECUTIVE SUMMARY

420910 BC Ltd. has applied for an Official Community Plan (OCP) amendment, rezoning, and major development permit for a 15-storey, mixed use development consisting of 36 residential units and approximately 557 m² (6,000 ft²) of commercial space at the northeast corner of Johnston Road and Roper Avenue.

The proposed amendment to the OCP is needed to address the current requirement in OCP Policy 3.4.7 for a special study of the Johnston Road Study Area south of the Town Centre, which encompasses the subject property. During the process of the comprehensive update to the OCP, the components of this ‘special study’ (uses, densities, heights, and design features) have been incorporated in the proposed OCP.

The proposed gross floor area ratio (FAR) of the project is 5.5 FAR, which is in excess of the maximum 3.5 FAR in this block in the proposed OCP, and the proposed height of 15 storeys is higher than the 10 storey height guideline in the proposed OCP (White Rock Official Community Plan Bylaw, 2017, No. 2200). Given that the proposed building density and height does not provide the desired transition from the Town Centre to the Lower Town Centre, staff do not support the OCP amendment application. It is recommended that the requested OCP amendment

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be denied and that the applicant be encouraged to revise the rezoning application in accordance with the Lower Town Centre designation in the proposed OCP, which would allow for a maximum 3.5 gross FAR.

PAST PRACTICE / POLICY / LEGISLATION

Current Official Community Plan / Zoning

The subject property is designated ‘Commercial’ and is subject to the guidelines of ‘Development Permit Area 4 – Lower Town Centre’ in the current Official Community Plan (OCP).

Policy 3.4.7 of the current OCP states:

“The City will undertake a special study of the Johnston Road corridor, south of the Town Centre, with a view to determining what elements (e.g. uses, densities, heights, and design features) will contribute to the positive revitalization of this area. The study will form part of this Plan and be recognized as such.”

The current zoning of the subject property is ‘CR-2 Lower Town Centre Area Commercial / Residential Zone’. The intent of the zone is to accommodate commercial and multi-unit residential uses in the Lower Town Centre. All other properties on the 1300-block of Johnston Road are also zoned ‘CR-2 Lower Town Centre Area Commercial / Residential Zone’

The ‘CR-2 Lower Town Centre Area Commercial / Residential Zone’ designation allows a maximum gross Floor Area Ratio (FAR) of 1.75. The subject application proposes a higher density of 5.5 FAR, triggering a requirement for negotiated community amenity contributions under Council Policy No. 511.

Land Use and Planning Committee Resolution 2016-020

At the July 11, 2016 meeting of the Land Use and Planning Committee, the following resolution was carried:

THAT the Land Use and Planning Committee:

...Recommends that Council direct staff to incorporate the ‘special study’ for the proposed Lower Johnston Road Study Area within the current review of the Official Community Plan, with any additional costs arising from the ‘special study’ to be at the expense of the City as part of the Official Community Plan process.

Proposed Official Community Plan Bylaw No. 2200

The proposed OCP bylaw, which received first and second reading on June 12, 2017, designates this property as “Lower Town Centre”. The description of this land use is:

The Lower Town Centre has a village-like character, and provides a physical and visual connection to the waterfront. While it is comprised of a diverse mix of uses, it is smaller in scale than the Town Centre.

The maximum gross FAR for the block that includes the subject property is 3.5 FAR, with a height guideline indicated at 10 storeys.

ANALYSIS

Site Context

The subject properties, located at the northeast corner of Johnston Road and Roper Avenue, is currently improved with a two-storey commercial building. Existing tenants include the Leela Thai Restaurant and Craft Academy Salon on the ground floor and Nourish Hot Yoga on the

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upper floor. There is three-storey apartment building located immediately northeast ('Ocean View' at 1341 George Street, the Blue Frog Studios building is located to the north, and the City's Roper Reservoir is located across the lane to the east. On the south side of the property on the opposite side of Roper Avenue is White Rock Elementary. To the west of the property on the opposite side of Johnston Road are low density commercial buildings.

The Proposal

A 15-storey, mixed used development over two levels of underground parking is proposed. The underground parking is to be accessed from the rear lane on the east side of the site. Specific details of the proposal are as follows:

Applicant	420910 BC Ltd.
Land Area	0.375 acres (1,518.2 m ²)
Total Number of Units	36
Residential Floor Area (Net)	6,738.6 m ² (72,533.6 ft ²)
Commercial Floor Area (Net)	557.3 m ² (5,998.3 ft ²)
Gross Floor Area	8,411.7 m ² (90,542.3 ft ²)
Floor Area Ratio (Gross)	5.54
Lot Coverage	83.5%
Height	51.82 m (170.0 ft)
Residential Parking Spaces	90
Commercial Parking Spaces	15
Loading Spaces	1
Bicycle Spaces	50

The proposed development consists of 16 two-bedroom units between 117.6 m² and 195.2 m² (1,266 ft² and 2,101 ft²) and 20 three-bedroom units between 184.1 m² and 271.8 m² (1,982 ft² and 2,926 ft²). A shared amenity space is located on the ground floor, along with the other common areas including the lobby and a storage room. One hundred and five (105) parking spaces are proposed, of which fifteen (15) are commercial spaces. The Zoning Bylaw would require fifty-four (54) residential parking spaces, and fifteen (15) commercial spaces.

Figure 1 shows the proposed landscape site plan and Figure 2 shows a rendering of the proposed building from the north-east along Roper Avenue. The rendering is from the May 2, 2017 meeting of the ADP and does not incorporate the minor changes made to the building (the colour of the mullions and muntins, the balconies, and the dormer peaks) noted in the Advisory Design Panel section further in this corporate report. If Council directs staff to continue processing the application and bring forward the bylaws and Development Permit, the applicant would be required to provide an updated rendering.

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Figure 1: Site Plan (Landscape)



Figure 3: Streetscape Rendering (from Johnston Road) (from May 2, 2017 ADP)



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Internal Circulation

The Planning Department referred the application for review to the Building, Engineering, Operations, Parks, and Parking Departments, as well as the Fire Department, and the RCMP.

The Engineering Department expressed support for a wider lane to accommodate increased residential and commercial traffic, and confirmed that the applicant would be responsible for:

- Any upgrades to the drainage, sanitary sewer, and water systems that are necessary to accommodate the development; and
- Road and sidewalk improvements on the property frontage, including street trees, street lighting, and bicycle facilities.

The Fire Department confirmed that a review of hydrant coverage is required at permit stage and an additional fire hydrant may be required. Typical enhanced life safety item requirements for high buildings would be required, including:

- Open or enclosed balconies are to be protected by frost free or dry sprinkler heads;
- A video system is to be installed that will allow arriving crews to view common corridors on each floor and the parking areas from a monitor in the lobby next to the fire alarm control panel;
- A quantitative survey and if necessary an in-building repeater system to ensure radio coverage and reception for Ecomm radio system is acceptable within the building, as well as from the interior to the exterior; and
- Firefighting equipment rooms/closets to be provided for on every 6th or 7th floor with firefighting equipment dedicated for use at this building.

The Parking Department requested that the applicant be required to provide a residential loading zone in accordance with the zoning bylaw.

The servicing requirements of the Engineering department and enhanced life safety items required by the Fire Department would be secured through section 219 covenants registered on title prior to the adoption of the bylaws.

External Circulation

The application was sent to School District No. 36 for comments. Staff at School District No. 36 noted that higher-rise units typically have a low student yield and the proposed development is not expected to have any significant impact on enrollment. White Rock Elementary, the catchment area which the subject property is in, has a capacity of 460 and a 2016 enrollment of 477. The estimated student yield for the 36 units is between two to five students. Earl Marriott Secondary and Semiahmoo Secondary are both significantly over capacity, but will have relief in 2020 when the new 1,500 student secondary school is scheduled to open in the Grandview area.

School District staff also noted that the development is directly across the road from White Rock Elementary and it was noted that the construction and traffic management plans would be expected to consider the proximity to the elementary school.

Additional Consultation

The applicant held a public information meeting on Tuesday, January 10, 2017 at the Centennial Park Leisure Centre. 157 notification letters were delivered to property owners and occupants within 100 metres of the subject property. 20 people signed the attendance sheet at the meeting. Copies of the attendance sheets and written feedback from the public information meeting

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received afterward by staff, including a petition opposing the proposal from the residents of 1341 George Street, are attached as Appendix B.

Pursuant to Section 475 of the *Local Government Act*, and in accordance with Council Policy 512 (Official Community Plan Consultation Policy), it was determined that it was not necessary to consult with any persons, organizations, or authorities with respect to the proposed OCP amendment, other than the School District and those contacted as part of the public information meeting process.

Advisory Design Panel

The proposal was reviewed by the Advisory Design Panel (ADP) at its meetings held on October 11, 2016, March 28, 2017 and May 2, 2017.

At the first meeting on October 11, 2016, there was general discussion of the proposal but no ADP resolution was required as it was brought forward for comments and design critique from the ADP only. At the second appearance at the ADP on March 28, 2017, the ADP recommended that the application return to the ADP for further review with consideration of these changes:

- i. Simplification of the overall architectural expression;
- ii. Consider other options instead of the peaks just above podium level and the penthouse level;
- iii. Improving the corner expression on Johnston Road and Roper Avenue;
- iv. Explore possible alternatives to the cables on the balconies; and
- v. Providing a materials sample board demonstrating the materials and colours to be used in the project.

At the third appearance at the ADP on May 2, 2017, the ADP recommended that the application proceed to Council after considering the following revisions:

- i. Consider darkening the colours of the mullions and muntins.
- ii. Explore possible alternatives to the form and scale of the cantilevered balconies to be more consistent and complementary with the overall neo-classical form.
- iii. Consider further treatment to the rooftop element on the architectural cap of the proposed development.

In response to the ADP recommendations, the applicant has made the following changes:

- The light coloured mullions and muntins have been revised to an anodized grey colour to provide contrasting definition, as well as a degree of reflection of the hue of the sky.
- The plan outline of balconies on all four elevations have been further articulated in order to provide an improved expression of delicacy, with each uninterrupted balcony edge reduced in length.
- The supporting columns that support the north and south balconies have been increased in cross-sectional dimension and also architectural articulation.
- Architectural balcony-guard elements have been incorporated on the east and west balconies;
- Balcony edges have been revised to a sky-reflective anodized grey-colour metal in order to harmonize with overall architectural expression; and
- The dormer elements on the east and west elevations have each been reduced in scale and refined in detail.

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Also at the May 2, 2017 meeting, the ADP provided a further resolution stating:

“That the Advisory Design Panel acknowledges that the draft Official Community Plan contemplates a maximum of five (5) to eight (8) storeys in the Lower Town Centre area, and that the Panel sees merit in the proposed massing and height of the proposed development due to the grade of the slope and the context of the surrounding Lower Town Centre area.”

Staff Review

Density

The applicant has proposed 36 units on a 1,518 m² (0.375 acre) parcel, which equates to 96 units per acre. The proposed gross floor area ratio (FAR) is 5.54, which exceeds the permitted maximum FAR of 1.75 required by the CR-2 zone, and also exceeds the permitted maximum FAR of 5.4 allowed in the CR-1 zone that applies to properties within the Town Centre.

The applicant has proposed a lot coverage of 83.5% which exceeds the 65% maximum lot coverage permitted in the CR-2 zone.

Staff support the revitalization of the Johnston Road commercial corridor but do not support the proposed density of 5.54 FAR, which is well above the proposed 3.5 FAR in the new draft OCP and would not be in keeping with the Lower Town Centre land use designation. Staff generally support a rezoning of the subject properties within the land use designation in the proposed OCP, and consider that the 3.5 FAR in the OCP is sufficient to allow viable redevelopment of commercial properties in this section of the Johnston Road, and continue a downward transition from the 4.0 FAR in the Town Centre to the 2.0 FAR and lower rise area south of Roper Avenue.

Height

The proposed height is 51.82 metres, 41.12 metres over the maximum height of 10.7 metres permitted in the CR-2 zone.

The proposed building is 11 storeys higher than most apartment buildings in the surrounding area.

Staff recommend that the applicant reduce the overall height of the proposed building to better reflect the height guideline for this block in the Lower Town Centre land use designation in the proposed OCP.

Building Design

The architectural expression of the proposed building is unique for a high-rise tower, with a peaked roof and numerous classically-inspired elements throughout the building, particularly in the podium level where the use of pilasters (vertical elements which have the appearance of columns) and entablature (horizontal elements which rest above the columns) alludes to the architectural form of Greek or Roman temples and their neo-classical successors.

At the street level entrances to the building and in the lobby and commercial spaces the applicant proposes to utilize teak and marine brightwork finishes reflecting an underlying nautical theme, which is related to the applicant's naming of the building as the "Lady Alexandra" after a steamship that formerly sailed between White Rock and Victoria between the 1930s and 1950s.

The applicant's architectural consultants have noted that the proposed design, with its historical references, is a nostalgic design approach that they anticipate will be appreciated by the downsizers/retirees who are the target market for this project.

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Tree Management

There is one protected tree on the property, and two City trees within the Johnston Road right of way on the west side of the property. A tree management permit would be required with demolition and construction phases of the proposed project. The arborist report calls for the planting of five (5) replacement trees.

Off-Street Parking and Loading

The zoning bylaw requires 1.5 parking spaces per apartment unit in a multi-unit residential development (1.2 residential and 0.3 visitors). The applicant is proposing 2.5 parking spaces per dwelling unit for a total of 90. This exceeds the 54 spaces that would be required under the Zoning Bylaw.

For commercial uses, a minimum of one (1) parking space per 37 m² of floor area is required. The applicant is proposing 15 spaces, which is the minimum number of spaces required.

The zoning bylaw requires a minimum of one (1) loading space per every apartment complex containing more than 10 dwelling units, and two (2) loading spaces for buildings with 500 m² – 2000 m² commercial floor area. The applicant is proposing only one (1) loading space for both commercial and residential uses; the Traffic Study provided by the applicant states that frequent loading is not expected given the small commercial component and the low number of units.

Servicing

The applicant would also be required to enter into a Servicing Agreement that addresses all required upgrades related to the project (i.e. storm sewer upgrades, sanitary sewer, water system, widened sidewalks, street lighting, undergrounding of utility wires, street trees, road upgrades, intersection upgrades, cycling infrastructure, fire hydrant upgrade to class 1, road/crosswalk markings and signage).

Access

Proposed vehicular access for the underground parking and loading space is located on the lane on the east side of the property.

Relationship with Johnston Road Gateway Project

The applicant would be required to provide cash-in-lieu to fund their portion of the new streetscape improvements that are associated with the Johnston Road Gateway Project. Council approved a concept design for this project on April 24, 2017, and the project is currently in the request for proposal (RFP) stage for detailed construction design.

The proposed design does not incorporate additional road dedications that are recommended in the concept design approved by Council. The concept design for the right of way would require an approximate 1.5 metre road dedication, plus an additional 1.5 metre setback to the building, whereas the subject application provides a 1.8 metre setback to the building, with no road dedication. If Council directs staff to encourage the applicant to amend their application in accordance with the Lower Town Centre designation in the proposed OCP, staff would also work with the applicant to achieve the road dedication and setback contemplated in the concept design selected for the Johnston Road Gateway Project.

BUDGET IMPLICATIONS

Development Cost Charges

If approved, the applicant would pay development cost charges of approximately \$412,000 for the 36 multi-unit residential dwelling units (at \$11,253.30 per unit; \$405,118.80) and 557 m² of

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commercial floor area (at \$64.13 per m²; \$35,720.41), minus credit for the approximately 450 m² existing commercial floor area to be demolished (at \$64.13 per m²; \$16,806.78).

As the zoning amendment application was made prior to the adoption of the updated Development Cost Charges Bylaw on July 25, 2016, the applicant would have until July 25, 2017 to obtain a building permit, or would be subject to the updated rate.

Community Amenity Contribution

The application is also subject to Council Policy 511 (Density Bonus/Community Amenity Contributions), which is currently being updated to include target rates for the Town Centre and Lower Town Centre areas. Noting that the proposed FAR and height of this application exceeds what is contemplated in the draft new OCP for the Lower Town Centre area, the determination of the amenity contribution for this application reflects the Town Centre and the Lower Town Centre target rates.

The applicant has confirmed their willingness to provide a community amenity contribution of a cash-in-lieu amount of \$2,100,000, which reflects the proposed scale and impact of the proposed application.

OPTIONS

The Land Use and Planning Committee can recommend that Council:

1. Deny the application for the OCP amendment and encourage the applicant to amend the rezoning and Development Permit applications in accordance with the “Lower Town Centre” designation in the proposed OCP; or
2. Direct staff to continue processing the application, require resolution of CACs, and bring forward the OCP and zoning amendment, along with the Development Permit, for the required readings and scheduling of a Public Hearing.

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

CONCLUSION

This proposed application to allow a 15 storey building with a FAR of 5.54 on the subject property does not reflect the proposed OCP policy for the Lower Town Centre area, which allows up to 3.5 FAR and a 10 to 12 storey height range on the Thrift Avenue to Roper Avenue block. Based on this, staff recommend that Council deny the application in its current form; however, staff generally support mixed-use redevelopment in the Lower Town Centre, particularly to support the revitalization of the Johnston Road commercial corridor, and encourage the applicant to revise their zoning amendment application to better reflect proposed OCP policy (Option 1). Staff have also provided Option 2 should Council wish to move the application forward in its current form.

Respectfully submitted,

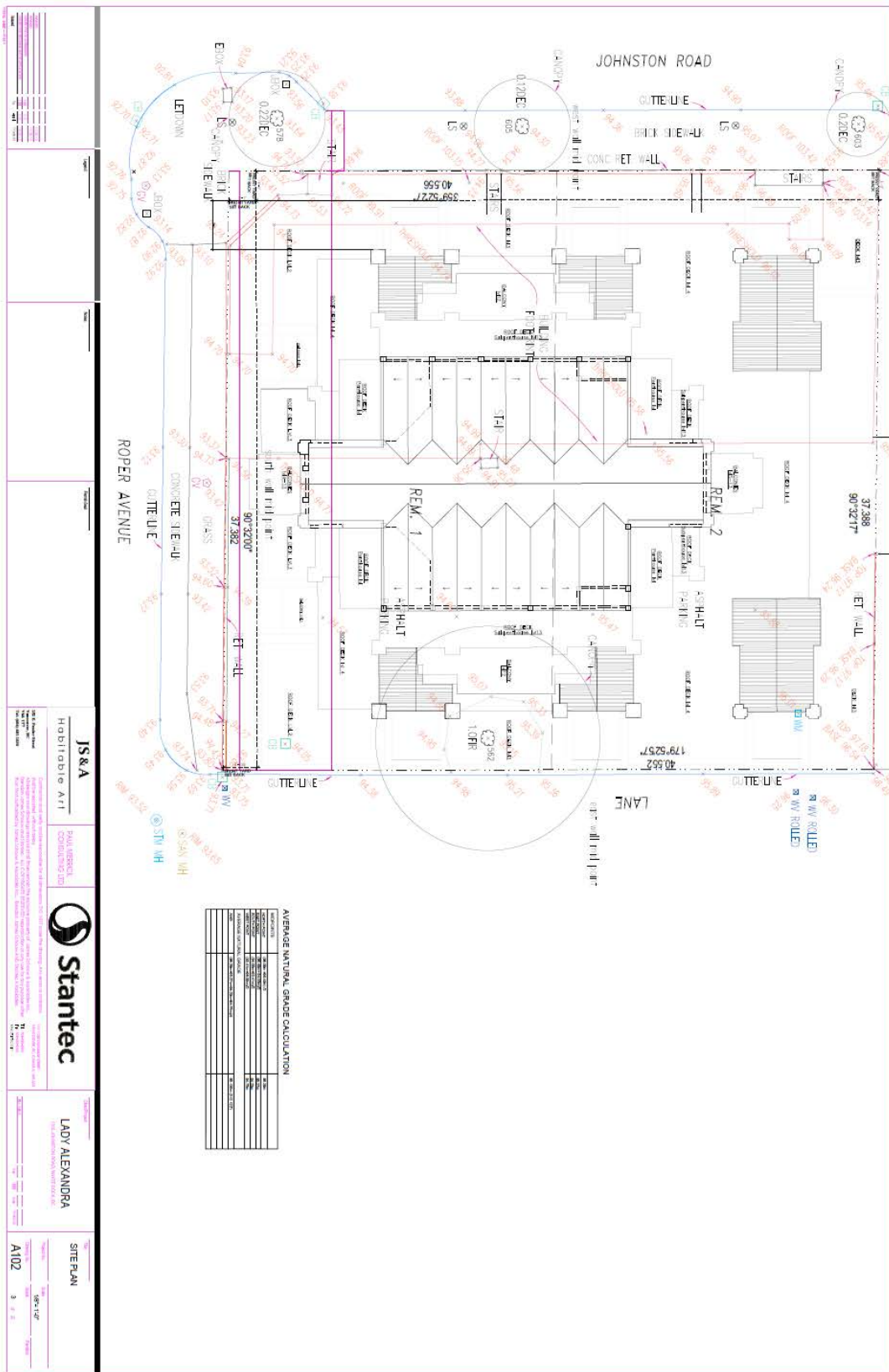


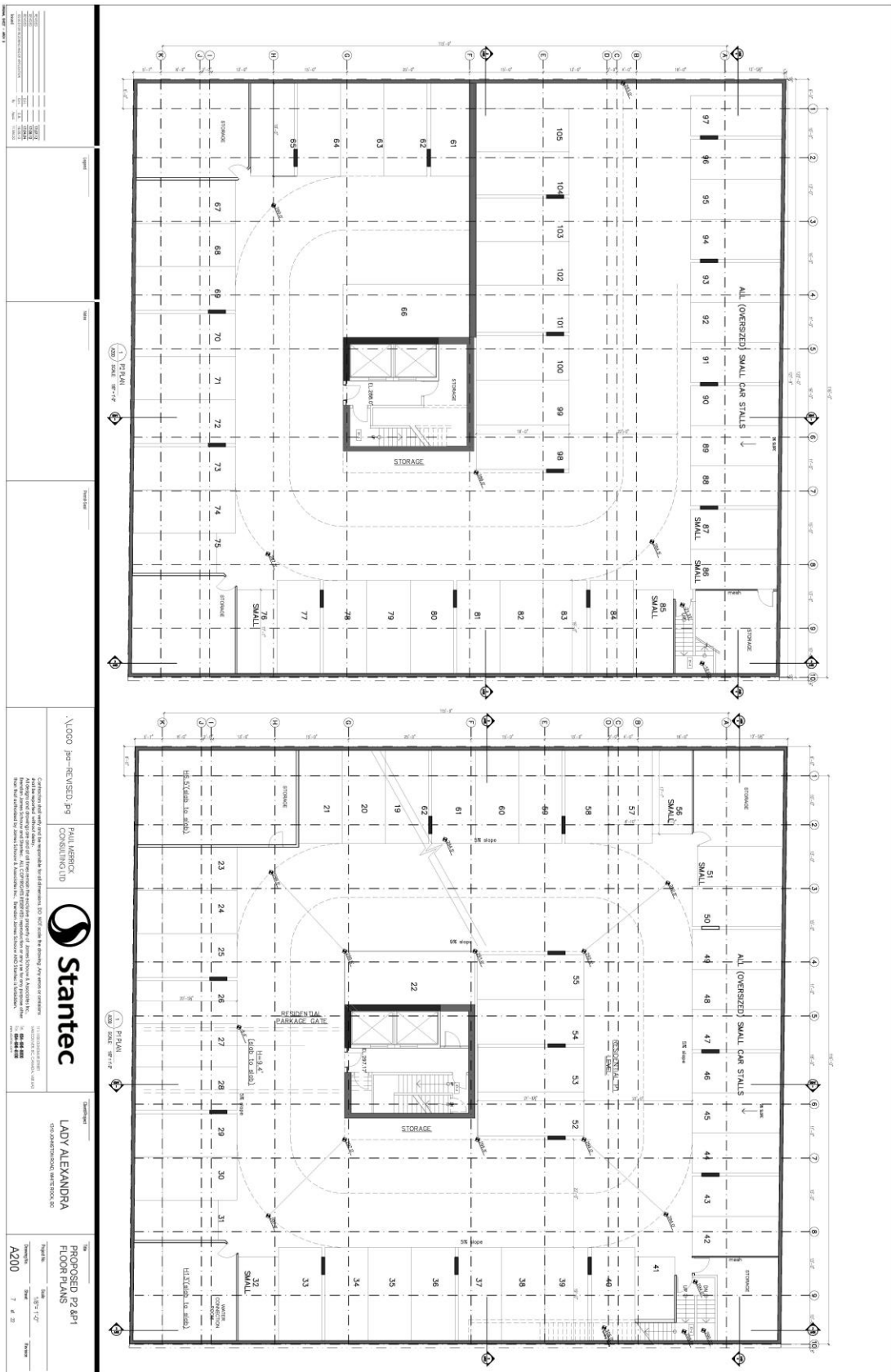
Carl Johannsen, MCIP, RPP
Director of Planning and Development Services

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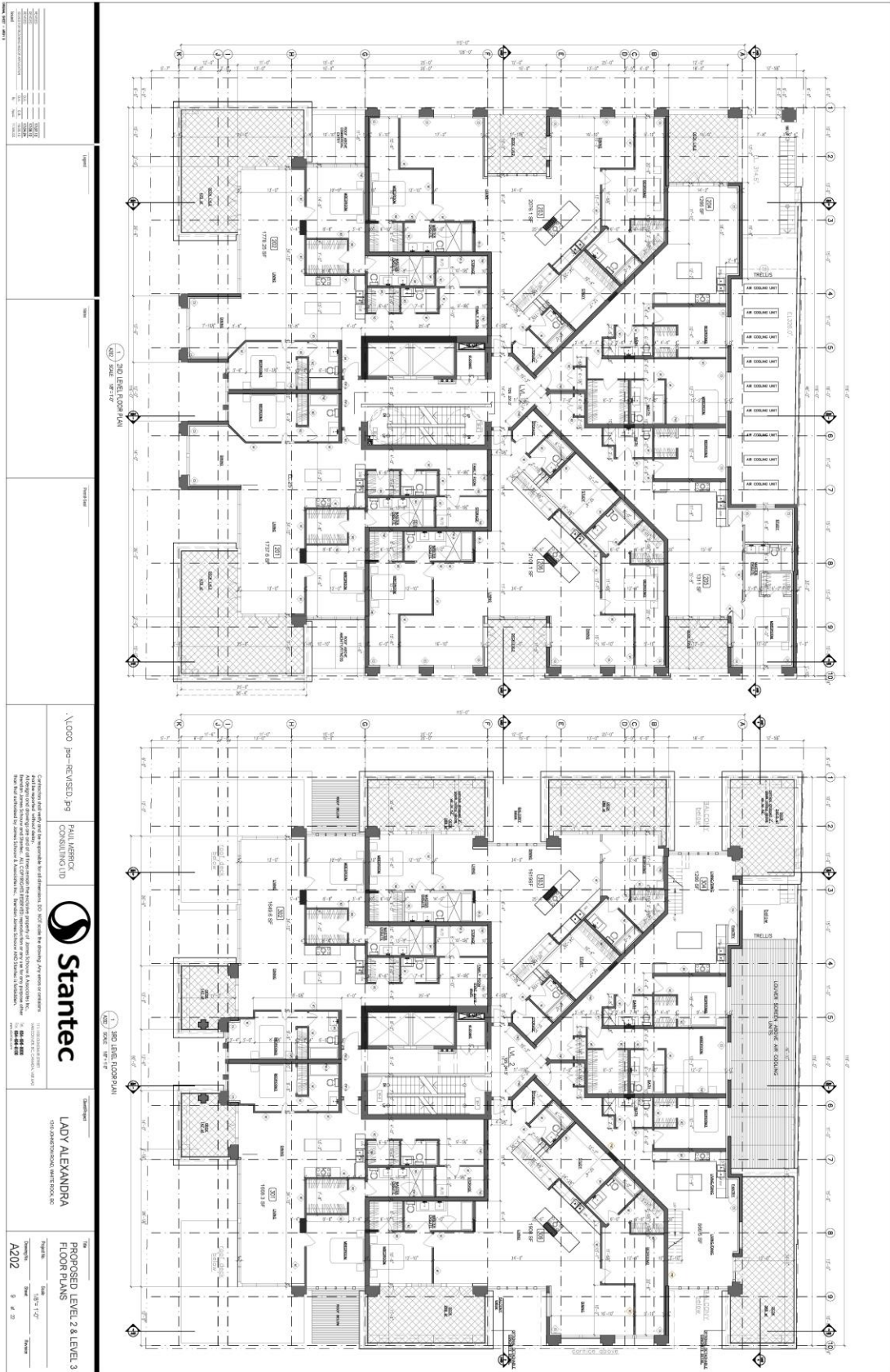
APPENDIX C

Plans, Elevations and Shadow Analysis

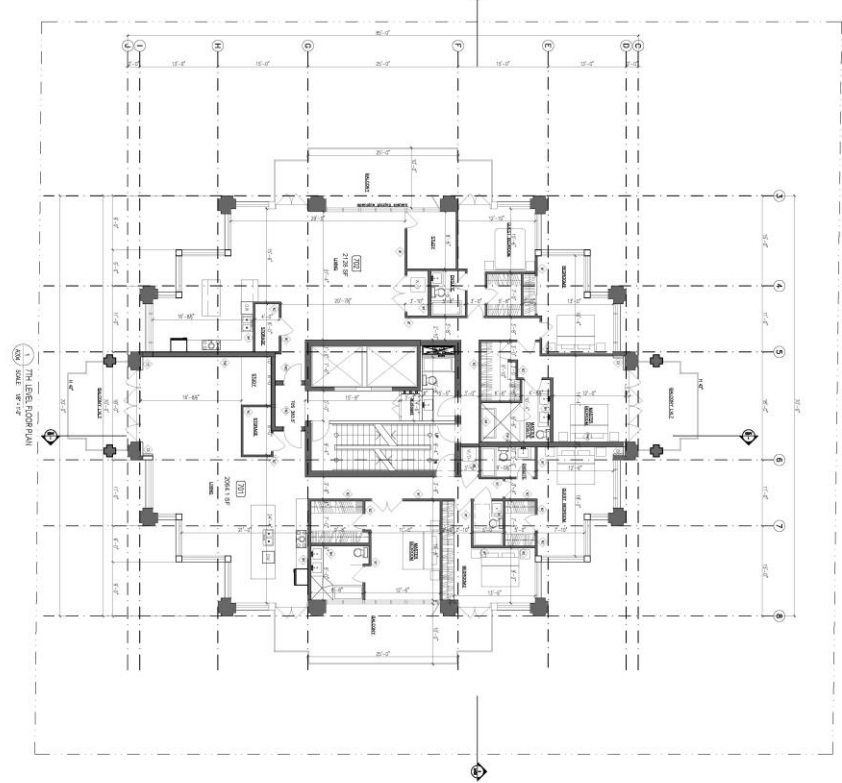
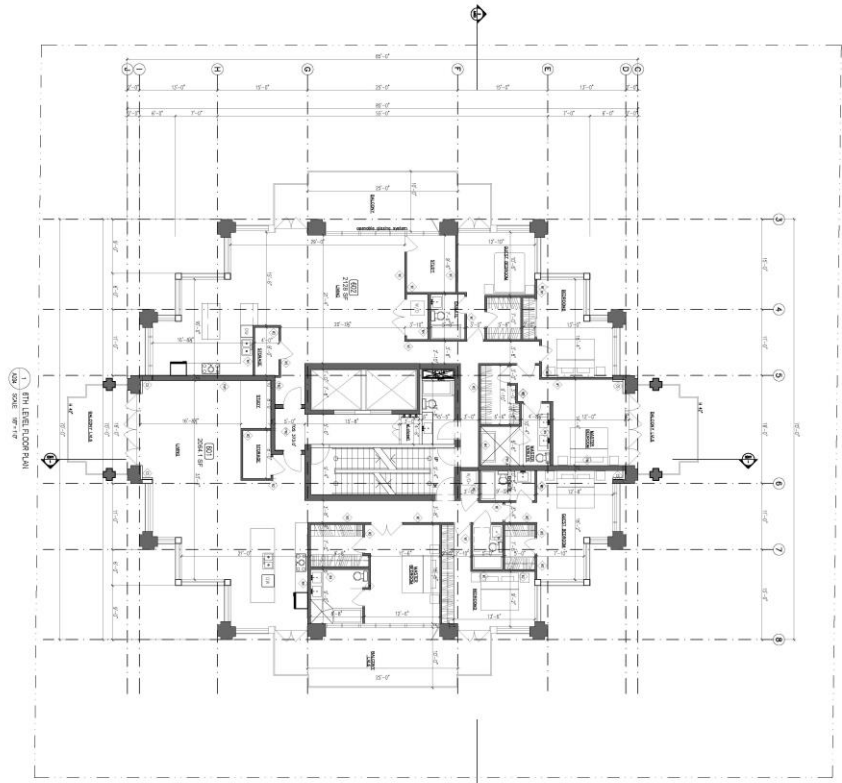




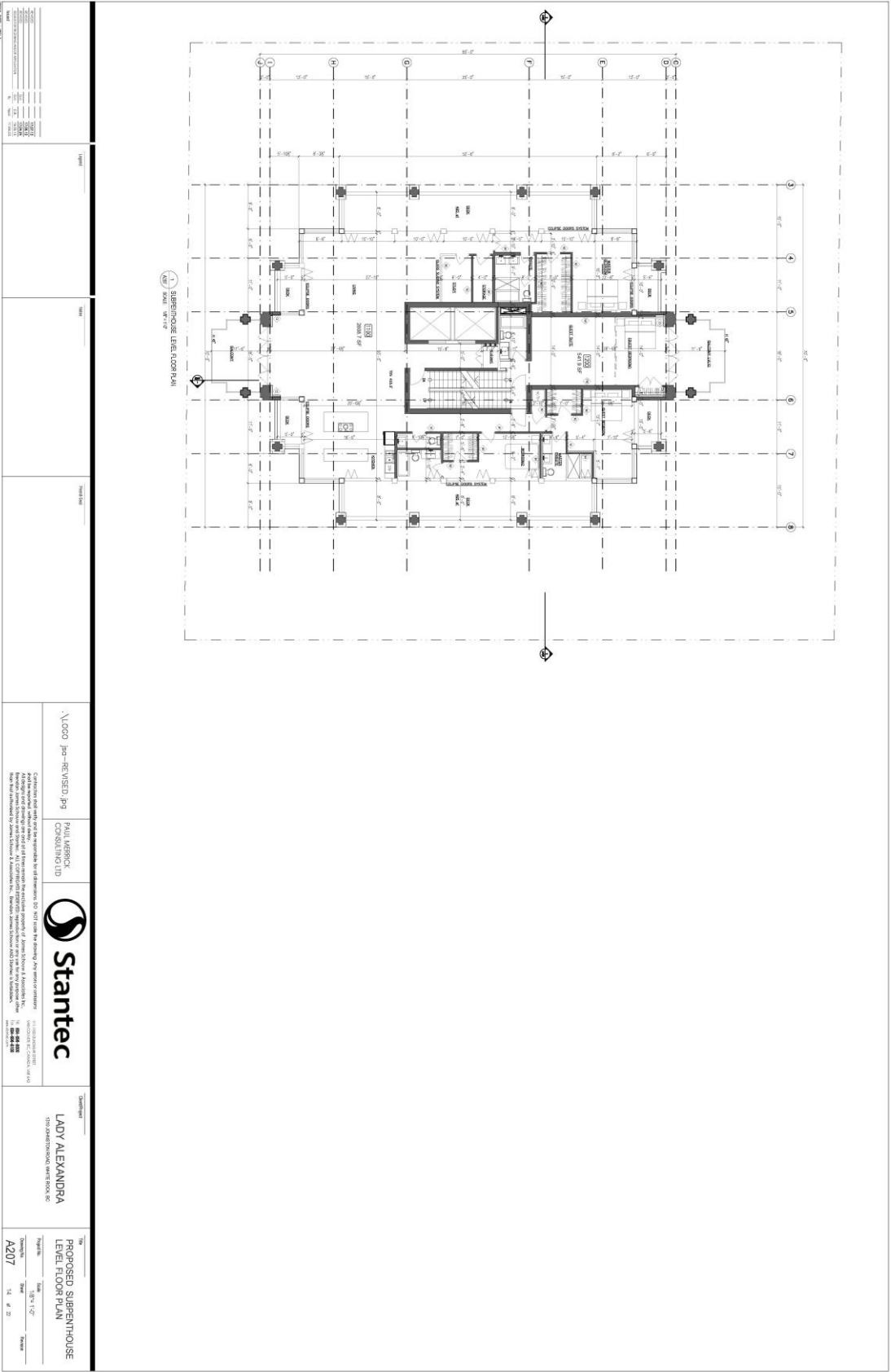
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<p>DATE: 09/27/17</p> <p>PROJECT: LADY ALEXANDRA</p> <p>LOCATION: 1375 JONATHAN WREN DRIVE, SE</p>	<p>SCALE: 1/8" = 1'-0"</p> <p>1. 2ND LEVEL FLOOR PLAN</p> <p>1. 3RD LEVEL FLOOR PLAN</p>	<p>FILE NAME: \Loco_jap-revised.dwg</p> <p>CONSULTING ID: PAUL JESSOP</p>	<p>PROJECT: LADY ALEXANDRA</p> <p>1375 JONATHAN WREN DRIVE, SE</p>	<p>PROJECT: LADY ALEXANDRA</p> <p>1375 JONATHAN WREN DRIVE, SE</p>	<p>PROJECT: LADY ALEXANDRA</p> <p>1375 JONATHAN WREN DRIVE, SE</p>
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<p>DATE: 11/11/11</p> <p>PROJECT: LADY ALEXANDRA</p> <p>LOCATION: 1700 ALEXANDRA AVENUE, DC</p> <p>SCALE: 1/8" = 1'-0"</p>	<p>PHILIPPO</p> <p>PHILIPPO</p> <p>PHILIPPO</p>	<p>PHILIPPO</p> <p>PHILIPPO</p> <p>PHILIPPO</p>	<p>PHILIPPO</p> <p>PHILIPPO</p> <p>PHILIPPO</p>	<p>PHILIPPO</p> <p>PHILIPPO</p> <p>PHILIPPO</p>	<p>PHILIPPO</p> <p>PHILIPPO</p> <p>PHILIPPO</p>	<p>PHILIPPO</p> <p>PHILIPPO</p> <p>PHILIPPO</p>	<p>PHILIPPO</p> <p>PHILIPPO</p> <p>PHILIPPO</p>	<p>PHILIPPO</p> <p>PHILIPPO</p> <p>PHILIPPO</p>	<p>PHILIPPO</p> <p>PHILIPPO</p> <p>PHILIPPO</p>	<p>PHILIPPO</p> <p>PHILIPPO</p> <p>PHILIPPO</p>
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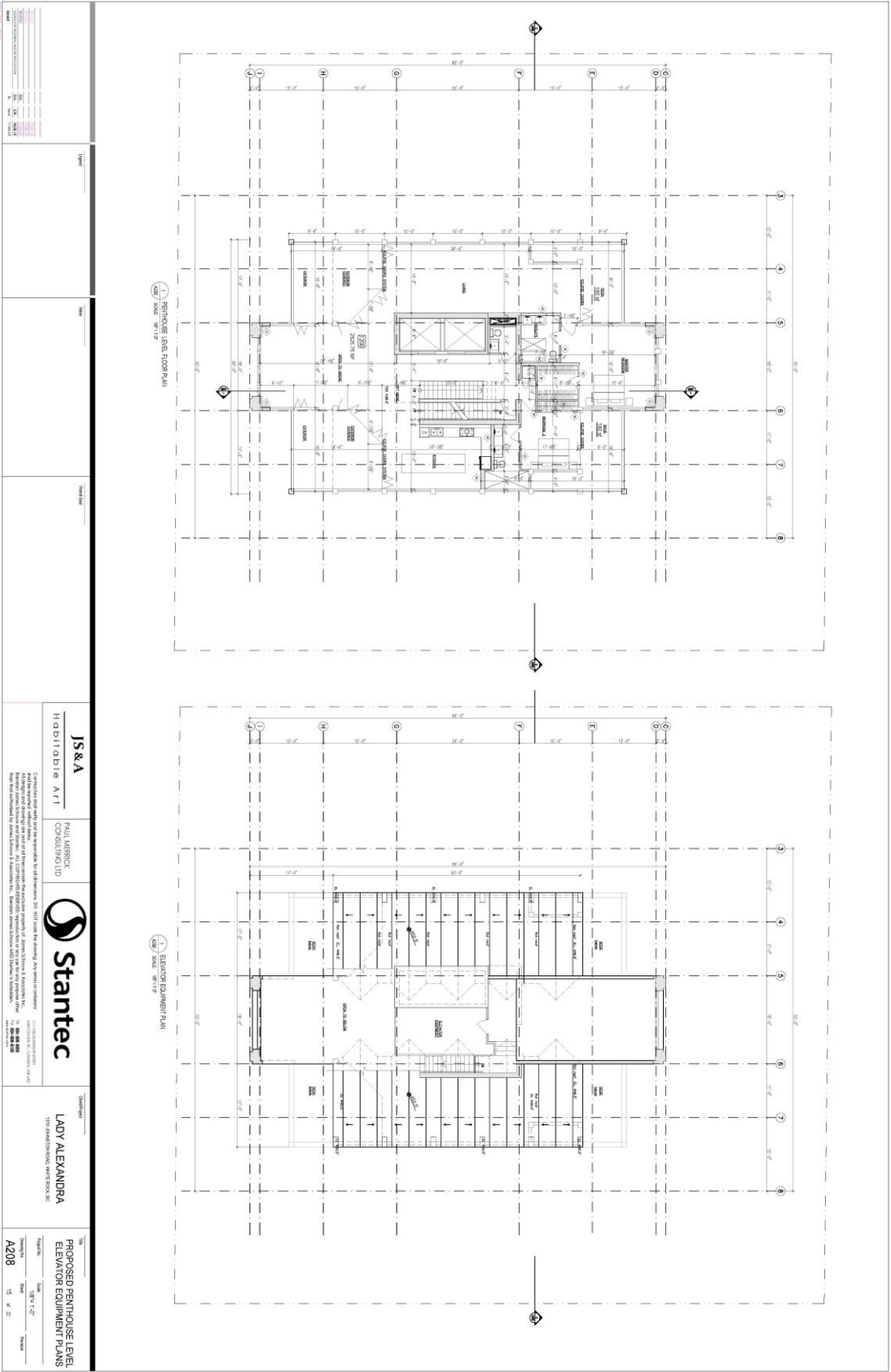
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 PAUL VASCO
 CONSULTANT/D



Consulting and design services provided by all disciplines, SD, SDP, and SDP+ under the authority of a professional engineer.
 A design professional seal and stamp of a Professional Engineer is required for all drawings. Any person or organization
 that is not a registered professional engineer or architect is prohibited from providing engineering or architectural
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LADY ALEXANDRA
 1510 JAMES STREET, SUITE 300
 ALEXANDRIA, VA 22304

PROPOSED SIBRENTHOUSE
 LEVEL FLOOR PLAN
 A207
 14 OF 22



<p>DATE: 11/15/2017</p> <p>PROJECT: LADY ALEXANDRA</p> <p>NO. 15</p> <p>REV. 1</p> <p>DATE: 11/15/2017</p> <p>PROJECT: LADY ALEXANDRA</p> <p>NO. 15</p> <p>REV. 1</p> <p>DATE: 11/15/2017</p> <p>PROJECT: LADY ALEXANDRA</p> <p>NO. 15</p> <p>REV. 1</p>	<p>DATE: 11/15/2017</p> <p>PROJECT: LADY ALEXANDRA</p> <p>NO. 15</p> <p>REV. 1</p> <p>DATE: 11/15/2017</p> <p>PROJECT: LADY ALEXANDRA</p> <p>NO. 15</p> <p>REV. 1</p> <p>DATE: 11/15/2017</p> <p>PROJECT: LADY ALEXANDRA</p> <p>NO. 15</p> <p>REV. 1</p>	<p>DATE: 11/15/2017</p> <p>PROJECT: LADY ALEXANDRA</p> <p>NO. 15</p> <p>REV. 1</p> <p>DATE: 11/15/2017</p> <p>PROJECT: LADY ALEXANDRA</p> <p>NO. 15</p> <p>REV. 1</p> <p>DATE: 11/15/2017</p> <p>PROJECT: LADY ALEXANDRA</p> <p>NO. 15</p> <p>REV. 1</p>	<p>DATE: 11/15/2017</p> <p>PROJECT: LADY ALEXANDRA</p> <p>NO. 15</p> <p>REV. 1</p> <p>DATE: 11/15/2017</p> <p>PROJECT: LADY ALEXANDRA</p> <p>NO. 15</p> <p>REV. 1</p> <p>DATE: 11/15/2017</p> <p>PROJECT: LADY ALEXANDRA</p> <p>NO. 15</p> <p>REV. 1</p>	<p>DATE: 11/15/2017</p> <p>PROJECT: LADY ALEXANDRA</p> <p>NO. 15</p> <p>REV. 1</p> <p>DATE: 11/15/2017</p> <p>PROJECT: LADY ALEXANDRA</p> <p>NO. 15</p> <p>REV. 1</p> <p>DATE: 11/15/2017</p> <p>PROJECT: LADY ALEXANDRA</p> <p>NO. 15</p> <p>REV. 1</p>	<p>DATE: 11/15/2017</p> <p>PROJECT: LADY ALEXANDRA</p> <p>NO. 15</p> <p>REV. 1</p> <p>DATE: 11/15/2017</p> <p>PROJECT: LADY ALEXANDRA</p> <p>NO. 15</p> <p>REV. 1</p> <p>DATE: 11/15/2017</p> <p>PROJECT: LADY ALEXANDRA</p> <p>NO. 15</p> <p>REV. 1</p>
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JS&A
HABILITADIA AIT

Stantec

CONSULTING LTD

PAUL VASCO
CONSULTANT

LADY ALEXANDRA
1515 ALEXANDRIA DRIVE, SUITE 300, DC

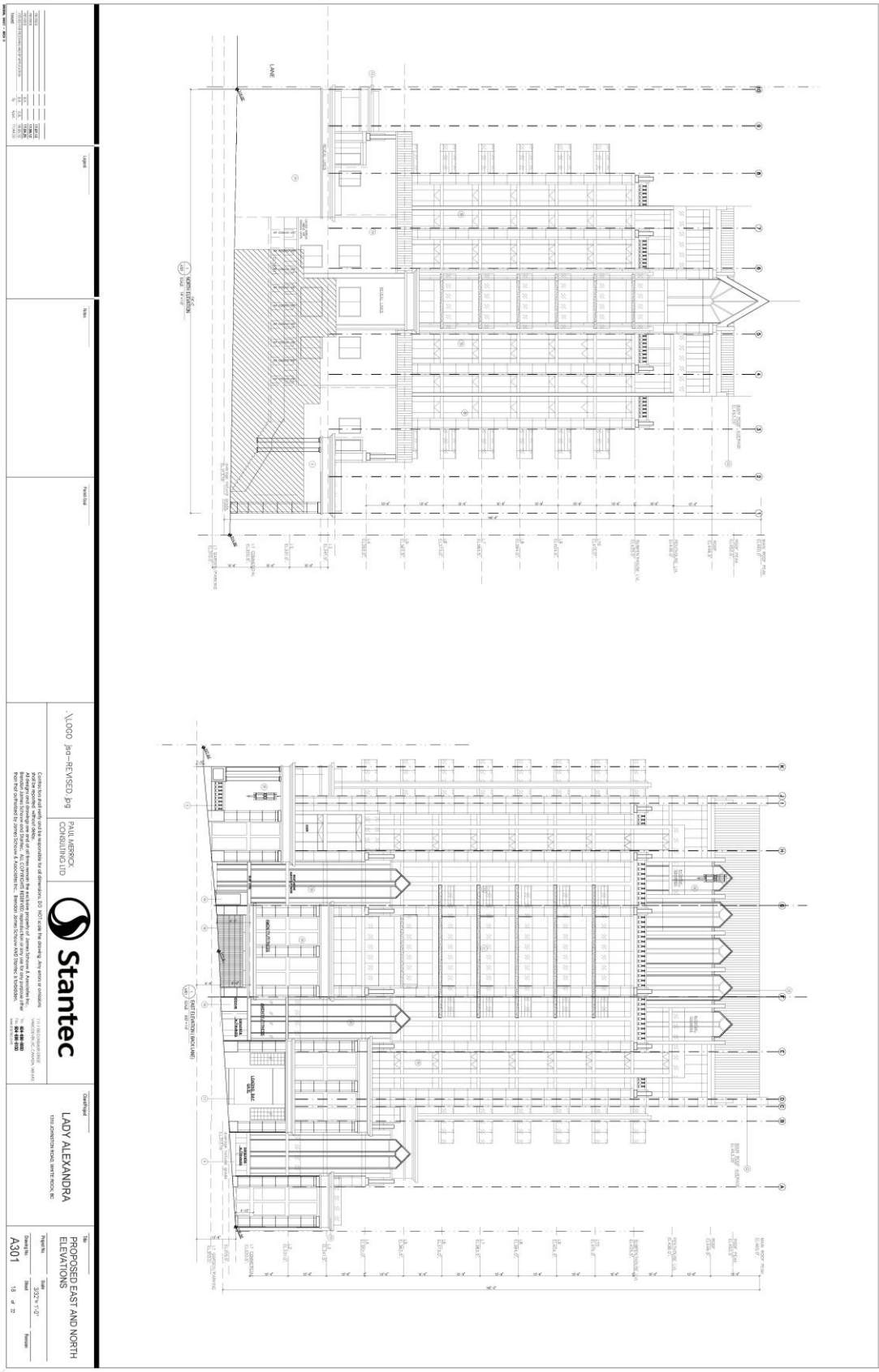
PROPOSED PENTHOUSE LEVEL
ELEVATOR EQUIPMENT PLANS

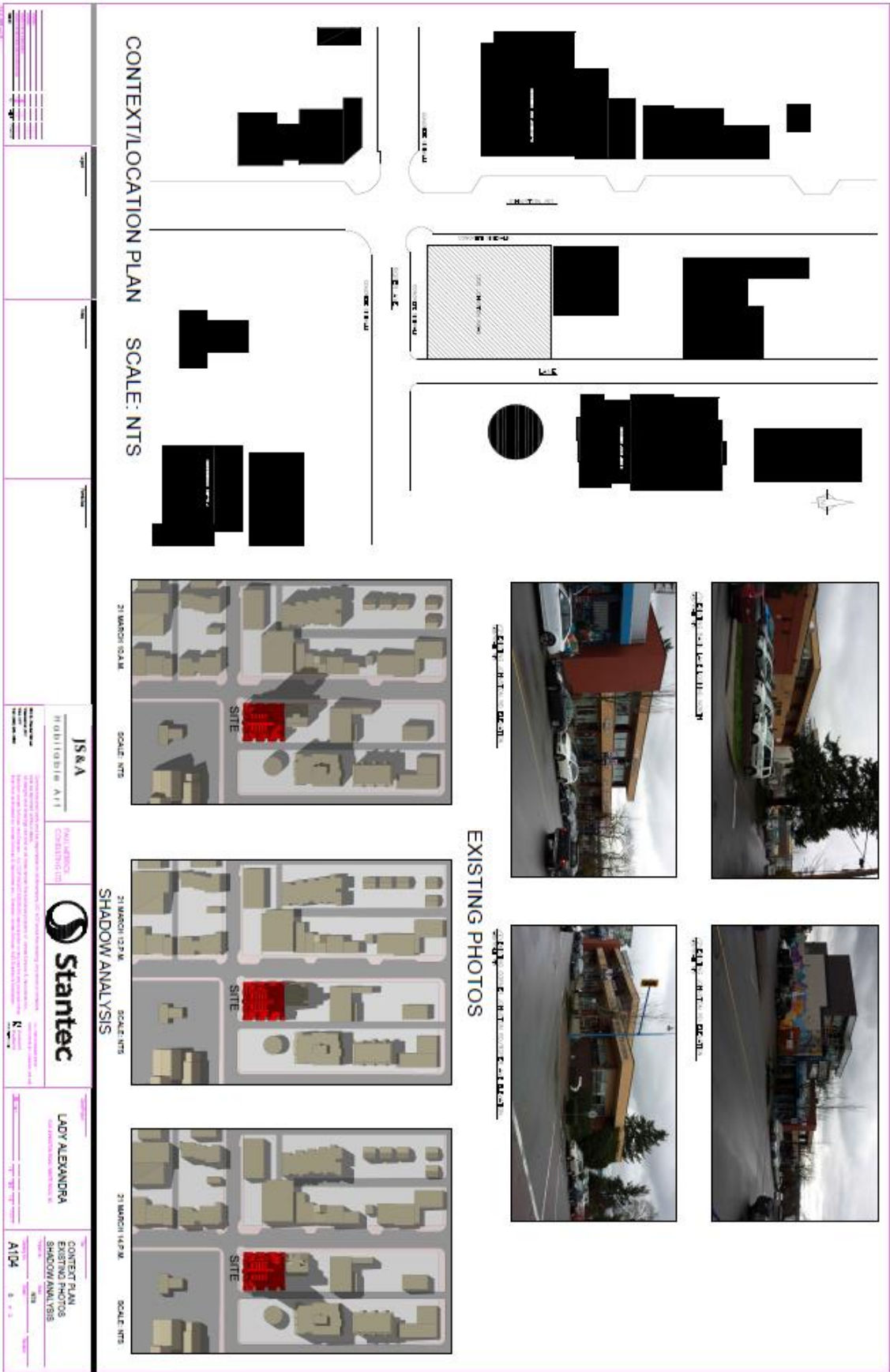
Page No. 15 of 22

NO. 15

REV. 1

DATE: 11/15/2017



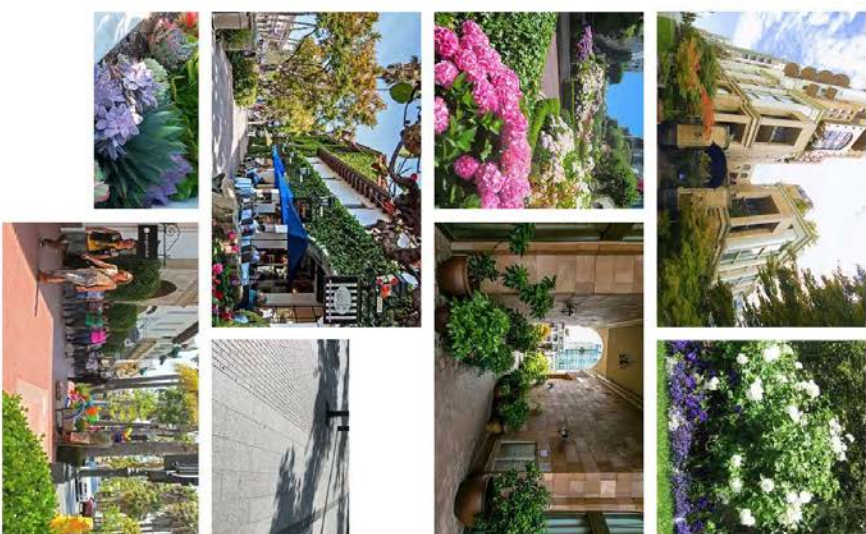


EXISTING PHOTOS



<p>DATE: 21 MARCH 2024</p> <p>PROJECT: [REDACTED]</p> <p>CLIENT: [REDACTED]</p> <p>SCALE: NTS</p>	<p>DATE: 21 MARCH 2024</p> <p>PROJECT: [REDACTED]</p> <p>CLIENT: [REDACTED]</p> <p>SCALE: NTS</p>	<p>DATE: 21 MARCH 2024</p> <p>PROJECT: [REDACTED]</p> <p>CLIENT: [REDACTED]</p> <p>SCALE: NTS</p>	<p>DATE: 21 MARCH 2024</p> <p>PROJECT: [REDACTED]</p> <p>CLIENT: [REDACTED]</p> <p>SCALE: NTS</p>
<p>JS&A</p> <p>HOBBIDGEN APT</p> <p>PAUL WENICO</p> <p>CONSULTING LTD</p>	<p>Stantec</p> <p>21 MARCH 10 AM</p> <p>SCALE: NTS</p>	<p>Stantec</p> <p>21 MARCH 12 PM</p> <p>SCALE: NTS</p>	<p>Stantec</p> <p>21 MARCH 14 PM</p> <p>SCALE: NTS</p>
<p>LADY ALEXANDRA</p> <p>CONTEXT PLAN</p> <p>EXISTING PHOTOS</p> <p>SHADOW ANALYSIS</p> <p>AT04</p>			

PRECEDENT IMAGES



- 1 Courtyard
- 2 Streetscape
- 3 Planting Pots
- 4 Entry Paving
- 5 Seating
- 6 Bike Racks - Typ
- 7 Patio
- 8 Planting Bed
- 9 Main Entrance

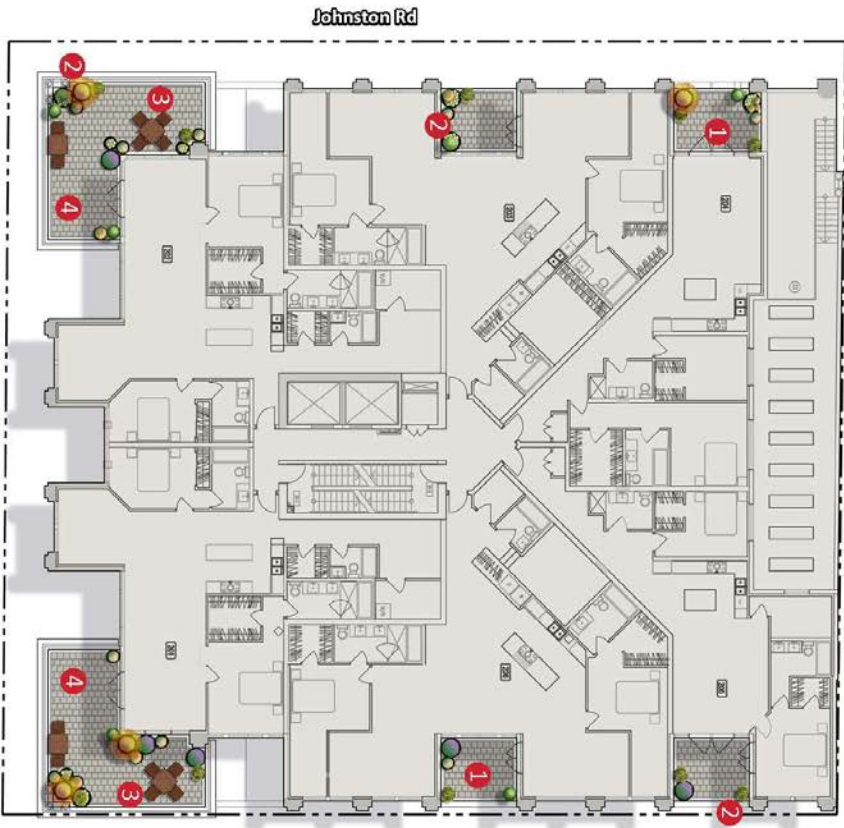
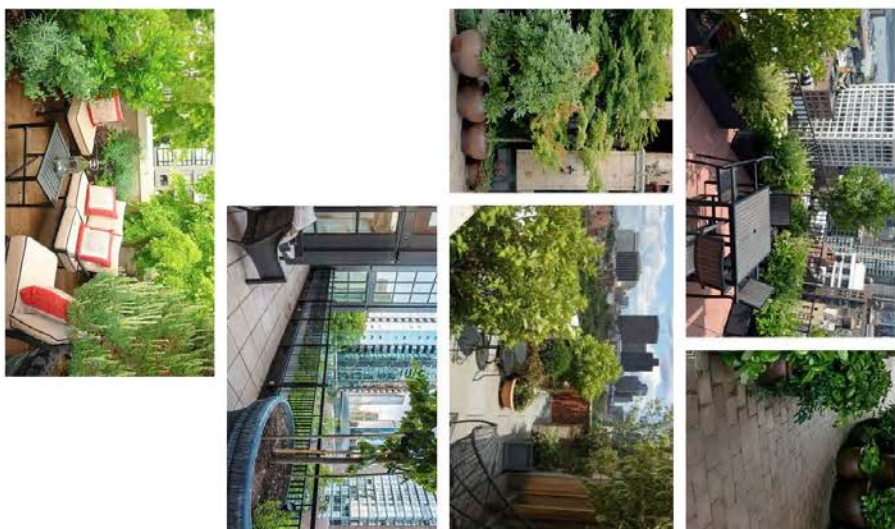

van der Zalm + associates
April 25, 2017

STREET LEVEL LANDSCAPE CONCEPT PLAN

DP2016-20 - WHITE ROCK TOWER



PRECEDENT IMAGES



- 1 Deck - Typ
- 2 Movable Planters
- 3 Patio Table & Chairs
- 4 Deck Paving

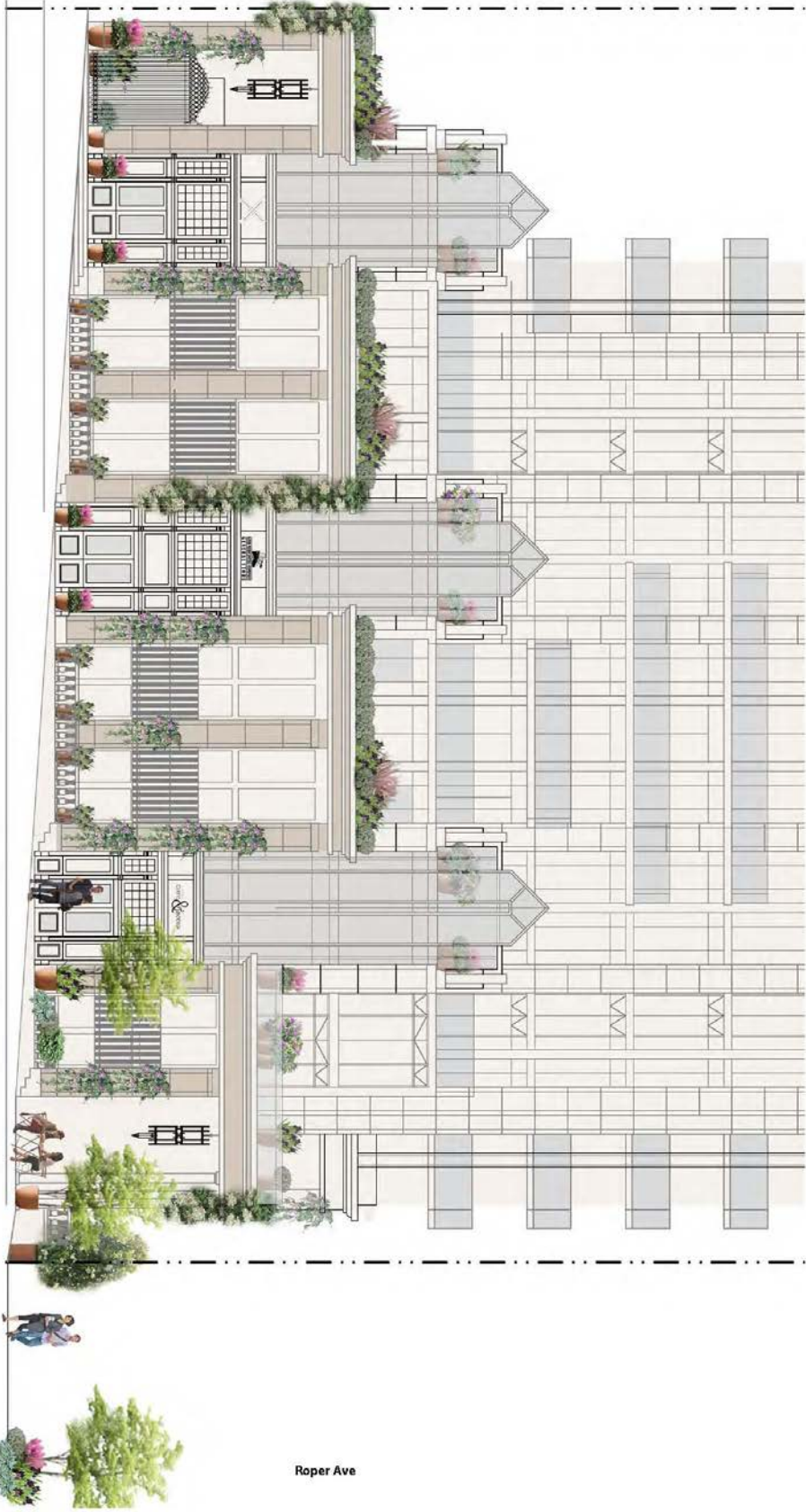
van der Zalm + associates
April 25, 2017

SECOND LEVEL LANDSCAPE CONCEPT PLAN

DP2016-20 - WHITE ROCK TOWER







WEST ELEVATION (JOHNSTON RD)

Roper Ave



van der Zalm + associates
April 25, 2017

SECTION

DP201-6-20 - WHITE ROCK TOWER

PLANTERS



BENCH



BIKE RACK



TREE GATE



LIGHTING



van der Zalm + associates
April 25, 2017

SITE FURNITURE

DP2016-20 - WHITE ROCK TOWER

**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2210**



A Bylaw to amend the
“The Corporation of the City of White Rock Official Community Plan Bylaw, 2008, No. 1837”

WHEREAS pursuant to Part 14, Division 4 of the *Local Government Act* in relation to Official Community Plans, the Council of the City of White Rock is empowered to establish objectives and policies to guide decisions on planning and land use management;

AND WHEREAS a Public hearing was held in accordance with the *Local Government Act*, and notice of such Hearing has been given as required;

NOW THEREFORE the Council of the City of White Rock, in open meeting assembled, enacts as follows:

1. Section 3.2 ‘Land Use Designations’ of the “The Corporation of the City of White Rock Official Community Plan Bylaw, 2008, No. 1837” is amended by deleting the paragraph and paragraph heading preceding “Special Needs and Assisted Living” in its entirety, and replacing it with the following:

Lower Town Centre Mixed Use

This designation includes mixed use (primarily residential and commercial) redevelopment specific to the Lower Town Centre area. Higher densities are permitted on properties adjacent to Johnston Road between Thrift Avenue and Roper Avenue to support revitalization of the Johnston Road commercial corridor, while providing a transitional density between the Town Centre and the typically three to four storey buildings characteristic of the Lower Town Centre and Apartment Area.

2. Section 3 ‘Land Use’ of “The Corporation of the City of White Rock Official Community Plan Bylaw, 2008, No. 1837” is amended by deleting Policy 3.4.7 in its entirety and replacing it with the following new Policy 3.4.7:
 - 3.4.7 The City will consider development applications for properties fronting on Johnston Road, south of Thrift Avenue and north of Roper Avenue, up to a maximum height of fourteen storeys. Development proposals will be considered for their ability to assist with the desired renewal of the commercial area, allow for the retention of view corridors, and achieve a transition of density with the surrounding Town Centre and Lower Town Centre areas.
3. Section 6 ‘Economic Development’ of the “The Corporation of the City of White Rock Official Community Plan Bylaw, 2008, No. 1837” is amended by deleting Policy 6.2.7 in its entirety and replacing it with the following new Policy 6.2.7:

6.2.7 The City will continue to maintain Johnston Road as the main shopping and service street within the community by encouraging pedestrian friendly development that supports commercial and service activity.

4. 'Schedule A – Land Use Plan' of the "The Corporation of the City of White Rock Official Community Plan Bylaw, 2008, No. 1837" is amended by deleting the item in the legend below "Town Centre" and replacing it with "Lower Town Centre Mixed Use," as shown on Schedule "1" attached herein and forming part of this bylaw.
5. 'Schedule A – Land Use Plan' of the "The Corporation of the City of White Rock Official Community Plan Bylaw, 2008, No. 1837" is amended by re-designating the following lands:

Lot 1 Except: West 7 Feet, Block 17 Section 11 Township 1 New Westminster District Plan 2793

PID: 004-601-017

Lot 2 Except: West 7 Feet, Block 17 Section 11 Township 1 New Westminster District Plan 2793

PID: 004-601-050

(1310 Johnston Road)

as shown on Schedule "2" attached hereto, from 'Commercial' to 'Lower Town Centre Mixed Use.'

6. This Bylaw may be cited for all purposes as the "Official Community Plan Bylaw, 2008, No. 1837, Amendment No. 29 (1310 Johnston Road), 2017, No. 2210".

PUBLIC INFORMATION MEETING on the	10 th	day of	January, 2017
RECEIVED FIRST READING on the		day of	
RECEIVED SECOND READING on the		day of	
PUBLIC HEARING held on the		day of	
RECEIVED THIRD READING on the		day of	
RECONSIDERED AND FINALLY ADOPTED on the		day of	

Mayor

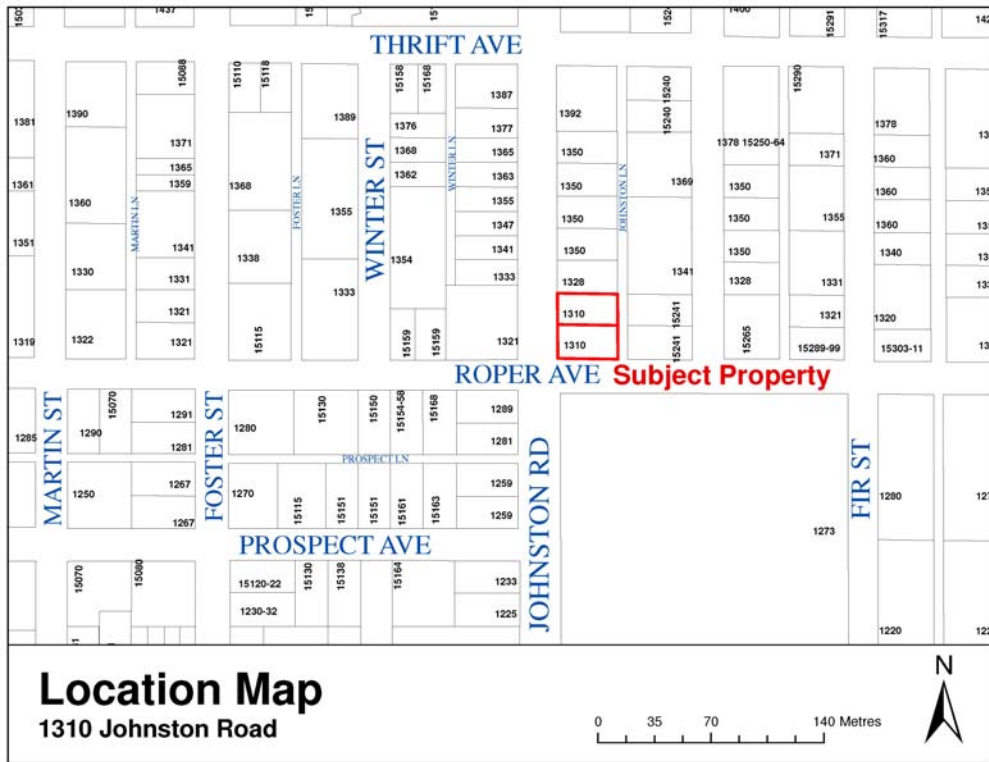
City Clerk

Schedule “1”

Legend

	Detached or Attached Residential (Low Density)
	Multi-Unit Residential (Low Density)
	Multi-Unit Residential (Medium Density)
	Multi-Unit Residential (High Density)
	Commercial
	Open Space or Recreation Areas
	Institutional and Utility
	Town Centre Mixed Use
	Lower Town Centre Mixed Use

Schedule "2"



**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2211**



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

Lot 1 Except: West 7 Feet, Block 17 Section 11 Township 1 New Westminster District
Plan 2793

PID: 004-601-017

Lot 2 Except: West 7 Feet, Block 17 Section 11 Township 1 New Westminster District
Plan 2793

PID: 004-601-050

(1310 Johnston Road)

as shown on Schedule "1" attached hereto, from the 'CR-2 Lower Town Centre Area Commercial/Residential Zone' to the 'CD-60 Comprehensive Development Zone (1310 Johnston Road).'

2. The "White Rock Zoning Bylaw, 2012, No. 2000" as amended is further amended by:
 - (1) adding to the Table of Contents for 'Schedule "B" (Comprehensive Development Zones), Section '7.60 CD-60 Comprehensive Development Zone (1310 Johnston Road);' and
 - (2) adding the attached Schedule "2" to 'Schedule B (Comprehensive Development Zones)' as Section '7.60 CD-60 Comprehensive Development Zone (1310 Johnston Road).'

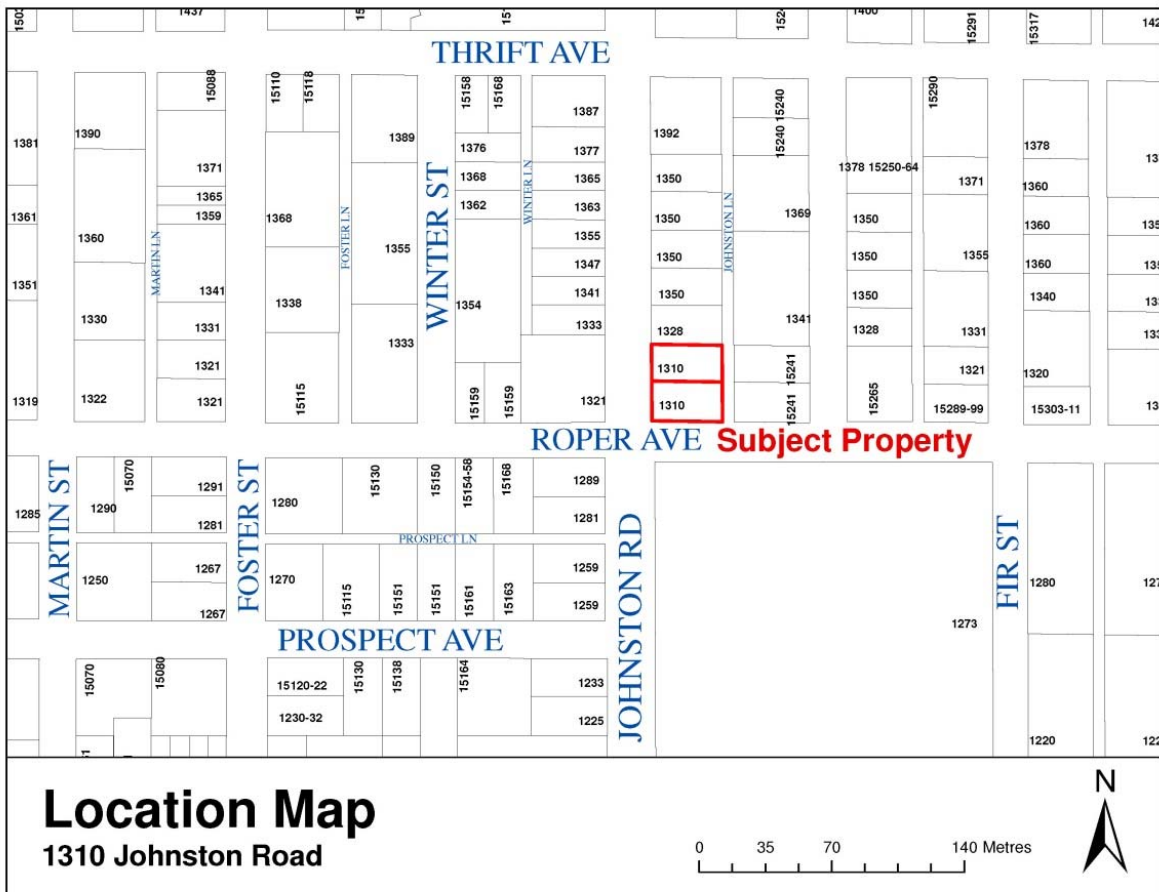
3. This Bylaw may be cited for all purposes as the "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-60 – 1310 Johnston Road) Bylaw, 2017, No. 2211".

PUBLIC INFORMATION MEETING on the	10 th	day of	January, 2017
RECEIVED FIRST READING on the		day of	
RECEIVED SECOND READING on the		day of	
PUBLIC HEARING held on the		day of	
RECEIVED THIRD READING on the		day of	
RECONSIDERED AND FINALLY ADOPTED on the		day of	

Mayor

City Clerk

SCHEDULE "1"



SCHEDULE “2”

7.60 CD-60 COMPREHENSIVE DEVELOPMENT ZONE (1310 Johnston Road)

INTENT

The intent of this zone is to accommodate the development of a mixed-use development on a site of approximately 1,516.1 square metres (0.375 acres) in area.

1. Permitted Uses:
 - (a) *multi-unit residential use*
 - (b) *retail service group 1 use*
 - (c) *licensed establishments, including liquor primary, food primary, agent store, u-brew and u-vin*
 - (d) *medical or dental clinic*
 - (e) *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) *lot coverage shall not exceed 86.8%*

3. Density:
 - (a) Maximum *gross floor area* shall not exceed 7,282.0 square metres, with a minimum *commercial floor area* of 431.5 square metres, and the maximum number of *dwelling units* shall not exceed 30, comprised as follows:
 - (i) **BASE DENSITY:** The maximum *gross floor area* shall not exceed 2,653.1 square metres, and the maximum number of dwelling units shall not exceed 11 units
 - (ii) **ADDITIONAL (BONUS) DENSITY:** Where a contribution of \$1,590,000 has been provided to the Community Amenity Reserve Fund to assist with the provision of the amenities in the following table, the maximum *gross floor area* shall not exceed 7,282.0 square metres, with a minimum of 431.5 square metres of *commercial floor area*, and the maximum number of dwelling units shall not exceed 30 units

#	Amenity
1	New public open space and walkways
2	Improvement of existing open space and walkways
3	Public art
4	Waterfront improvement, including civic parking facilities
5	Special needs or non-market affordable housing
6	People movement infrastructure to link Uptown to the Waterfront

The amenity must be provided in accordance with an amenity agreement and a section 219 covenant delivered by the owner of the subject real property to secure the amenity

4. Building Height:

- (a) The *principal building* shall not exceed 140.2 metres geodetic

5. Siting Requirements:

- (a) Minimum setbacks are as follows:
 - (i) Setback from front (south) lot line = 1.7 metres
 - (ii) Setback from rear (north) lot line = 0.0 metres
 - (iii) Setback from interior side (east) lot line = 0.0 metres
 - (iv) Setback from exterior side (west) lot line = 1.8 metres
- (b) Notwithstanding the above, deck cornices may encroach by up to 0.36 metres into the required front (south) and exterior side (west) lot line setbacks

6. Parking:

Parking shall be provided in accordance with Section 4.14, with the minimum total number of 105 spaces required as follows:

- (a) A minimum of 81 spaces shall be provided for the residential *dwelling units*
- (b) A minimum of 9 spaces shall be provided for visitors and marked as ‘visitor’
- (c) A minimum of 15 spaces shall be provided for the *retail service group 1 uses, licensed establishments and medical or dental clinic uses*
- (d) A minimum of two (2) of the required 105 spaces shall be provided for disabled persons parking and shall be clearly marked in accordance with B.C. Building Code requirements

7. Bicycle Parking:

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

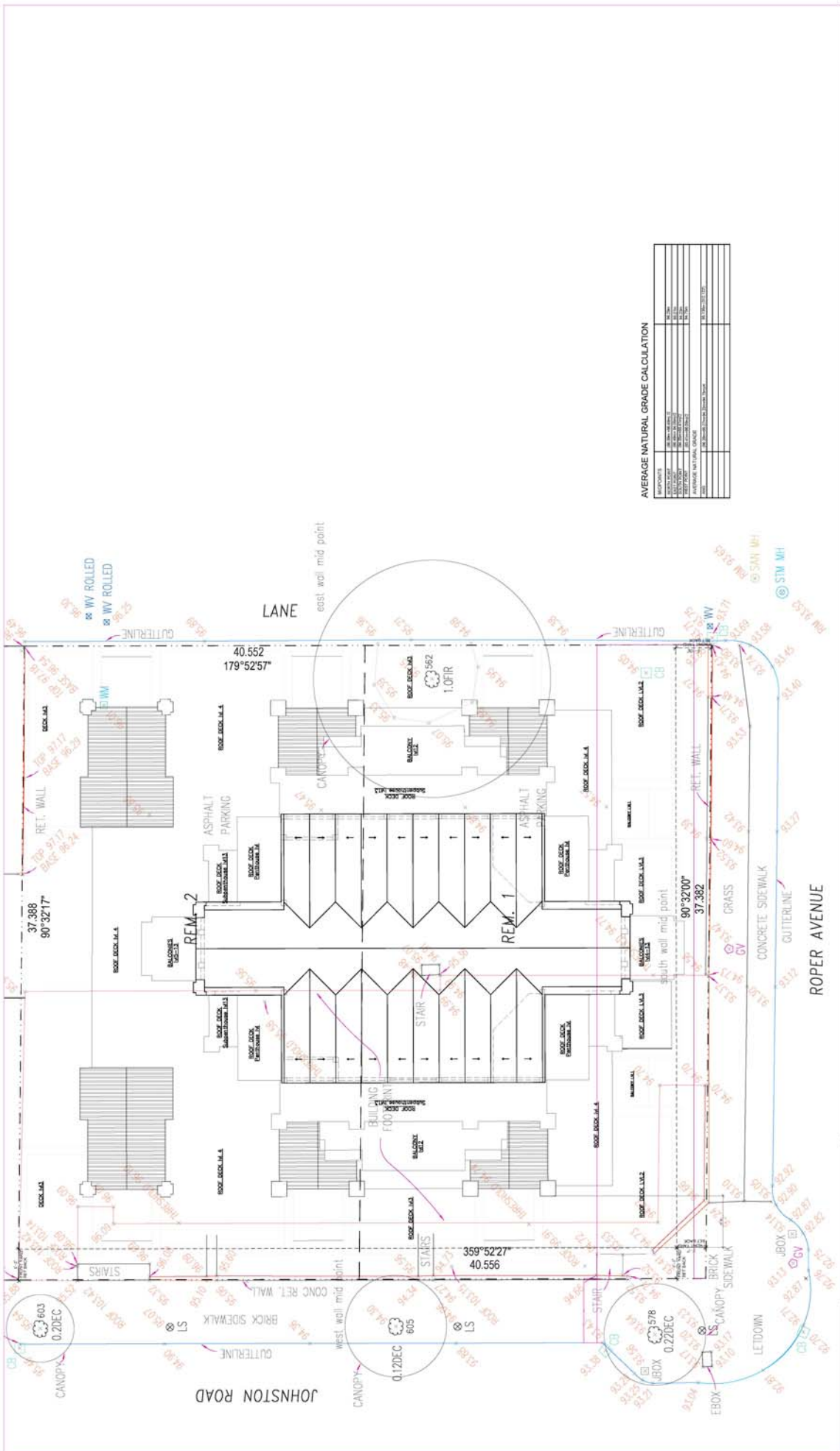
- (a) A minimum of 48 Class I spaces shall be provided
- (b) A minimum of 2 Class II spaces shall be provided

8. Loading:

- (a) One (1) off-street loading space shall be provided for the residential use and commercial use, and shall meet the loading space dimension requirements accordance with Section 4.15.3

9. General:

- (a) Development in this zone that includes the additional (bonus) density referred to in Section 3 shall substantially conform to the Plans prepared by Stantec Architecture dated July 13, 2017 that are attached hereto and on file at the City of White Rock
- (b) Development in this zone that does not include the additional (bonus) density referred to in Section 3 shall be required to obtain a new Major Development Permit



AVERAGE NATURAL GRADE CALCULATION

MARKERS	1	2	3	4	5	6	7	8	9	10
1										
2										
3										
4										
5										
6										
7										
8										
9										
10										
AVERAGE NATURAL GRADE										
DATE										

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PAUL HARRISON
CONSULTING LTD.

122 E. Pender Street
Vancouver, BC
V6A 1T7
Tel: 604 681 0000

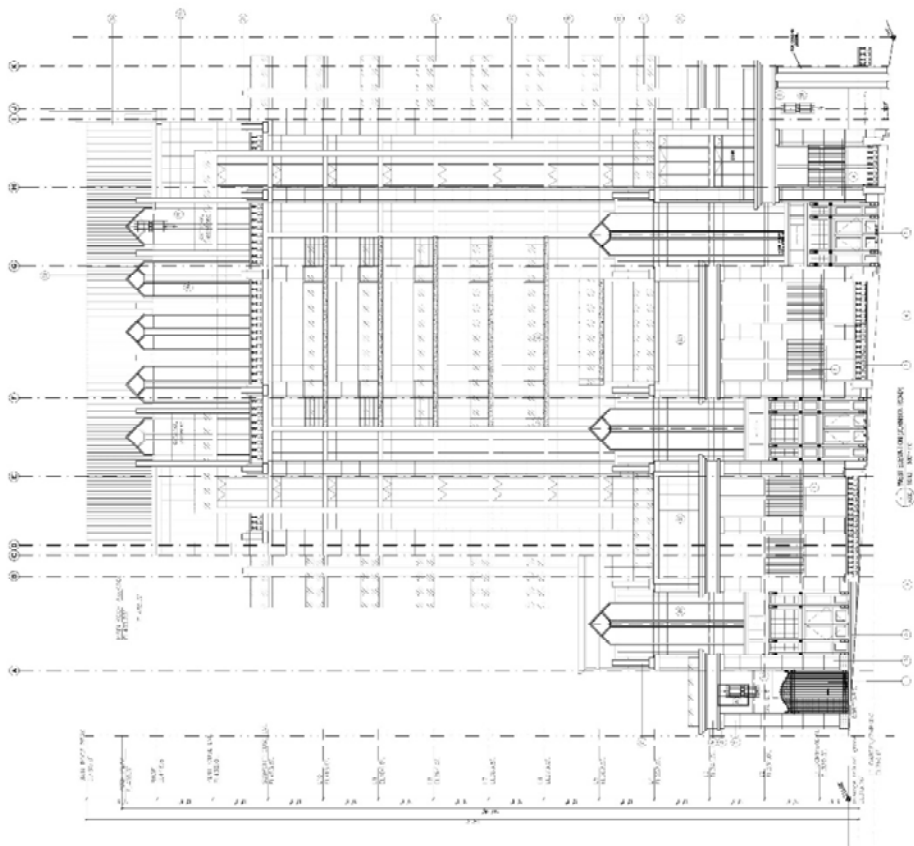
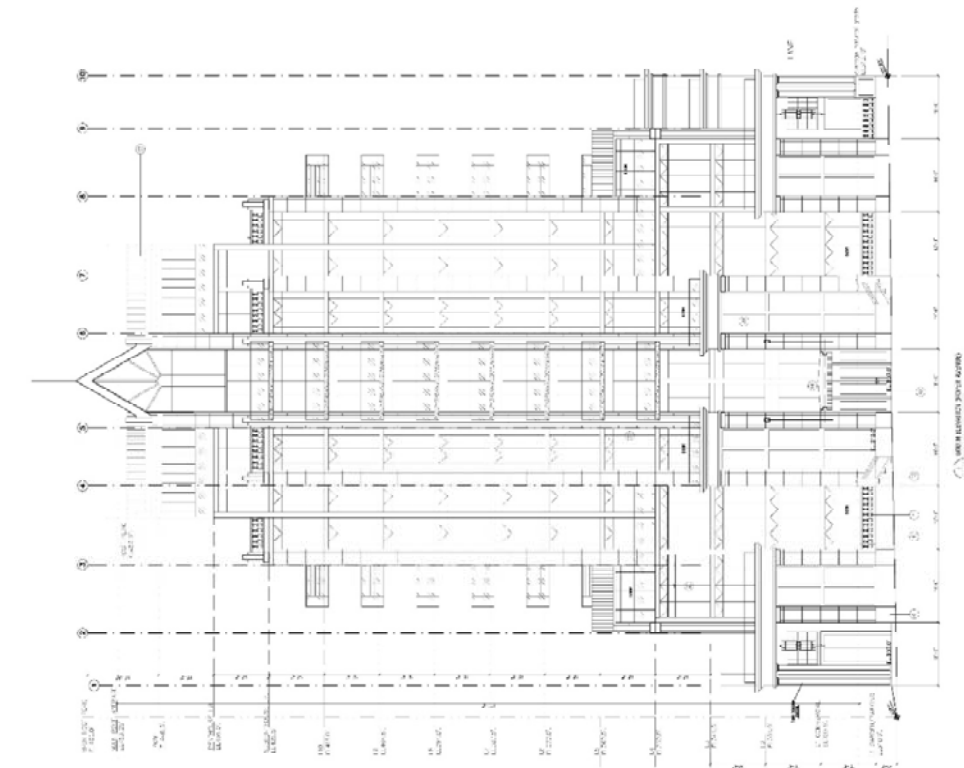
Stantec

LADY ALEXANDRA

SITE PLAN

1/8" = 1'-0"

A102



- 1. ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
- 2. FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.
- 3. ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF THE ARCHITECT.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
- 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- 6. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
- 7. THE CONTRACTOR SHALL MAINTAIN THE SITE AT ALL TIMES AND RESTORE IT TO ORIGINAL CONDITION OR BETTER.
- 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL ADJACENT PROPERTIES.
- 9. THE CONTRACTOR SHALL MAINTAIN THE SITE AT ALL TIMES AND RESTORE IT TO ORIGINAL CONDITION OR BETTER.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL ADJACENT PROPERTIES.
- 11. THE CONTRACTOR SHALL MAINTAIN THE SITE AT ALL TIMES AND RESTORE IT TO ORIGINAL CONDITION OR BETTER.
- 12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL ADJACENT PROPERTIES.
- 13. THE CONTRACTOR SHALL MAINTAIN THE SITE AT ALL TIMES AND RESTORE IT TO ORIGINAL CONDITION OR BETTER.
- 14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL ADJACENT PROPERTIES.
- 15. THE CONTRACTOR SHALL MAINTAIN THE SITE AT ALL TIMES AND RESTORE IT TO ORIGINAL CONDITION OR BETTER.
- 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL ADJACENT PROPERTIES.
- 17. THE CONTRACTOR SHALL MAINTAIN THE SITE AT ALL TIMES AND RESTORE IT TO ORIGINAL CONDITION OR BETTER.
- 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL ADJACENT PROPERTIES.
- 19. THE CONTRACTOR SHALL MAINTAIN THE SITE AT ALL TIMES AND RESTORE IT TO ORIGINAL CONDITION OR BETTER.
- 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND MAINTENANCE OF ALL ADJACENT PROPERTIES.

PROPOSED WEST AND SOUTH ELEVATIONS

PROPOSED WEST AND SOUTH ELEVATIONS

PROPOSED WEST AND SOUTH ELEVATIONS

DATE: 03/27/2024

SCALE: 1/8" = 1'-0"

PROJECT: LADY ALEXANDRA

NO. 1000

REV. 1

STANTEC

LADY ALEXANDRA

1000 WEST 1000 NORTH AVENUE

EDMONTON, ALBERTA T6E 6E6

STANTEC

ARCHITECTURE

1000 WEST 1000 NORTH AVENUE

EDMONTON, ALBERTA T6E 6E6

ARCHITECTURE

1000 WEST 1000 NORTH AVENUE

EDMONTON, ALBERTA T6E 6E6

ARCHITECTURE

1000 WEST 1000 NORTH AVENUE

EDMONTON, ALBERTA T6E 6E6

ARCHITECTURE

1000 WEST 1000 NORTH AVENUE

EDMONTON, ALBERTA T6E 6E6

ARCHITECTURE

1000 WEST 1000 NORTH AVENUE

EDMONTON, ALBERTA T6E 6E6

APPENDIX H

Minutes from April 24, 2017 Land Use and Planning Committee Meeting

Minutes of a Land Use and Planning Committee
Meeting of City of White Rock held in the
Council Chambers
April 24, 2017

Page 21

PRESENT: Councillor Lawrence, Chairperson
Mayor Baldwin
Councillor Chesney
Councillor Fathers
Councillor Knight
Councillor Sinclair
Councillor Meyer

STAFF: D. Bottrill, Chief Administrative Officer
G. St. Louis, Director of Engineering and Municipal Operations
C. Isaak, Manager of Planning
J. Nyhus, Chief Building Inspector
T. Arthur, City Clerk

Press: 0

Public: 11

1. **CALL MEETING TO ORDER**
The meeting was called to order at 5:48 p.m.

2. **ADOPTION OF AGENDA**

2017-LUP/C-030 **It was MOVED and SECONDED**
THAT the Land Use and Planning Committee adopts the agenda for April 24, 2017 as
circulated.

CARRIED

3. **ADOPTION OF MINUTES**

a) April 10, 2017 – Land Use and Planning Committee Meeting

2017-LUP/C-031 **It was MOVED and SECONDED**
THAT the Land Use and Planning Committee adopts the minutes of the April 10, 2017
meeting as circulated.

CARRIED

4. **IMAGINE 2045 - OFFICIAL COMMUNITY PLAN REVIEW PROGRESS
REPORT 6**

Corporate report dated April 24, 2017 from the Acting Director of Planning and
Development Services titled "Imagine 2045 - Official Community Plan Review Progress
Report 6".

Jennifer Fix of Dialogue Design gave an overview of the Official Community Plan
Progress. Information in regard to the following was noted:

- Engagement Process
- Participation

Minutes of a Land Use and Planning Committee
Meeting of City of White Rock held in the
Council Chambers
April 24, 2017

Page 22

- Outline of Overall Support in the following areas:
 - Land Use and Growth Management
 - Transportation and Mobility
 - The Waterfront

Discussion ensued and included the following comments made by individual members of Council:

- Concern over participation / no way to be sure that the same people did not attend a number of input opportunities giving the same input
 - further engagement (possibly only select persons who came out to the participation process)
 - it was noted that Council would have the opportunity to review the “raw data”
 - engagement clarified 5 – 10% citizens – the consultant noted this was strong and good outreach was provided that included various ways to be heard both in person and through using technology
- Only City of White Rock photos to be included in the document
- Image 2045 (30 Years)
 - need to ensure the document has addressed the future (included in the vision)
 - need further review of the vision for the Lower Johnston Road and along North Bluff Road, must ensure the area is economically viable 8 stories to 4 stories may not be enough for future economic growth (Main Road = economic hub)
 - Thrift Avenue 8 stories to 5 stories appears to be limiting would support more of a 12 storey design with a gradual reduction going south
 - Leeds Level(s) of Standards for commercial and some elements for single family
 - it was clarified the proposed future growth can be accommodated within the draft OCP
- Good public spaces, very important (economic / enjoyment)
- East of Finlay Street along North Bluff Road possibly lends itself to some increased density and affordable housing options for young families
- “East Side Large Lot Infill”, not clear how to support rental housing – visualize this area (Hospital to the East) could be a bit higher than 3 stories (transportation in this area lends itself to this consideration)
- “West End on North Bluff”, do not see a lot of density going in this area (many still of the older White Rock homes)
- Taking care of people with food related issues, food security, green roofs (environmental issues) should be addressed
- Along North Bluff Road buildings can go higher as this is a transportation corridor and multi-family makes sense from the Town Centre to the East and to Stayte Road, going into the interior (In Fill Area) with more than 4 stories would not be favourable but duplexes could be a way to add density in this area

2017-LUP/C-032

It was MOVED and SECONDED

THAT the Land Use and Planning Committee receives for information the corporate report dated April 24, 2017 from the Acting Director of Planning and Development Services, titled “Imagine 2045 – Official Community Plan Review Progress Report 6”.

CARRIED

Minutes of a Land Use and Planning Committee
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5. **APPLICATION FOR OFFICIAL COMMUNITY PLAN (OCP), ZONING BYLAW AMENDMENT (ZON) AND MAJOR DEVELOPMENT PERMIT (MJP) – 14937 THRIFT AVENUE (OCP/ZON/MJP 16-024)**

Corporate report dated April 24, 2017 from the Acting Director of Planning and Development Services titled “Application for Official Community Plan (OCP), Zoning Bylaw Amendment (ZON) and Major Development Permit (MJP) – 14937 Thrift Avenue (OCP/ZON/MJP 16-024)”.

Following staff’s introduction of the corporate report, and due to the staff’s recommendation to defer consideration of the application, the Applicant was given the opportunity to outline their proposal.

2017-LUP/C-033 **It was MOVED and SECONDED**


THAT the Land Use and Planning Committee:

1. Receives for information the corporate report dated April 24, 2017 from the Acting Director of Planning and Development Services, titled “Application for Official Community Plan (OCP), Zoning Bylaw Amendment (ZON) and Major Development Permit (MJP) – 14937 Thrift Avenue (OCP/ZON/MJP 16-024);” and
2. Recommends that Council defer consideration of the Official Community Plan amendment, Zoning Bylaw amendment and Major Development Permit applications for 14937 Thrift Avenue pending revisions as outlined in this corporate report.

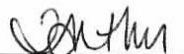
CARRIED

6. **CONCLUSION OF THE APRIL 24, 2017 LAND USE AND PLANNING COMMITTEE MEETING**

The Chairperson declared the meeting concluded at 6:44 p.m.



Deputy Mayor Bill Lawrence



Tracey Arthur, City Clerk

APPENDIX I

Excerpt from May 29, 2017 LUPC Report

Imagine White Rock 2045: Official Community Plan Bylaw Introduction
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and low rise units typically have a low student yield; based on their research, the school district estimates that there is an average ratio of 0.09 students with each new low rise apartment unit (i.e. 9 students per 100 low-rise units), and 0.025 students with each new high rise apartment unit (i.e. 25 students per 1000 high-rise units).

School District staff have noted that Semiahmoo and Earl Marriot are significantly over capacity and will have relief in 2020 when the new 1,500 student secondary school opens in Grandview. There are currently no proposed additions to any elementary schools with catchment boundaries in White Rock, but that this will continued to be reviewed on an annual basis.

Financial Plan and Waste Management Plans

Section 477(3)(a) of the *Local Government Act* requires that a local government must consider the OCP in conjunction with its financial plan and any waste management plan.

The OCP projects a modest increase in population and dwelling units in the City over the 30 year time horizon of the plan, with an annual population growth rate between 0.6% and 1.0%. The majority of this growth is expected occur through infill and redevelopment.

Based on this, staff recommend that Council (per Recommendation # 3) consider the proposed OCP consistent with the City's financial plan and Metro Vancouver's waste management plans, as the moderate growth projected in the Plan is consistent with recent trends, and that the OCP policies do not conflict with the financial plan or the strategies in the waste management plans.

Notable Refinements to the Draft OCP

The following sections identify notable changes that have been made to the draft OCP, organized under issue headings. A more complete list of changes is provided in Appendix C to this report, which lists the changes in the order as they appear in the OCP.

Density

The most significant change on this issue is the addition of a maximum floor area density ('FAR' or Floor Area Ratio) map for the Town Centre, Lower Town Centre, and Town Centre Transition land use designations, which would require OCP amendment if exceeded. The purpose of this is to clearly identify maximum densities and how they transition from the growth focus area (Town Centre) into surrounding neighbourhoods. Other changes include:

- Moving the Conceptual Urban Form illustrations (Figure 7 and 8) from Section 8.0 (Land Use) to Section 7.0 (Growth Management; see page 28). Adding the following related statement in the overview paragraph of Section 7.0 "The highest heights and densities are to be concentrated at the intersection of Johnston and North Bluff Roads, with heights and densities generally transitioning down to the south, east, and west. The Conceptual Urban Form for the City is highlighted in Figures 7 and 8." As these figures relate primarily to built form and not the use of land, they are more appropriately located in the Growth Management section.
- Revised overview of Section 8 (Land Use), to improve clarity. Addition of a graphic (Figure 9) which specifies maximum FAR for new development in the Town Centre, Town Centre Transition Area, and Lower Town Centre land use designations.

The draft OCP provided maximum FAR for these land use designations, and indicated that densities are to generally decrease away from the Town Centre. The Figure 9 graphic specifies density tiers within each land use designation to provide certainty around anticipated maximum densities. Note that in the Town Centre Transition Area, the maximum FAR may be increased by 40% with the provision of

affordable rental or secured market rental housing (e.g. 2.5 FAR may be increased by 1.0 FAR to 3.5 FAR).

A brief summary of the FAR graphic, and how densities transition down along Johnston Road and Pacific Avenue (between North Bluff and Fir Street), is as follows:

- a) In the Town Centre, and reflecting its role as White Rock’s ‘growth focus area’, the FAR is highest at 5.4 between North Bluff Road and Russell Avenue, and transitions to 4.0 FAR along Johnston Road, between Russell and Thrift, and 3.0 in the southwest corner as it interfaces a lower density, lower-rise area;
- b) West and east of the Town Centre, FARs also decrease as one moves away from the Town Centre and towards established single family home areas;
- c) In the Lower Town Centre, there are two distinct FAR areas proposed:
 - i. Between Thrift Avenue and Roper Avenue, and for properties fronting Johnston Road, a maximum 3.5 FAR is possible. This continues the downward density transition from the Town Centre, but also allows for significant redevelopments along the entire Johnston Road segment (between North Bluff and Roper) that is part of the planned Johnston Road Streetscape Revitalization project. The proposed 3.5 FAR area also ends at White Rock Elementary, which is a large open space that acts as a buffer between higher and lower density areas.
 - ii. The remainder of the Lower Town Centre area has a maximum 2.0 FAR, which will result in redevelopments that reflect the lower-rise character of this area.
- Revision to the format of Land Use Designations throughout Section 8, to group Uses with Building Types together in a single policy, as these characteristics relate more to the general use of a property, and also combine Density with Height in a single policy, as these parameters establish the built form of a property.
 The draft OCP originally had separate policies for density and height.
- Addition of maximum FARs for all land use designations throughout Section 8 with the exception of Institutional and Open Space, as summarized in the table below.

Land Use Designation	Maximum Gross Floor Area Ratio
Town Centre	5.4; refer to Figure 9 for details
Town Centre Transition	2.5, plus 40% with provision of affordable/rental housing; refer to Figure 9 for details
Lower Town Centre – Johnston Road between Thrift and Roper	3.5
Lower Town Centre – remaining properties	2.0
Waterfront Village	2.0
Urban Neighbourhood	1.5
North Bluff East	1.0
East Side Large Lot Infill	Per zoning bylaw; see policy 8.7.2 for details
Mature Neighbourhood	Per zoning bylaw for duplexes, triplexes, and single family homes
Neighbourhood Commercial	1.0

Imagine White Rock 2045: Official Community Plan Bylaw Introduction
Page No. 8

These additions provide additional clarity to the public and land owners regarding maximum densities, and serve to indicate when an Official Community Plan amendment would be required in each of the land use designations.

- Addition of transit investment policy that recognizes the Town Centre as a Growth Focus Area to align increased density with the need for further frequent transit investment.

Height

The most significant change on this issue is that identified maximum heights as guidelines for application review, and not requiring OCP amendment if exceeded. Other changes include:

- Adding policies regarding the Everall Neighbourhood Area to allow for increased height in exchange for mature tree preservation.
- Addition of Objective 7.2 (page 29) and Policies 7.2.1 and 7.2.2. These policies reinforce the Conceptual Urban Form, while noting that some variation in building heights within the general transition is encouraged.
- Revision to height transition diagram (Figure 10) in Section 8.0 to only include the Town Centre, Town Centre Transition, and Lower Town Centre Areas. Limiting the scope of the height concept diagram focuses it on areas where the majority of redevelopment is anticipated to occur over the next 30 years and where clear guidance is required for transitions into surrounding areas. The concept has also been simplified and two key updates have been made to the Lower Town Centre area, in accordance with the maximum FAR diagram, and in response to feedback received, further analysis and development applications submitted to the City:
 - i. Increased heights for Thrift Avenue to Roper Avenue block (properties on Johnston Road) from 5-8 storeys to 10-12 storeys. This reflects comments from several Council members at the April 24, 2017 LUPC meeting, regarding heights in the Lower Town Centre, and relates to the proposed 3.5 FAR for this area. Considering consultation feedback regarding views in the Lower Town Centre, it is important to note that the previously proposed 5 to 8 storey range will likely result in new buildings blocking southwest views from street-level (Johnston Road), and taller building will have this same effect. However, in both cases views to south down Johnston Road, from street-level and potential new buildings, will remain open as redevelopment occurs. The OCP also requires buildings to step back from the street which, along with the Johnston Road reconstruction and lower heights south of Roper, will help to maintain this view corridor. Taller buildings, with smaller upper-floors, will also help to reduce street shadowing and potentially create ocean view cones to the southwest, relative to bulkier lower-rise buildings. Staff also note there are two OCP Amendment applications in this block, with proposed heights of 20 storeys (1350 Johnston Road) and 15 storeys (1310 Johnston Road). These heights are beyond the proposed 10-12 storey range, and well above the originally proposed 5-8 storey range. However, considering this with OCP feedback and further analysis, the proposed 10-12 storey range respects the OCP height transition, yet recognizes there is redevelopment interest, which if encouraged through appropriate policy, will help to revitalize this area.

**LU & P AGENDA
PAGE 104**

Lower Town Centre OCP & CD-60 / 1310 Johnston Road Zoning Amendments

WHITE ROCK
My City by the Sea!

December 10, 2018

Purposes of this Report

1. Receive Council's direction to:

- Invite affected landowners to meet with Council to discuss proposed amendments
- Proceed with Public Consultation Process for proposed amendments

2. Present issues & policies related to amendments; providing basis for discussion

- Community interests, good planning principles
- Aesthetic values, neighbourhood character, views, shadowing/sunlight, traffic, parking, water use, environmental concerns, economic and practical uses of property, consistency with Official Community Plan (current and 'in process' review)

Consultation Process for Proposed OCP/Zoning Amendments

Step in Process	Dates
Process/Analysis Report and Draft Bylaws (today)	December 10, 2018
Invitation to Meet with Owners and Receive Written Comments	December 11, 2018
Public Information Meeting	January 17, 2018
Meeting Opportunities with Owners/Legal Counsel (Special Council)	January 21 – January 25, 2019
Consultation Summary Report and 1 st /2 nd Readings of Bylaws	February 11, 2019
Public Hearing / Possible 3 rd and Final Reading of Bylaws	February 25, 2019
Possible (if deferred) 3 rd and/or Final Reading of Bylaws	March 11, 2019

Council's Foundational Policies

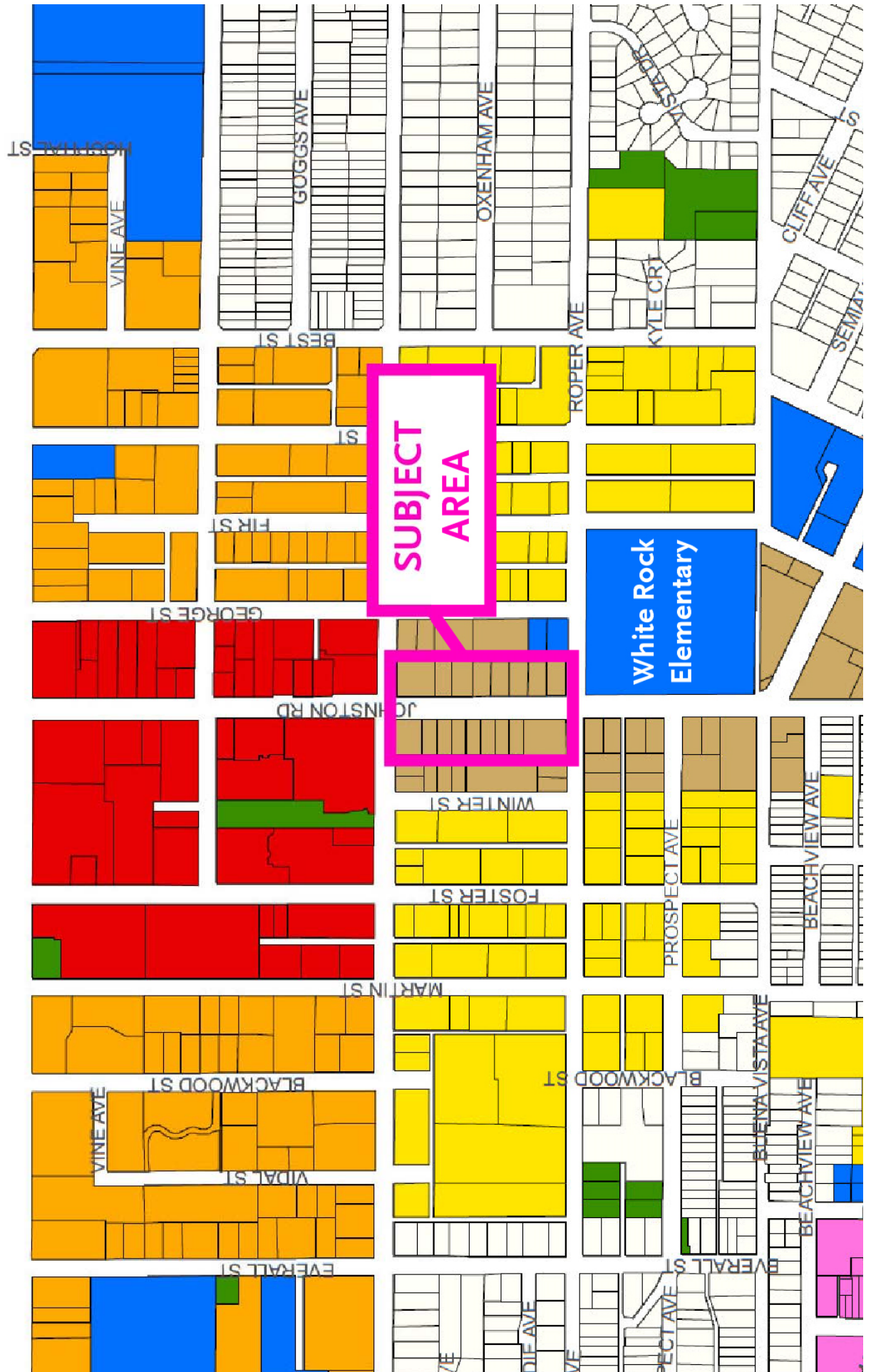
Official Community Plan (OCP)

- the community's *Vision* or '*blueprint*' for future growth
- 'objectives & policies to guide decisions on planning & land use'
- 'intended' land uses, transportation, infrastructure, amenities investment

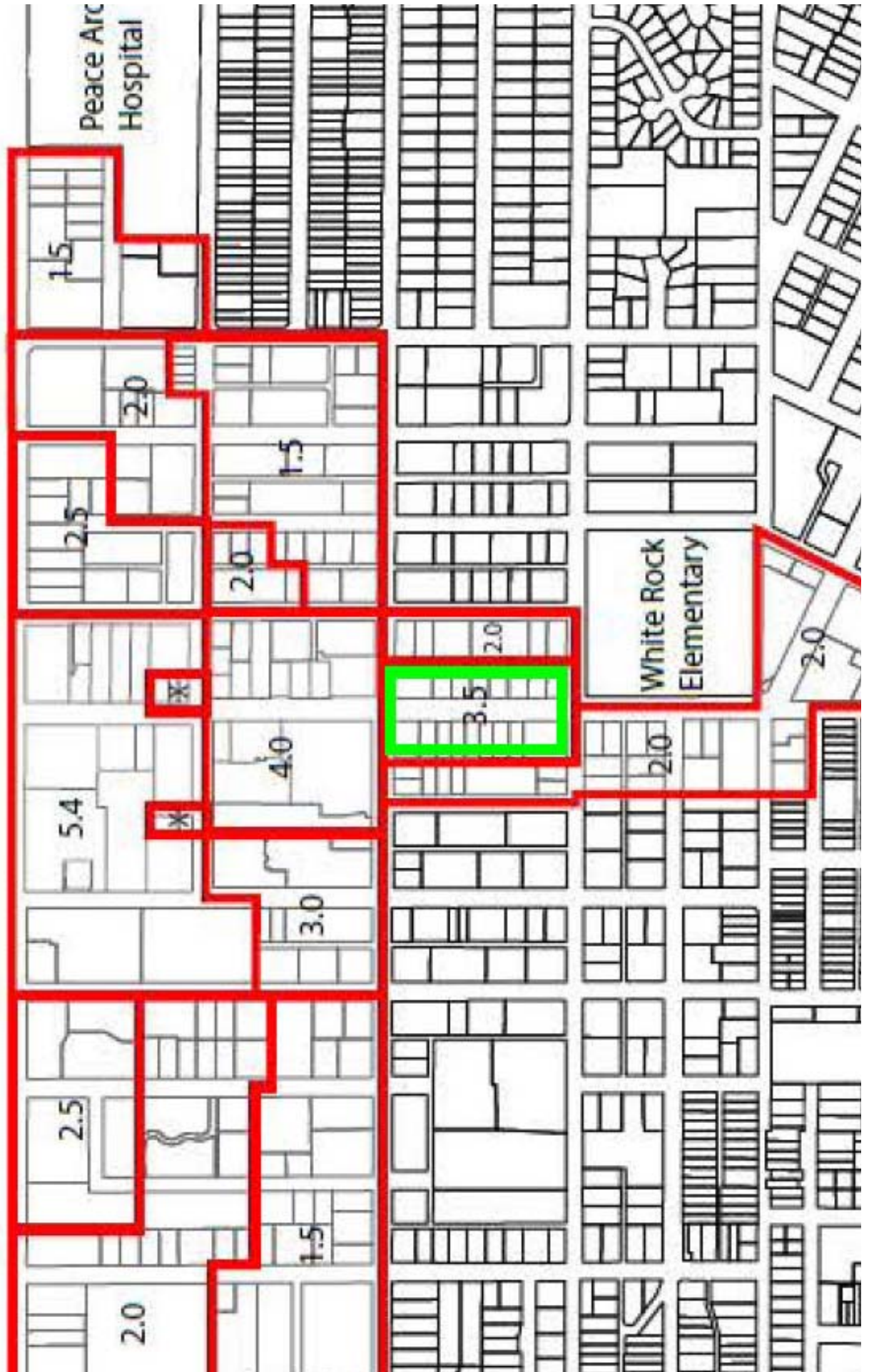
Zoning Bylaw

- identifies development 'rights' (ie. use, height, density, lot coverage, setbacks)
- includes definitions and general regulations (ie. required parking, open space)
- implements OCP land uses at a site-specific level, through 'zones'

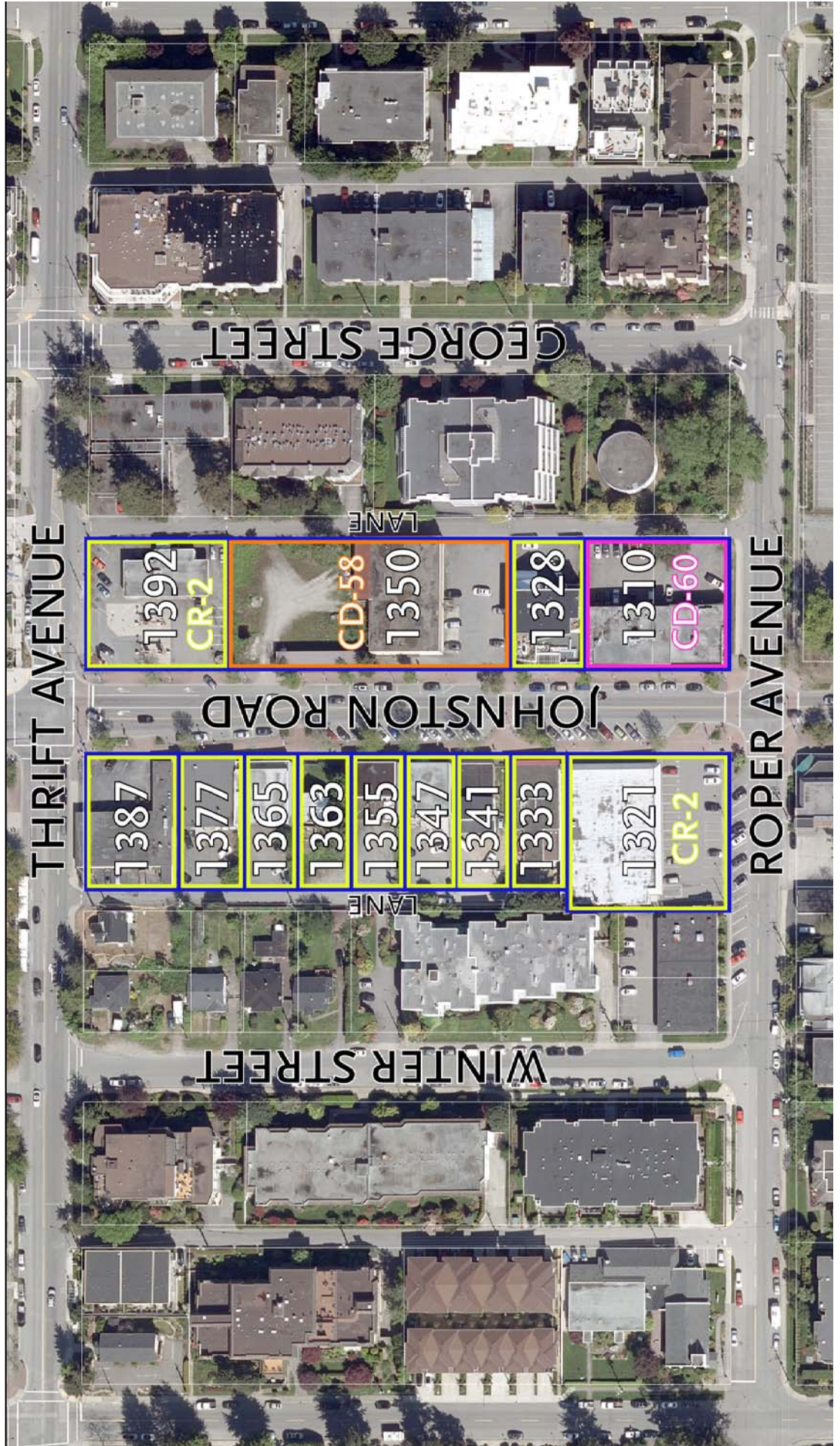
1300-Block of Johnston Road – Current OCP Designation



1300-Block of Johnston Road – Current OCP Density



1300-Block of Johnston Road – Current Zoning



Planning Principles Related to Proposed Amendments

Smart Growth Principles

- 10 basic principles for sustainable development originally created by US EPA
- Broadly accepted regionally and across North America
- Align with the 6 “Guiding Principles” of the White Rock Official Community Plan

<p>1. Create a range of housing opportunities and choices</p>	<p>6. Preserve open space, natural beauty, and critical environmental areas</p>
<p>2. Take advantage of compact building design</p>	<p>7. Support a variety of transportation choices</p>
<p>3. Mix compatible land uses</p>	<p>8. Strengthen and direct development towards existing infrastructure</p>
<p>4. Foster distinctive, attractive communities with a strong sense of place</p>	<p>9. Make development decisions predictable, fair, and cost effective</p>
<p>5. Create walkable neighbourhoods</p>	<p>10. Encourage community and stakeholder collaboration</p>

OCP

Guiding Principles



Principle 1

Connect to the Water

White Rock is first and foremost a seaside community. The waterfront and Marine Drive are cherished assets, however steep topography makes them difficult to access from other key destinations such as the Town Centre. This OCP will support making it easier and more inviting for residents and visitors to access the waterfront.



Principle 2

Enjoy the Town Centre

If the waterfront is the soul of White Rock, then the Town Centre is the heart. This area is the economic and cultural centre of the community, with the greatest concentration of homes, jobs, shops, and amenities. This OCP will support reinforcement of the Town Centre as a mixed-use anchor, and will encourage the creation of delightful public places for socializing, dining, resting, people-watching, shopping, and taking in the view.



Principle 3

Grow Up & Grow Old in the Same Neighbourhood

White Rock has diverse housing types across the City, however neighbourhoods themselves are fairly homogeneous. This OCP will support the existing character of established neighbourhoods, while also providing more housing choices for diverse households, incomes, and needs. This includes young adults, families with children, and seniors who wish to downsize without leaving their neighbourhood behind. The OCP will also promote greater transportation choices for everyone, making walking, cycling, and transit use convenient and accessible.

OCP Guiding Principles



Principle 4

See the Sea

Few things distinguish White Rock from other places more than its stunning views of the ocean. Through the celebration of views, this OCP will help to shape an urban form that continually reminds residents and visitors that they are in a seaside community.



Principle 5

Share the Streets

White Rock is blessed with an abundance of local small-scale shops designed around people rather than cars. Not only do these shops and restaurants provide services and jobs, they help animate public spaces and create interesting, intimate, and walkable streets. This OCP will help to strengthen the relationship between businesses and residents, making access on foot both convenient and enjoyable.



Principle 6

Live and Play in Green Places

White Rock is rich with natural beauty, including ecologically sensitive bluffs, ravines, and marine environments. At the same time, White Rock has limited park space, the tree canopy is inconsistent along streets and in neighbourhoods, and trees are largely situated on private property. This OCP will support increasing the quality and amount of green spaces within White Rock, enhancing tree canopy, and protecting natural resources and ecological areas.

Other Considerations Related to Proposed Amendments

Views

Aesthetic Values and Neighbourhood Character

Shadowing and Sunlight Access

Traffic

Parking

Water Use

Environmental Concerns

Economic and Practical Uses Permitted on the Land

Consistency with Current OCP, and OCP Amendment bylaw in Progress

Consultation Process for Proposed OCP/Zoning Amendments

Step in Process	Dates
Process/Analysis Report and Draft Bylaws (today)	December 10, 2018
Invitation to Meet with Owners and Receive Written Comments	December 11, 2018
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WHITE ROCK

My City by the Sea!



Local Government Act & Council's Land Use Authority

In this context, once Council makes land use decisions, including:

- adopting an OCP Amendment (if applicable);
- adopting a Rezoning (if applicable); and
- approving a Development Permit,

The property owner is then able to apply for a Building Permit

If the Building Permit application is consistent with the OCP & Zoning Bylaw at the time of application, *there is no provision in the LGA that allows the Building Permit to be withheld or altered by the Local Government*

Local Government Act & Council's Land Use Authority

Section 460 of the LGA: a Local Government is to consider every development application *Beyond amending the OCP and/or Zoning Bylaw, the LGA does not contain language that enables the Local Government to implement a 'moratorium' on development applications.*

However, the LGA does have a provision for a Local Government to withhold or amend a Building Permit that has not been applied for yet

LGA Section 463 provides Council the ability to:

- withhold a building permit
- amend a building permit in public interest

If Council passes a resolution that identifies the building permit being in conflict with a Bylaw that is under review (OCP, Zoning Bylaw)

The Local Government has to complete the Bylaw review within 30 days (or 60 days), or the applicant is entitled to compensation for damages related to withholding the permit

Withholding building permits and business licences that conflict with bylaws in preparation

- 463** (1) A local government may direct that a building permit be withheld for a period of 30 days, beginning on the day the application for the permit was made, if it passes a resolution identifying what it considers to be a conflict between a development proposed in the application for a building permit and
- (a) an official community plan that is under preparation, or
 - (b) a bylaw, under any of the following, that is under preparation:
 - (i) Division 5 [Zoning Bylaws];
 - (ii) Division 12 [Phased Development Agreements];
 - (iii) section 523 [runoff control requirements];
 - (iv) section 524 [requirements in relation to flood plain areas];
 - (v) section 525 [off-street parking and loading space requirements].
- (2) Subsection (1) does not apply unless a local government has, by resolution at least 7 days before the application for a building permit, begun the preparation of a plan or bylaw that is in conflict with the application.
- (3) During the 30 day period referred to in subsection (1), the local government must consider the application for the permit and may
- (a) direct the permit be withheld for a further 60 days, or
 - (b) grant the permit, but impose conditions in it that would be in the public interest, having regard to the plan or bylaw that is under preparation.
- (4) If the local government does not adopt a plan or bylaw referred to in subsection (1) within the 60 day period, the owners of the land for which a building permit was withheld under this section are entitled to compensation for damages arising from the withholding of the building permit.
- (5) For the purposes of subsection (4),
- (a) Division 7 [Expropriation and Compensation] of Part 8 [Regional Districts: General Powers and Responsibilities] of this Act applies in relation to a regional district, and
 - (b) Division 4 [Expropriation and Compensation] of Part 3 [Additional Powers and Limits on Powers] of the [Community Charter](#) applies in relation to a municipality.
- (6) In relation to land that is subject to a resolution under subsection (1), the council may direct that a business licence in respect of the same land be withheld for a period not longer than 90 days, if the council considers that the use to which the land would be put and to which the business licence application relates would be contrary to the use that would be permitted by the bylaw that is under preparation.
- (7) Any requirement to approve a permit or licence under this section is subject to section 557 [Environmental Management Act requirements].

Project Status: Categories

- 1. Building Permits Issued /Buildings Under Construction**
- 2. Building Permits Applied For**
- 3. Building Permits Not Applied For (have Development Permits)**
- 4. Development Permit Not Issued Yet (required to apply for Building Permit)**

Hypothetical Buildout Massing

- This is for illustrative purposes only; development does not happen uniformly all at once, for a number of reasons:
 - High cost of assembling multiple urban properties
 - It takes time for the market to absorb new supply of commercial and residential space
 - Policies (City, BCBC, etc.) change over time
 - Some sites may have unique challenges and other economic uses (e.g. gas station)

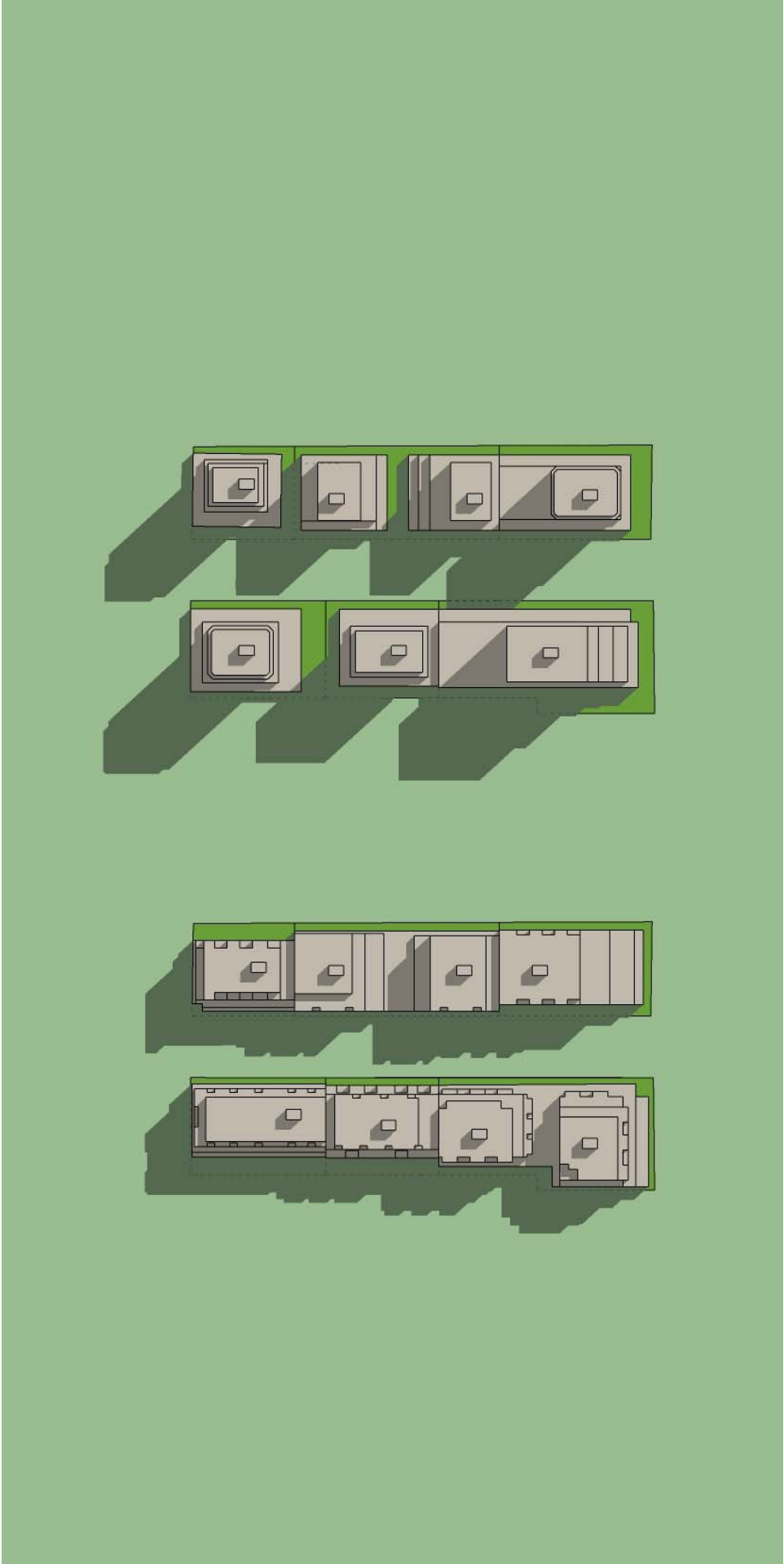
Hypothetical Buildout Massing

- o Image below shows the 1300-block of Johnston Road built out at 3.5 FAR (gross floor area ratio), in 6 storey (top left) and 12 storey (bottom right) height limits
- o Taller buildings generally cast longer but more slender shadows, shorter buildings conversely cast shorter shadows but cover more of the area nearby.



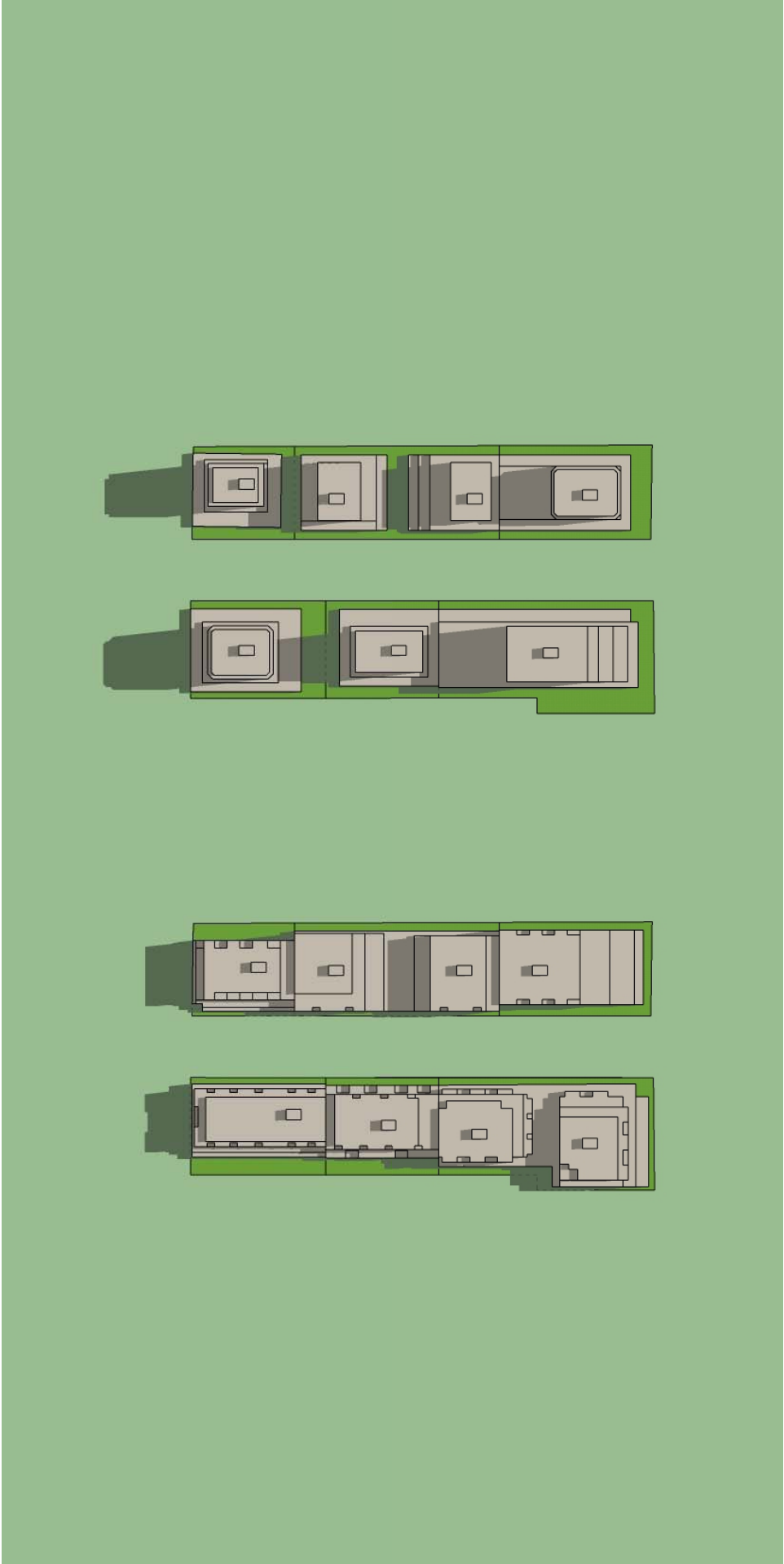
Shadowing – Vernal (Spring) Equinox

o March 21, 10:00am



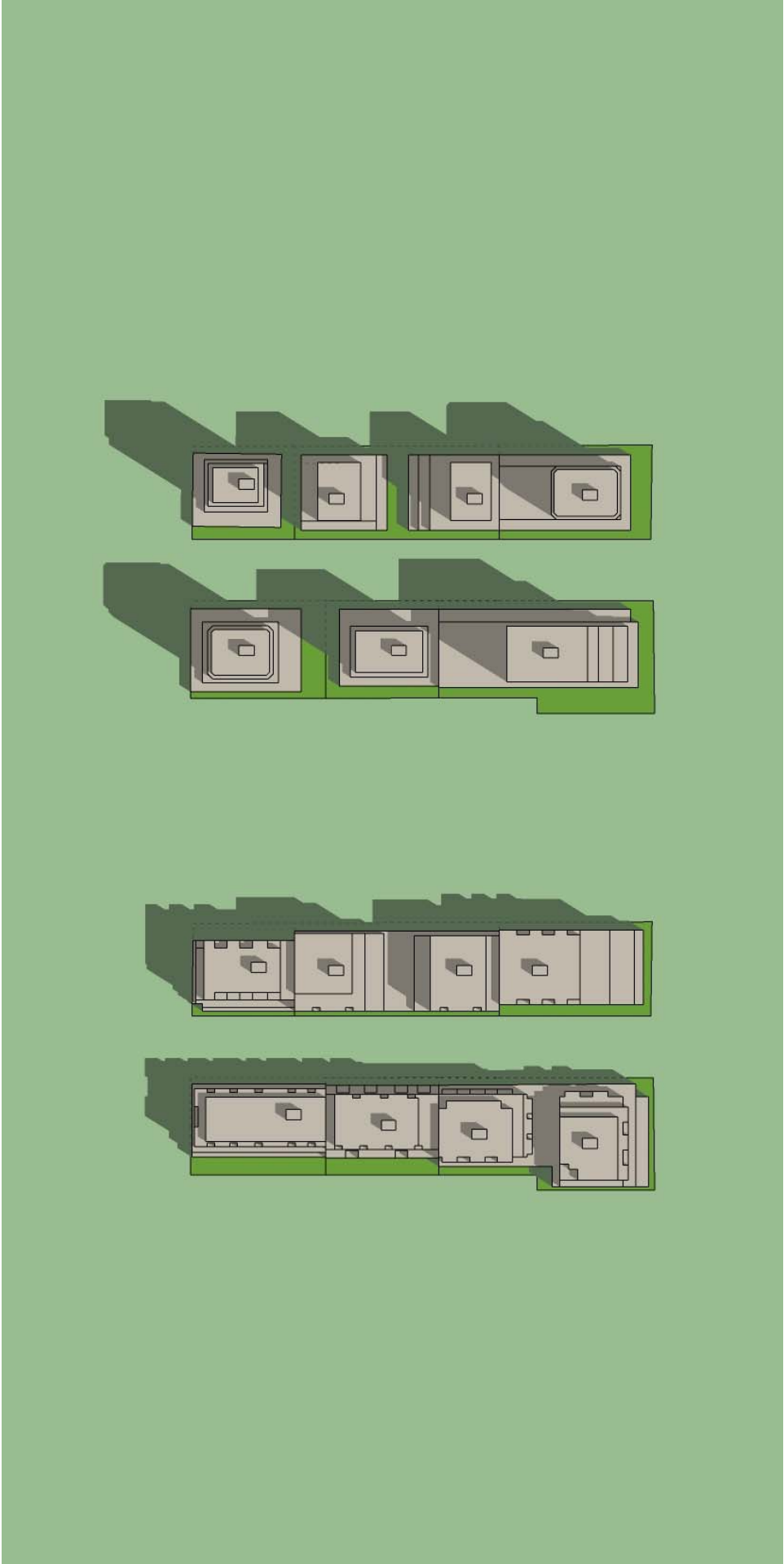
Shadowing – Vernal (Spring) Equinox

- o March 21, 12:00pm



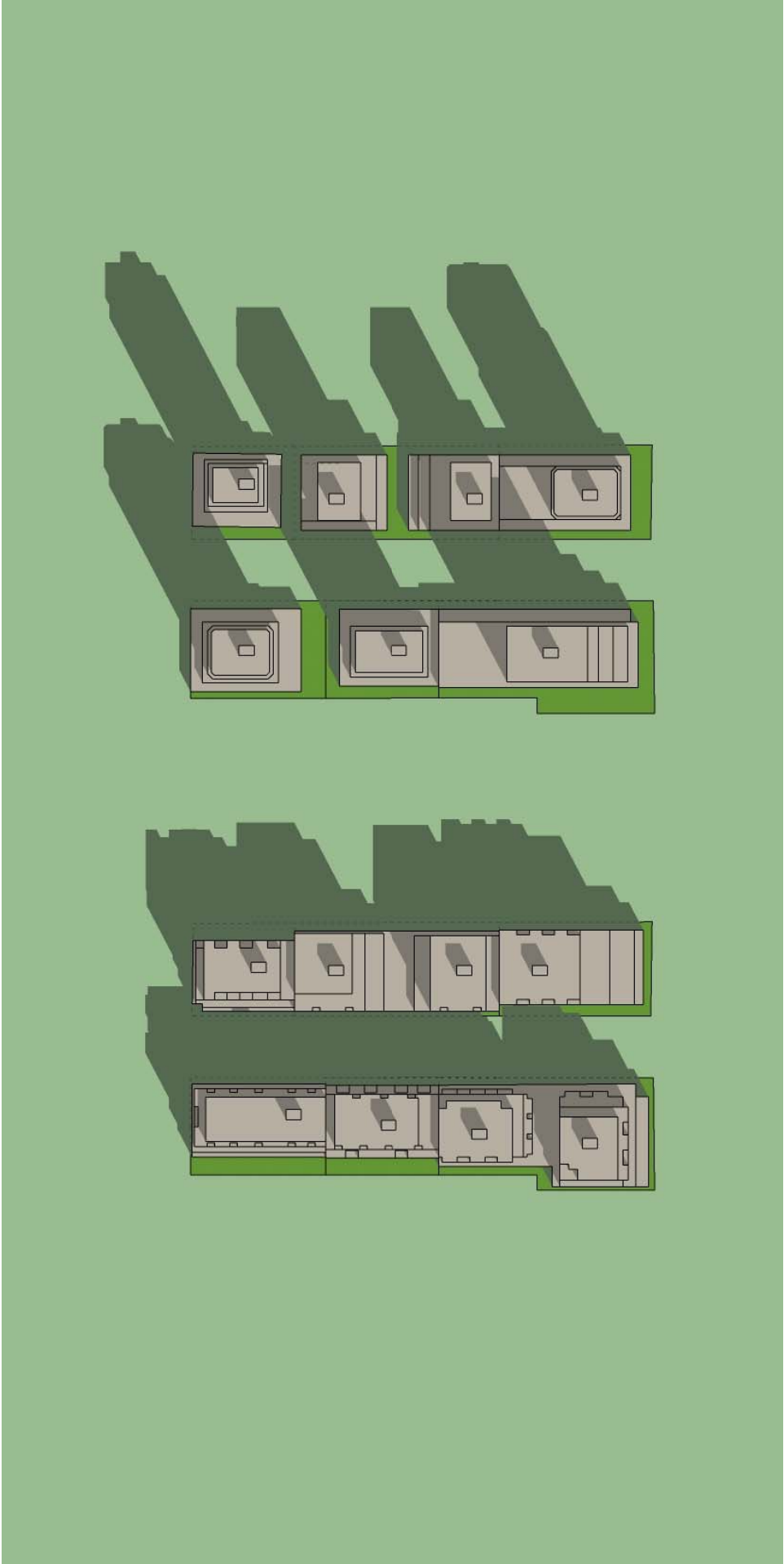
Shadowing – Vernal (Spring) Equinox

- o March 21, 2:00pm



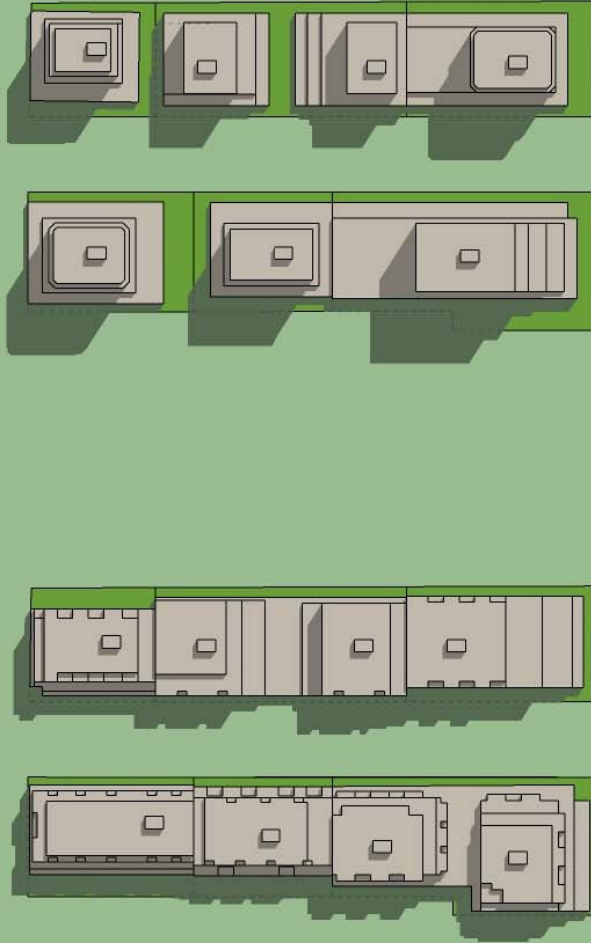
Shadowing – Vernal (Spring) Equinox

o March 21, 4:00pm



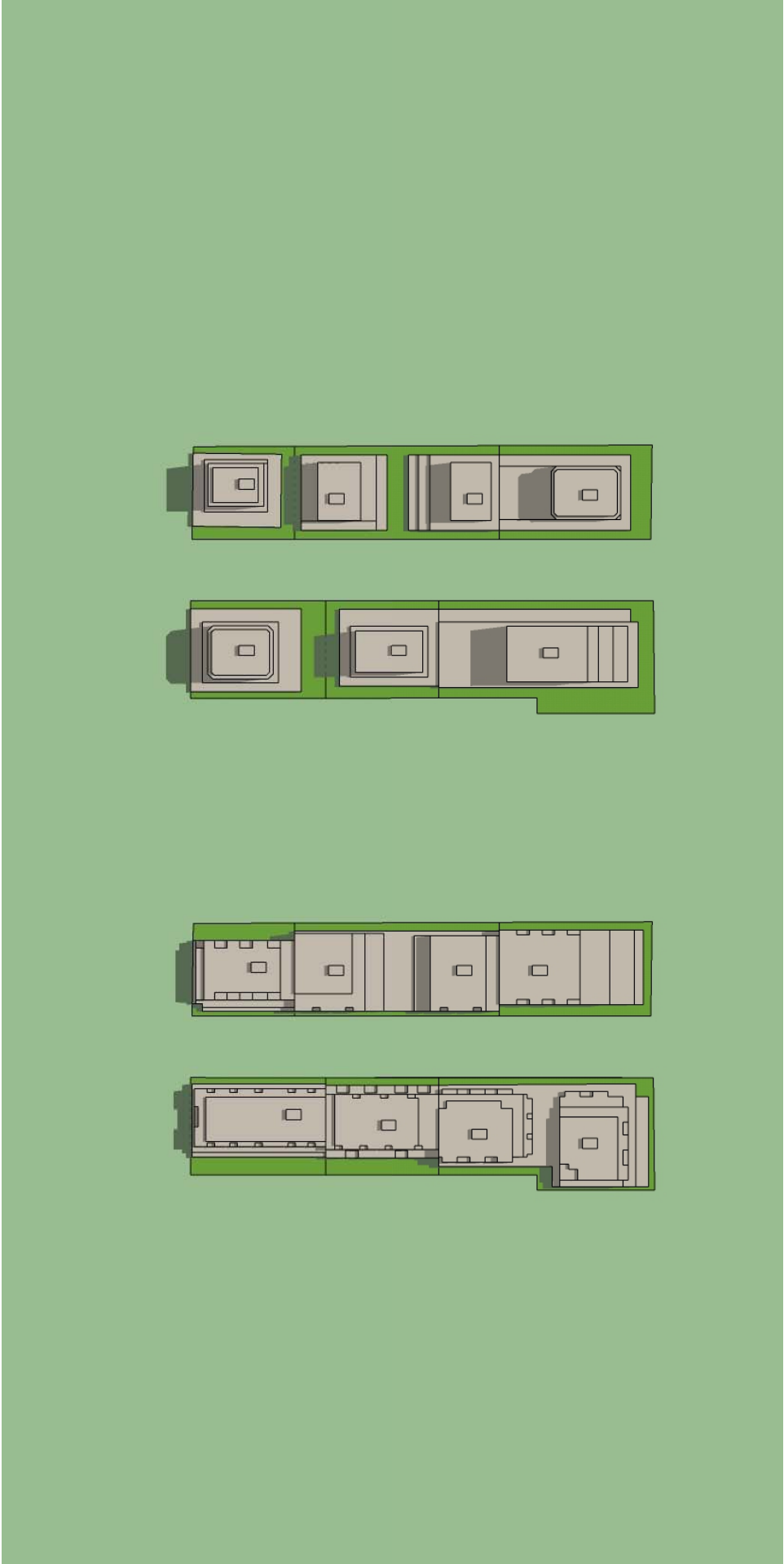
Shadowing – Summer Solstice

o June 21, 10:00am



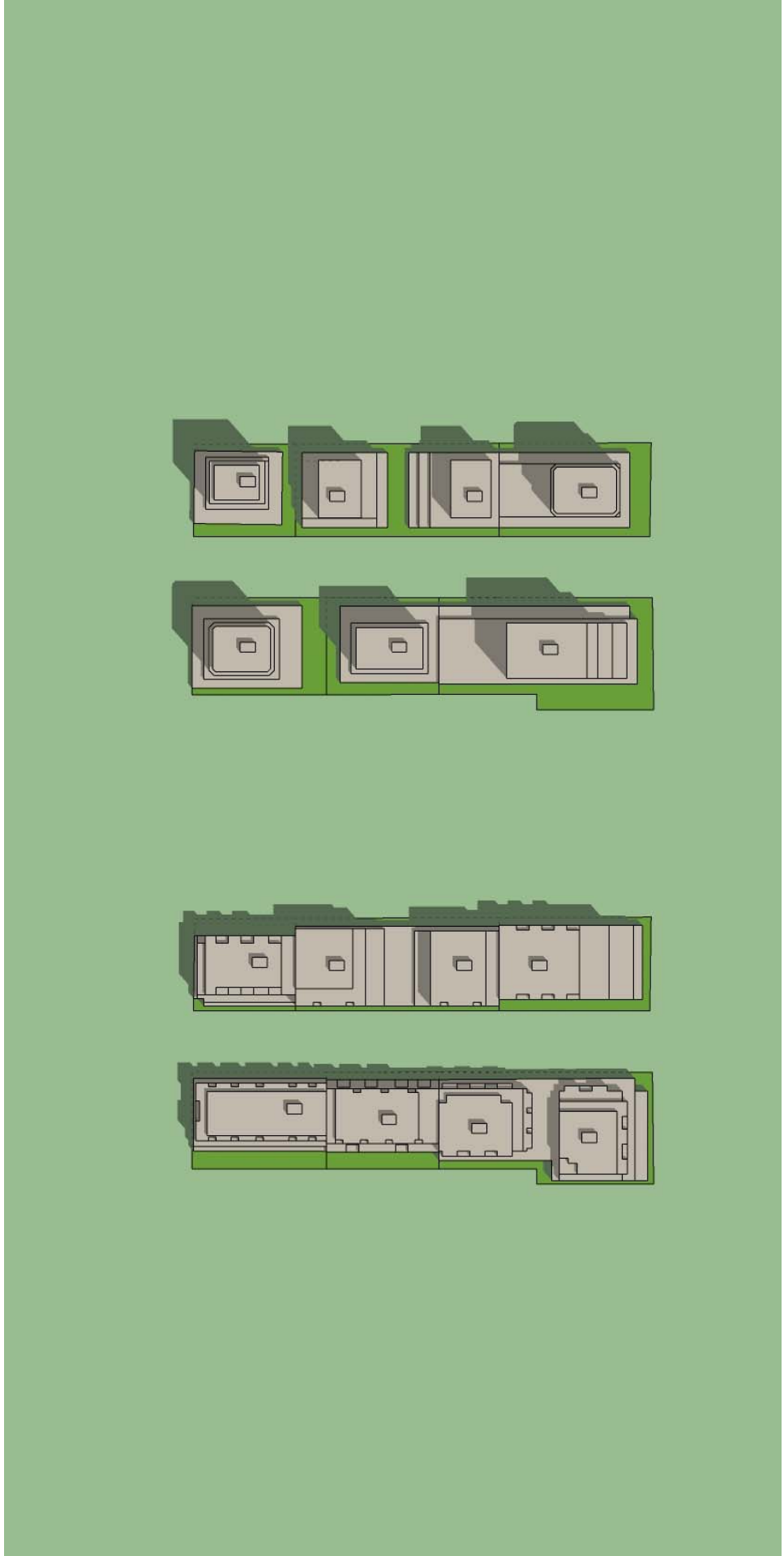
Shadowing – Summer Solstice

o June 21, 12:00pm



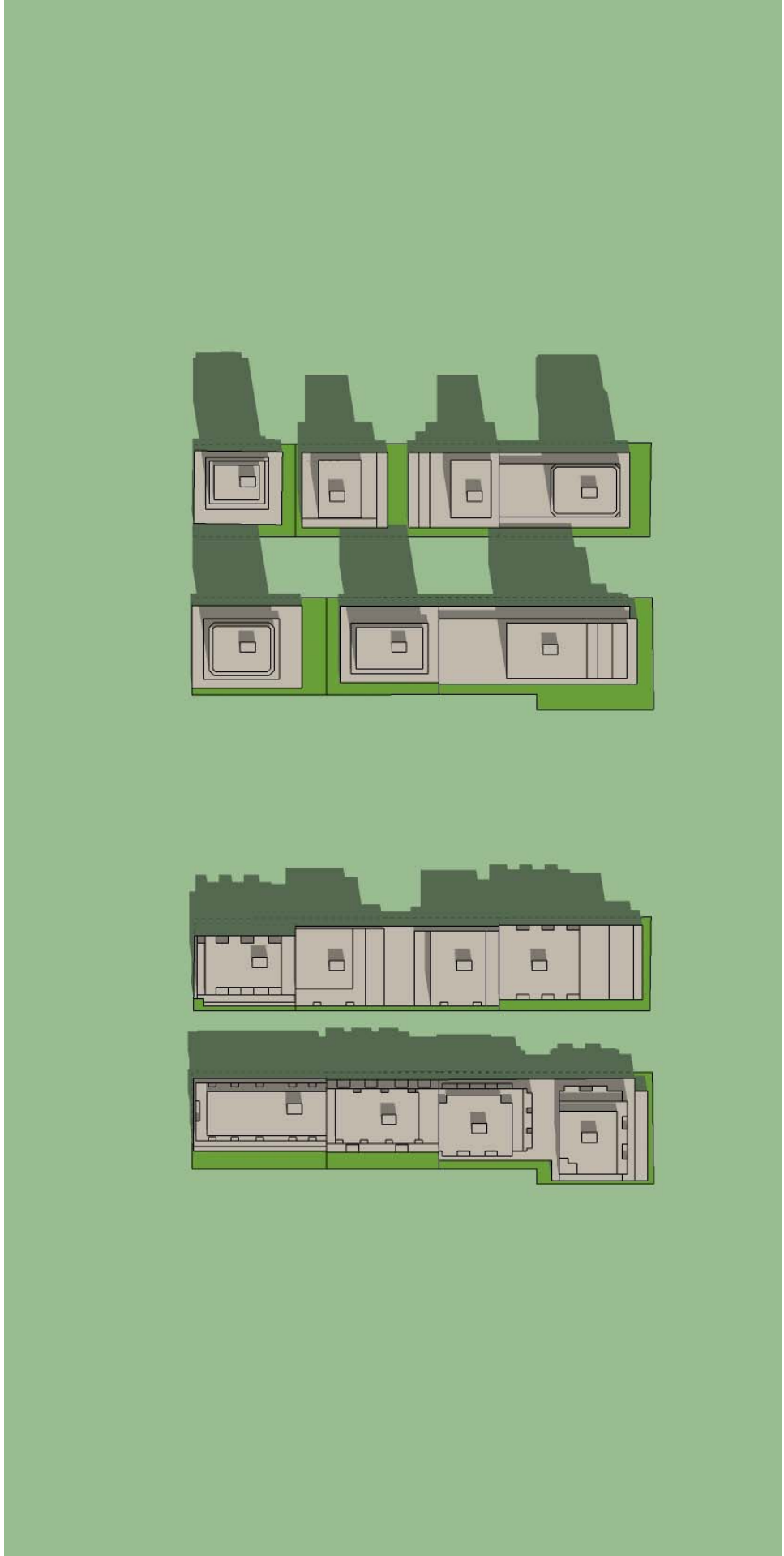
Shadowing – Summer Solstice

o June 21, 2:00pm



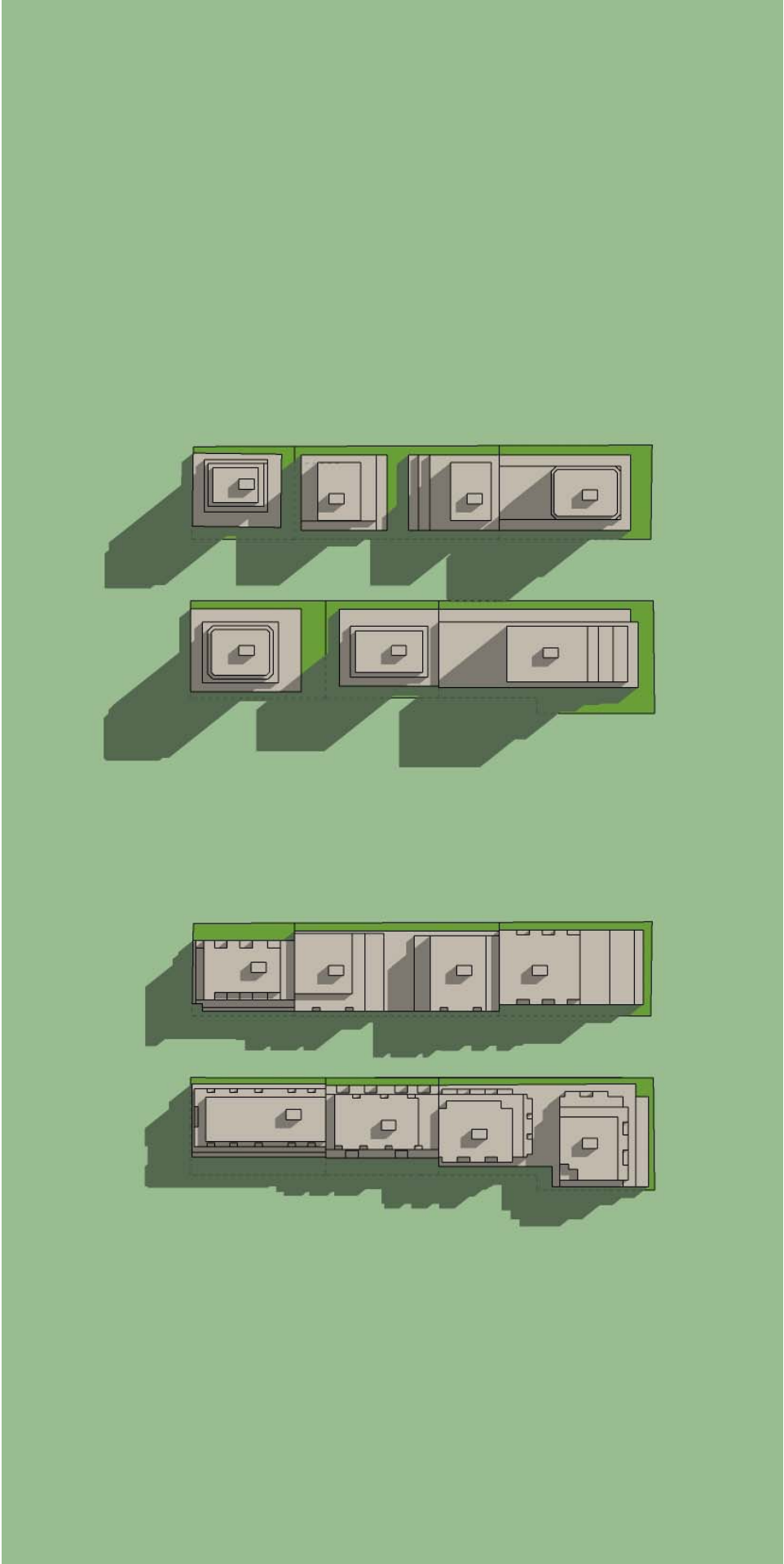
Shadowing – Summer Solstice

o June 21, 4:00pm



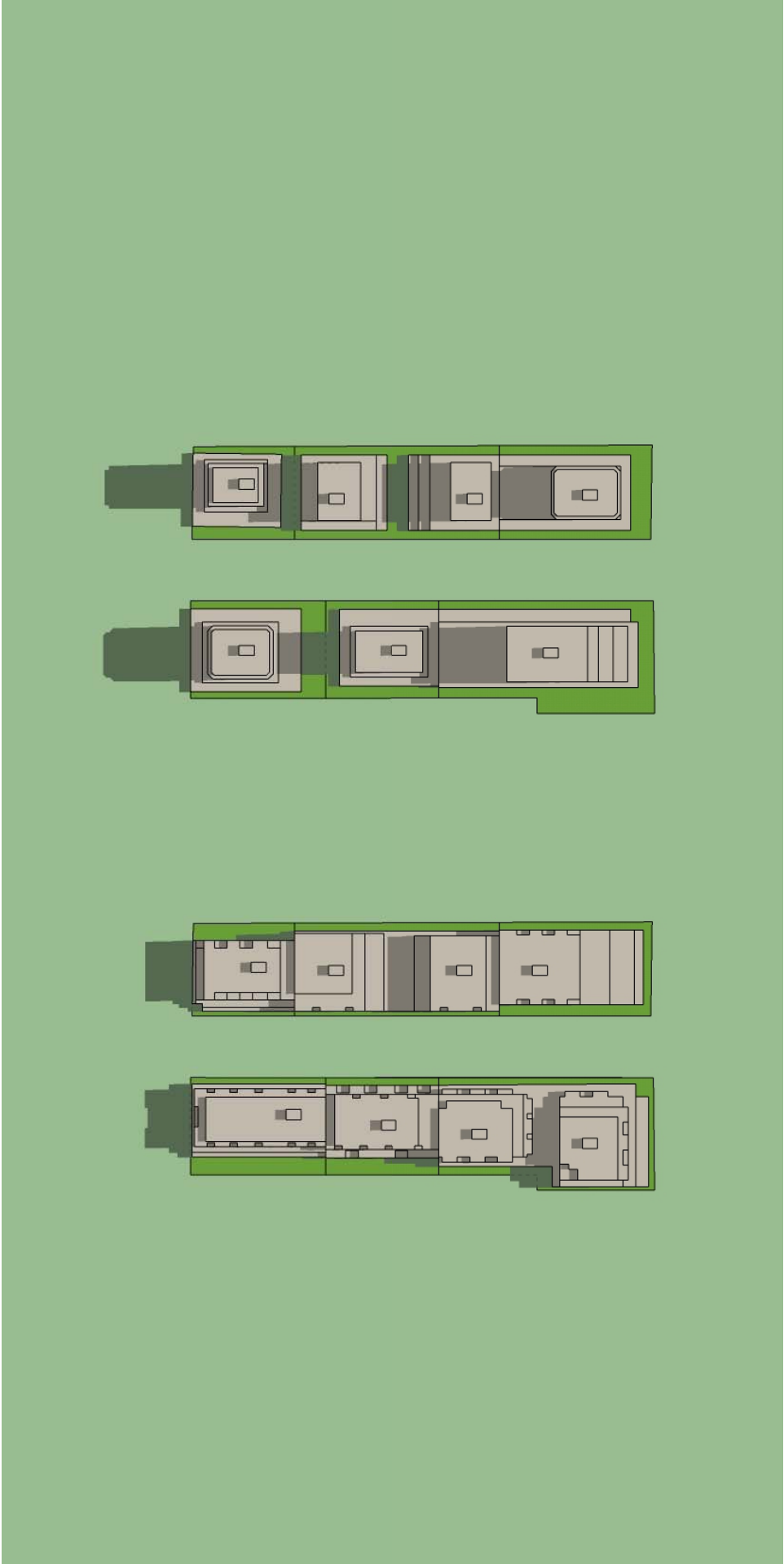
Shadowing – Autumnal (Fall) Equinox

o September 22, 10:00am



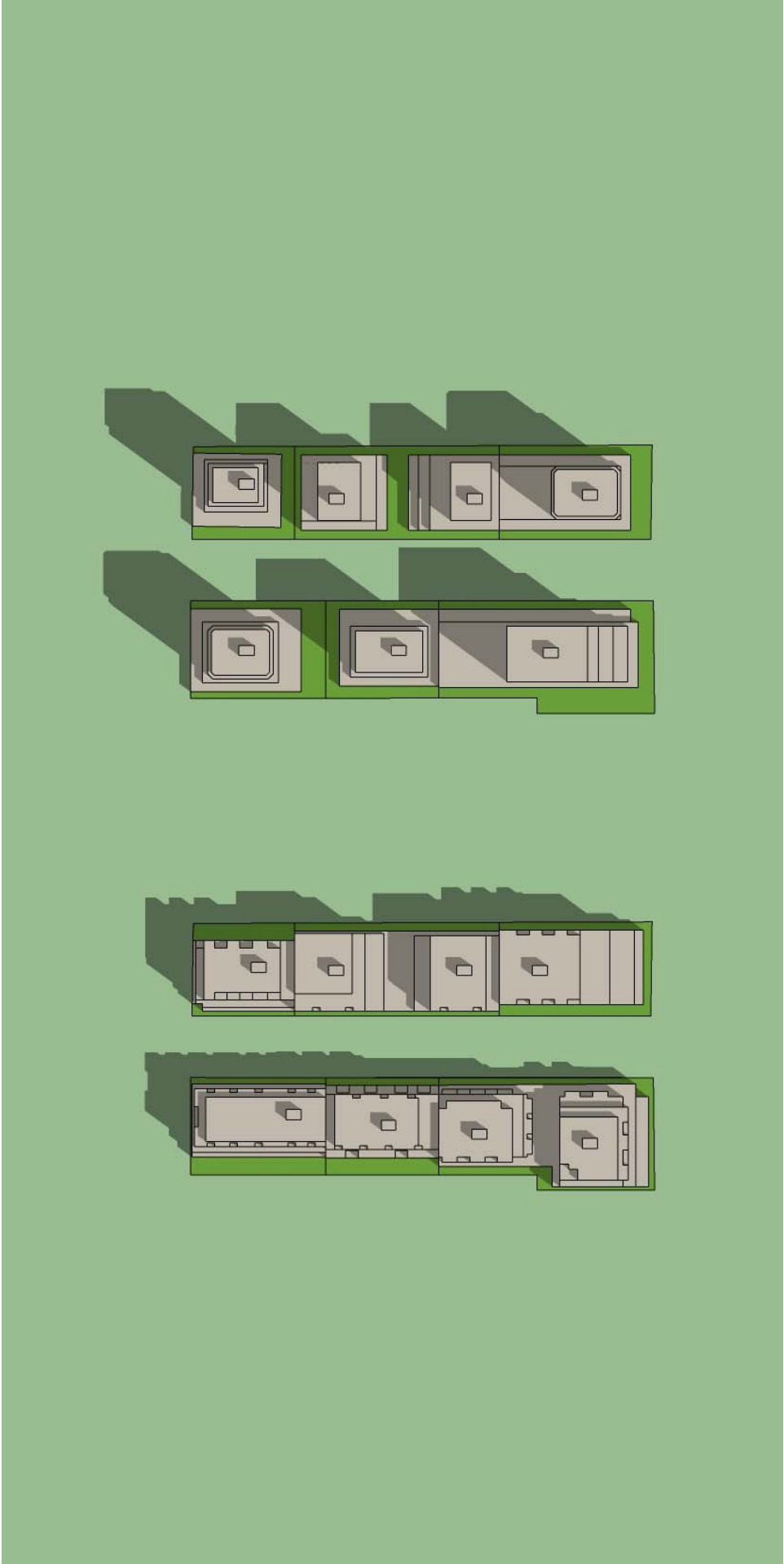
Shadowing – Autumnal (Fall) Equinox

- o September 22, 12:00pm



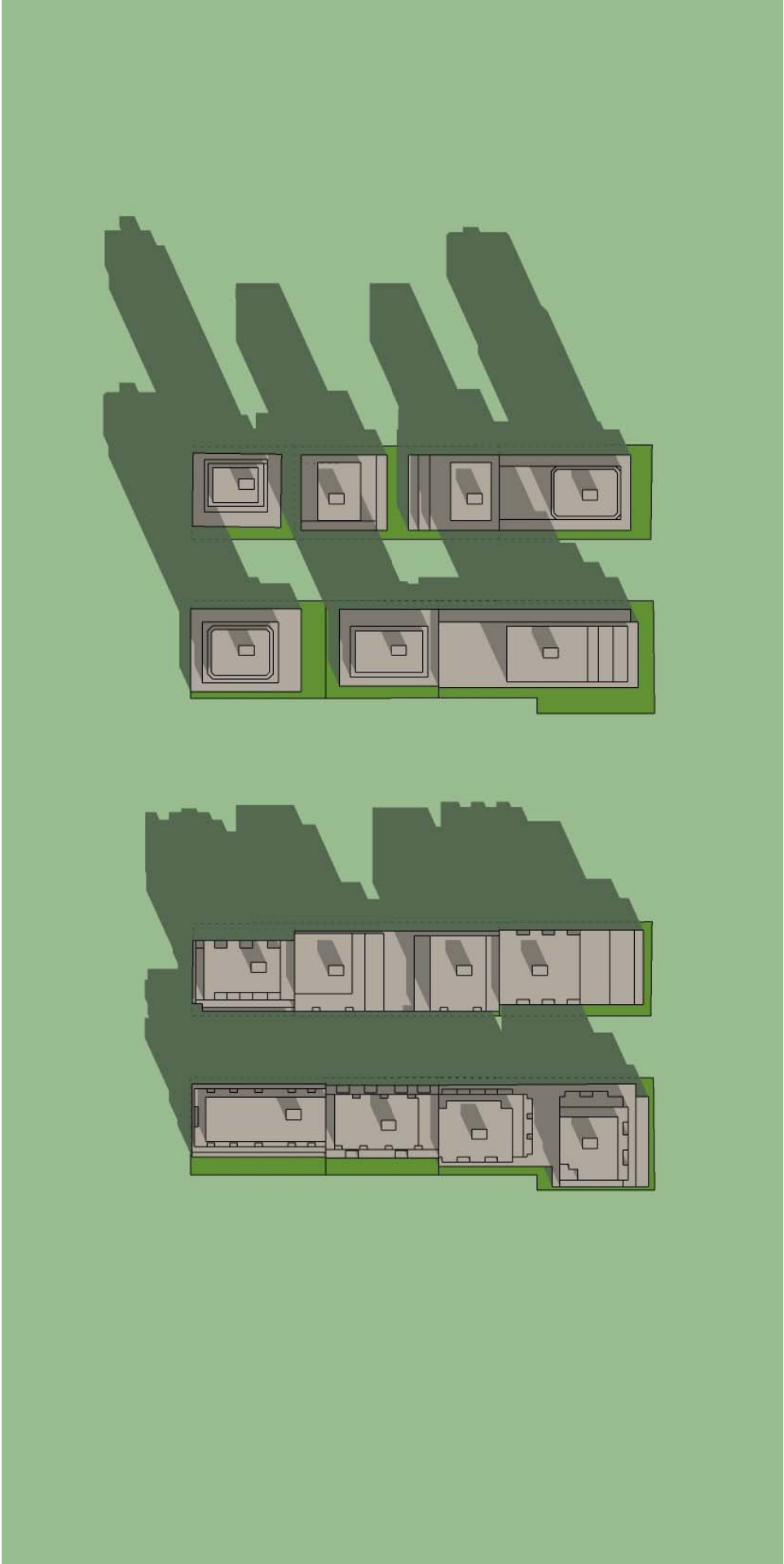
Shadowing – Autumnal (Fall) Equinox

- o September 22, 2:00pm



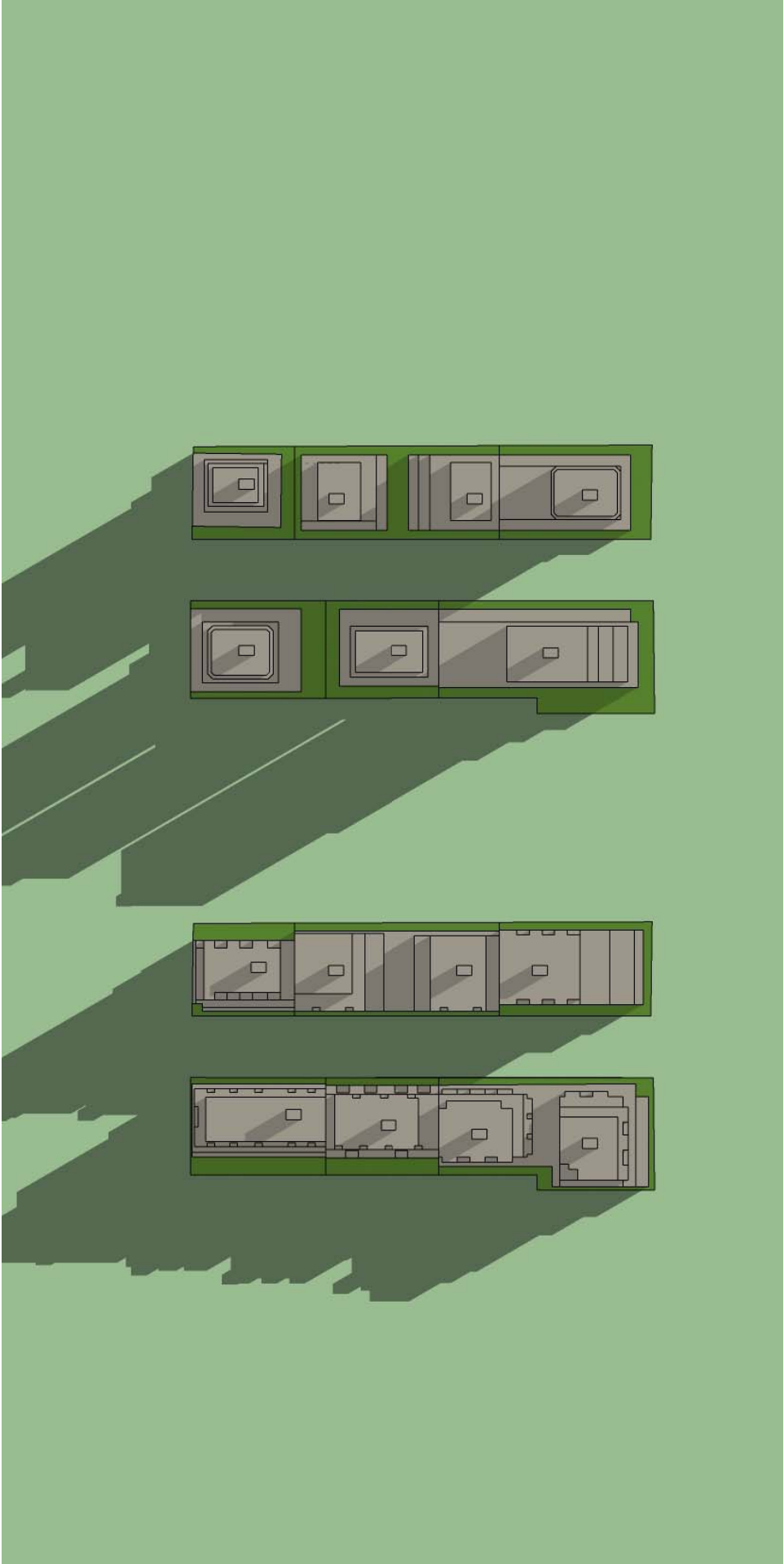
Shadowing – Autumnal (Fall) Equinox

- o September 22, 4:00pm



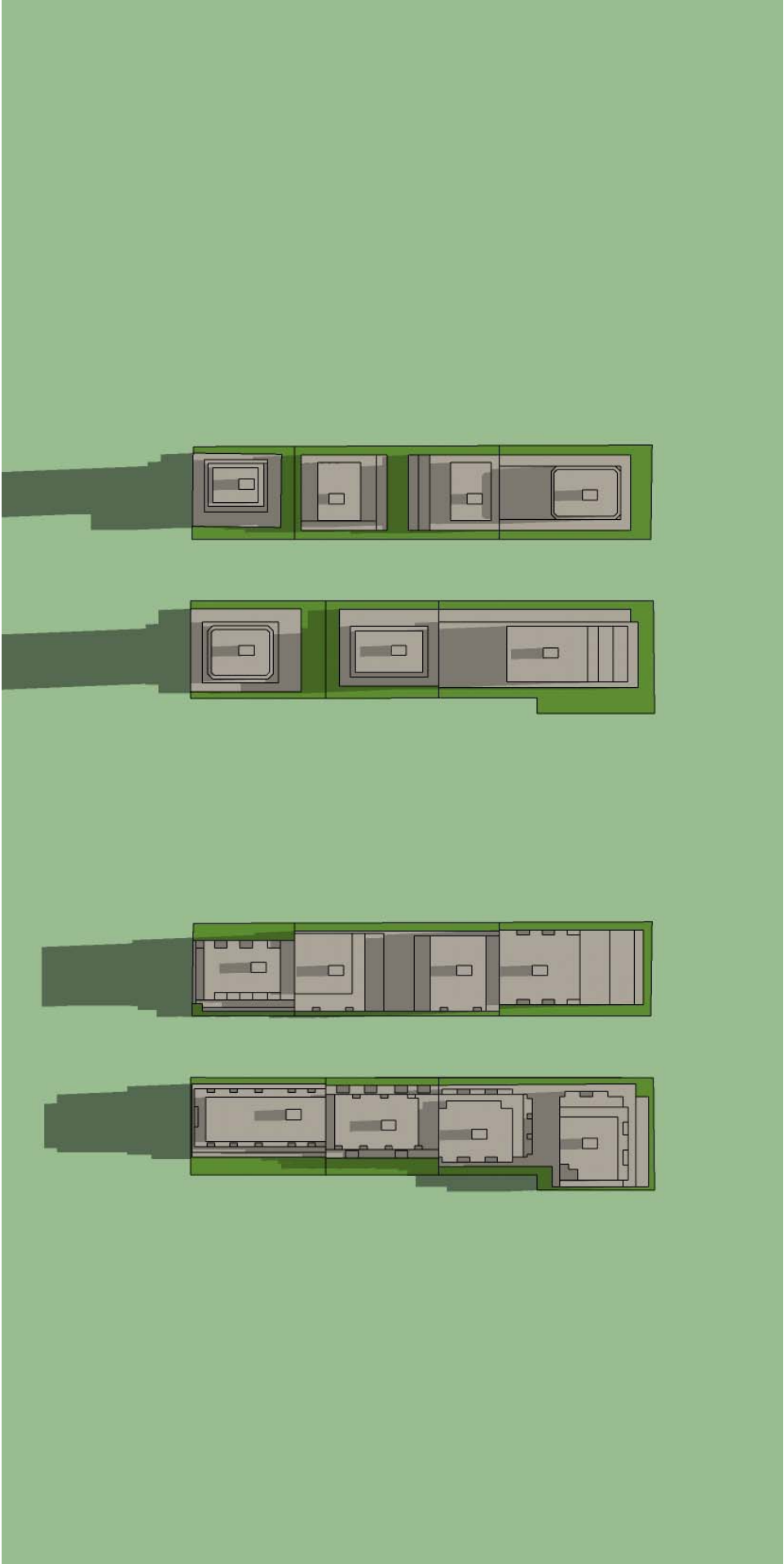
Shadowing – Winter Solstice

o December 21, 10:00am



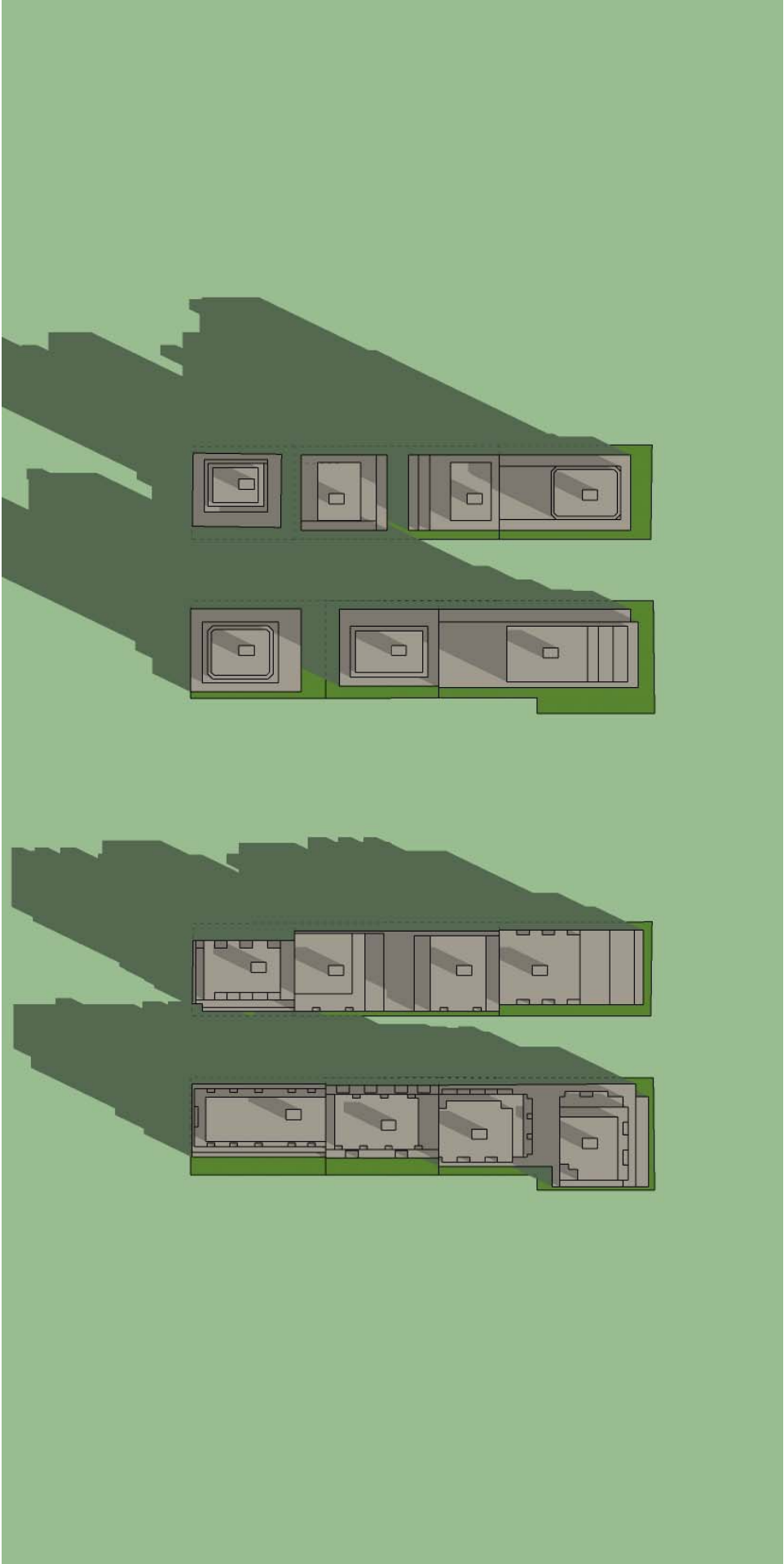
Shadowing – Winter Solstice

- o December 21, 12:00pm



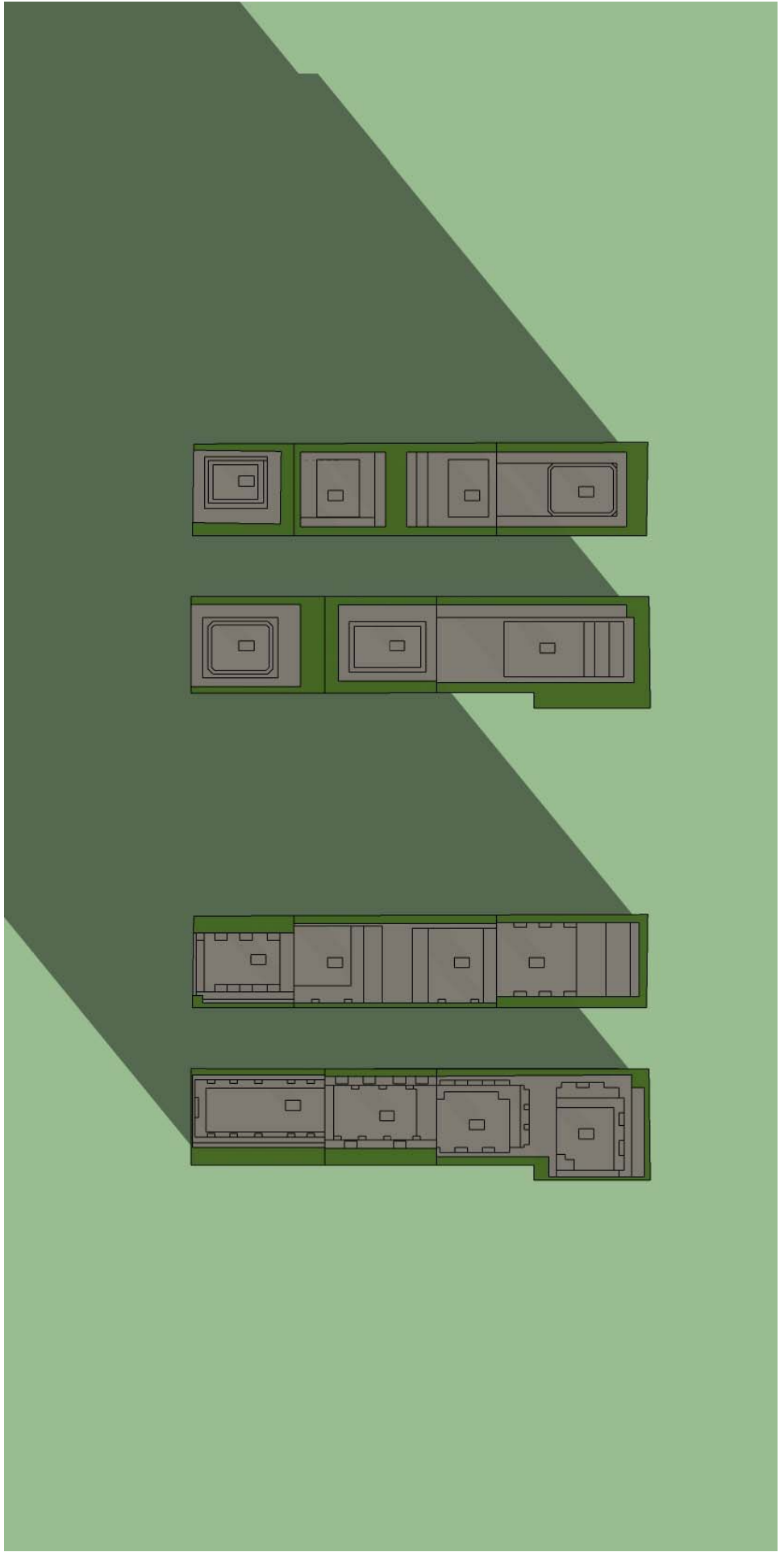
Shadowing – Winter Solstice

o December 21, 2:00pm



Shadowing – Winter Solstice

- o December 21, 4:00pm



Hypothetical Massing



1300 Block Johnston

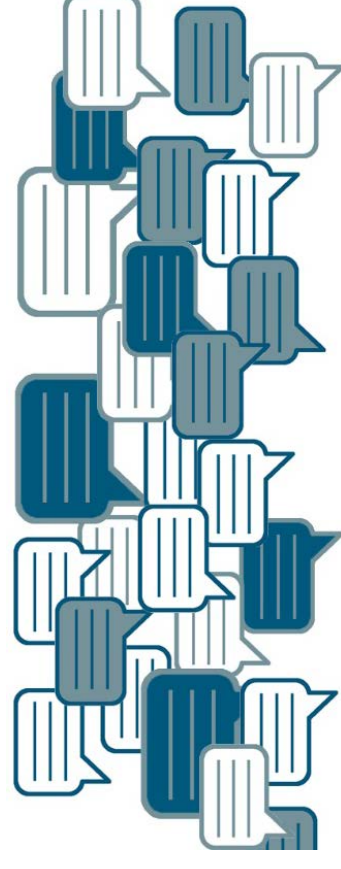
PURPOSE OF THIS MEETING

Council is proposing changes to the maximum building heights in the 1300 Block of Johnston Road and the zoning for 1310 Johnston Road.

Staff are here to present the issues and policies related to these proposed changes, answer questions, and obtain public input for Council's information prior to the bylaw amendments being considered by Council.

Proposed Bylaw Amendments:

- OCP** Reduce the maximum height guideline in the Official Community Plan for the 1300 Block to 4 – 6 storeys from 10 - 12 storeys
- Zoning** Reduce the height *and* density for the property at 1310 Johnston Road from 12 storeys to 6 storeys, and the maximum floor area ratio from 4.8 to 3.5 by amending the existing CD-60 zone



Key Discussion Points:

- Community Interests
- Good Planning Principles
- Aesthetic Values
- Neighbourhood Character
- Views
- Shadowing/Sunlight
- Traffic/Parking
- Water Use
- Environmental Concerns
- Economic and Practical Use of Property
- Consistency with Official Community Plan

1300 Block Johnston



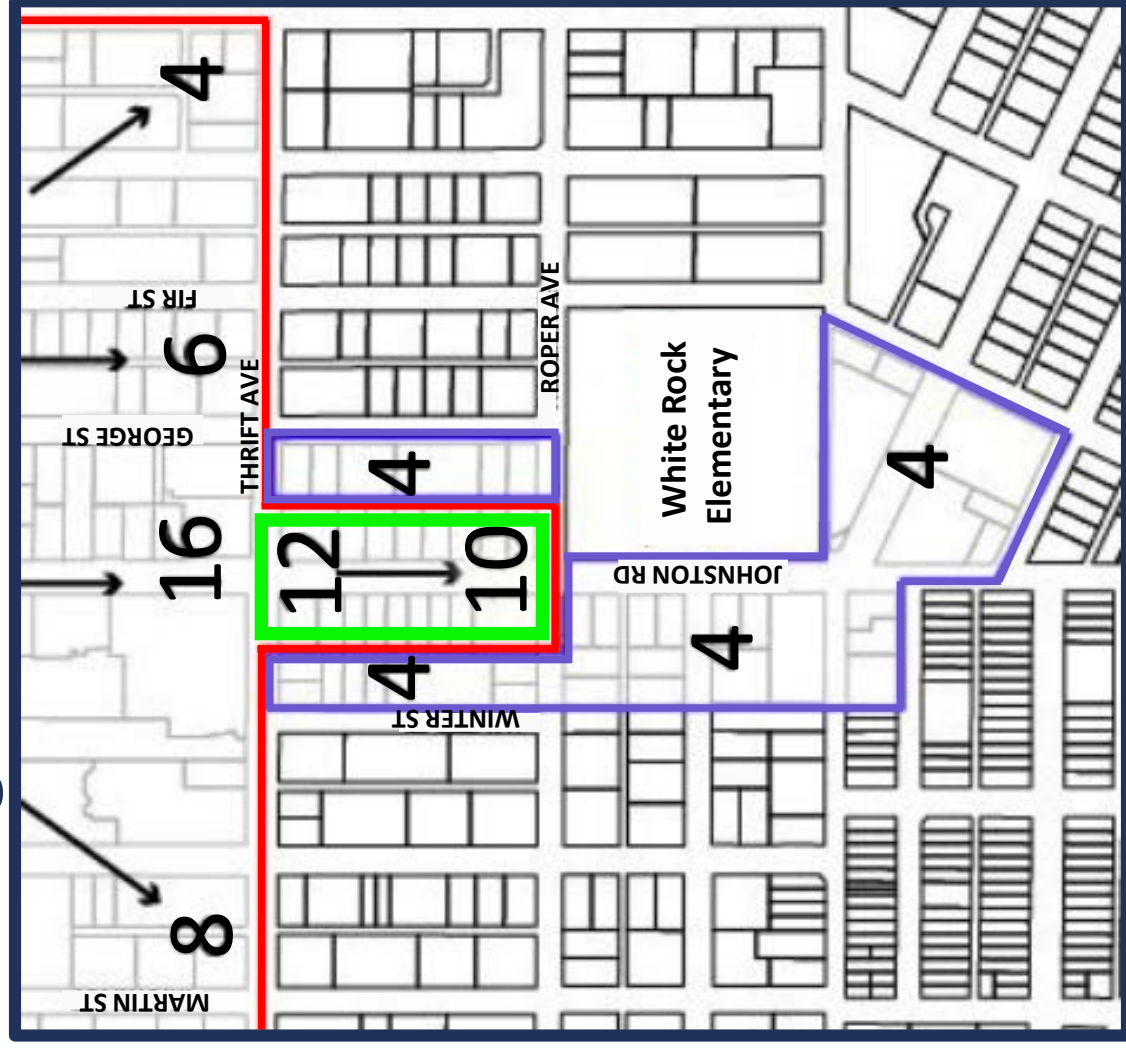
CONSULTATION PROCESS

December 10, 2018	Staff Report on Consultation Process
December 13, 2018	Invitation to Meet sent to 1300 Block property owners
January 17, 2019	Public Information Meeting (Today)
January 21, 2019	Meeting Opportunities with 1300 Block owners and Legal Counsel
February - March, 2019	Consultation Summary Report and 1 st and 2 nd Bylaw Readings
February - March, 2019	Public Hearing/ Possible 3 rd and Final Bylaw Readings
March – April, 2019	Possible 3 rd and/or Final Bylaw Readings (if deferred)

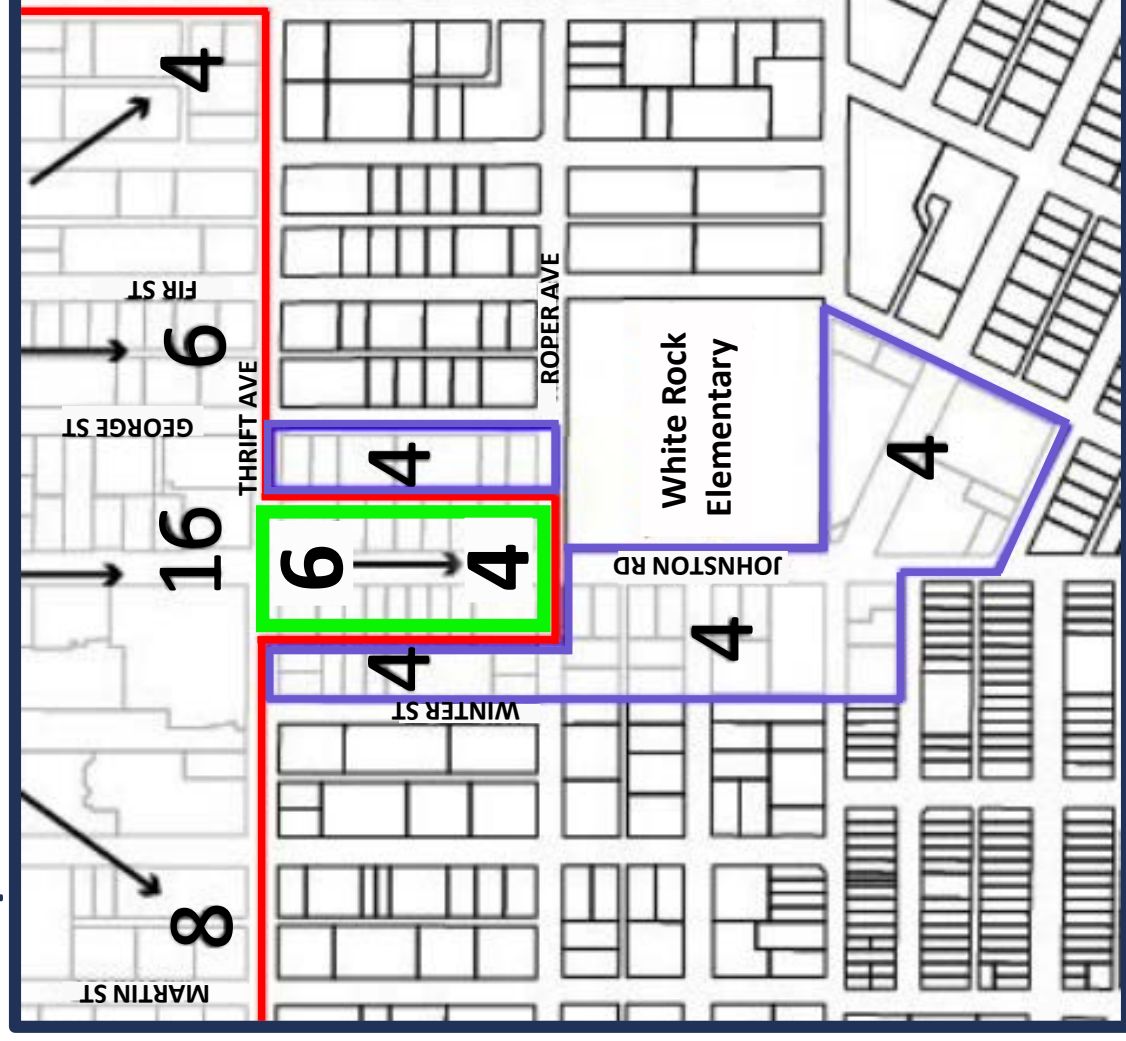
1300 Block Johnston

OCP - LOWER TOWN CENTRE HEIGHT GUIDELINES

Existing

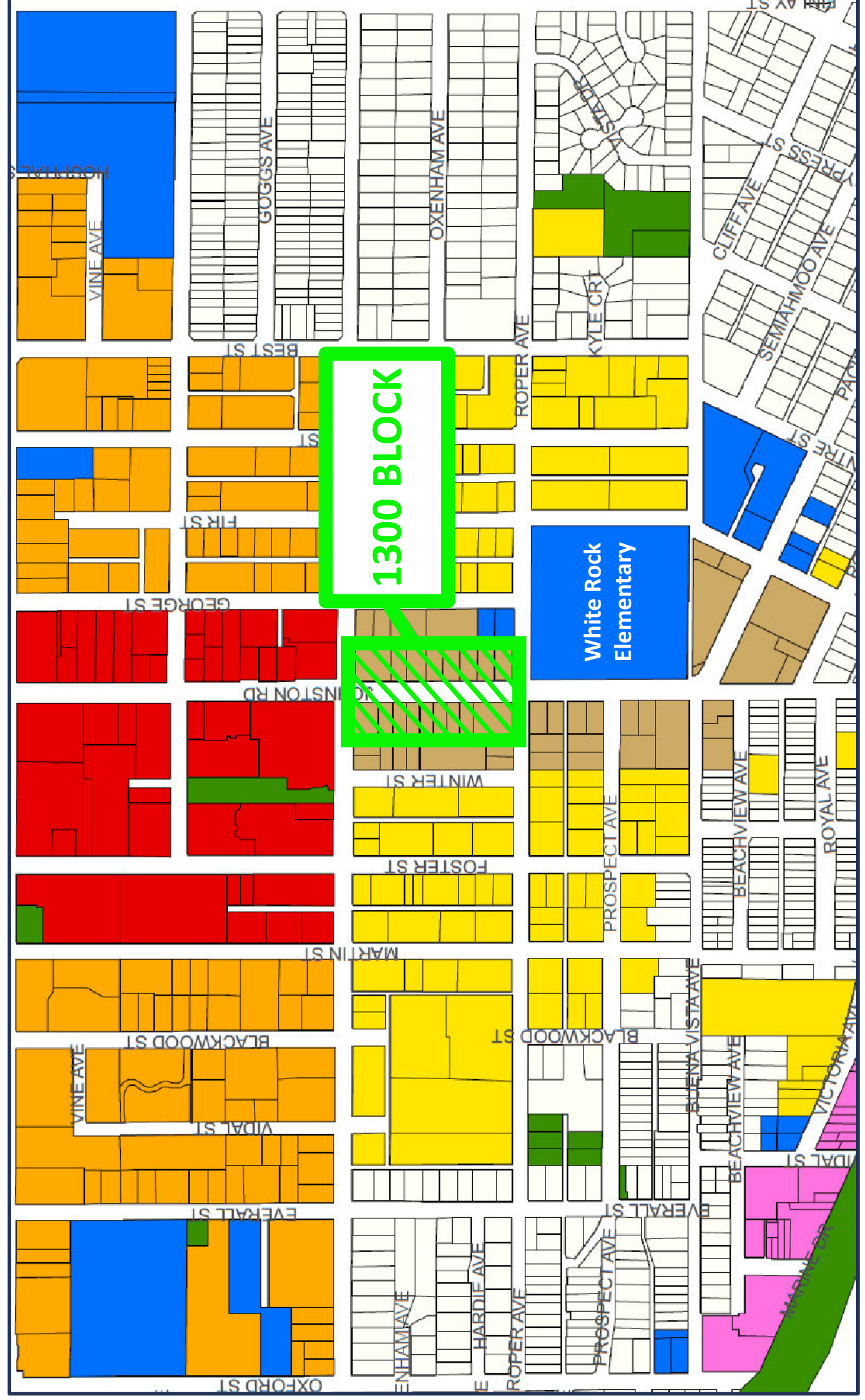


Proposed



1300 Block Johnston

OCP LAND USE DESIGNATION



1300 BLOCK

TOWN CENTRE

TOWN CENTRE TRANSITION

LOWER TOWN CENTRE

WATERFRONT VILLAGE

URBAN NEIGHBOURHOOD

INSTITUTIONAL

OPEN SPACE & RECREATION

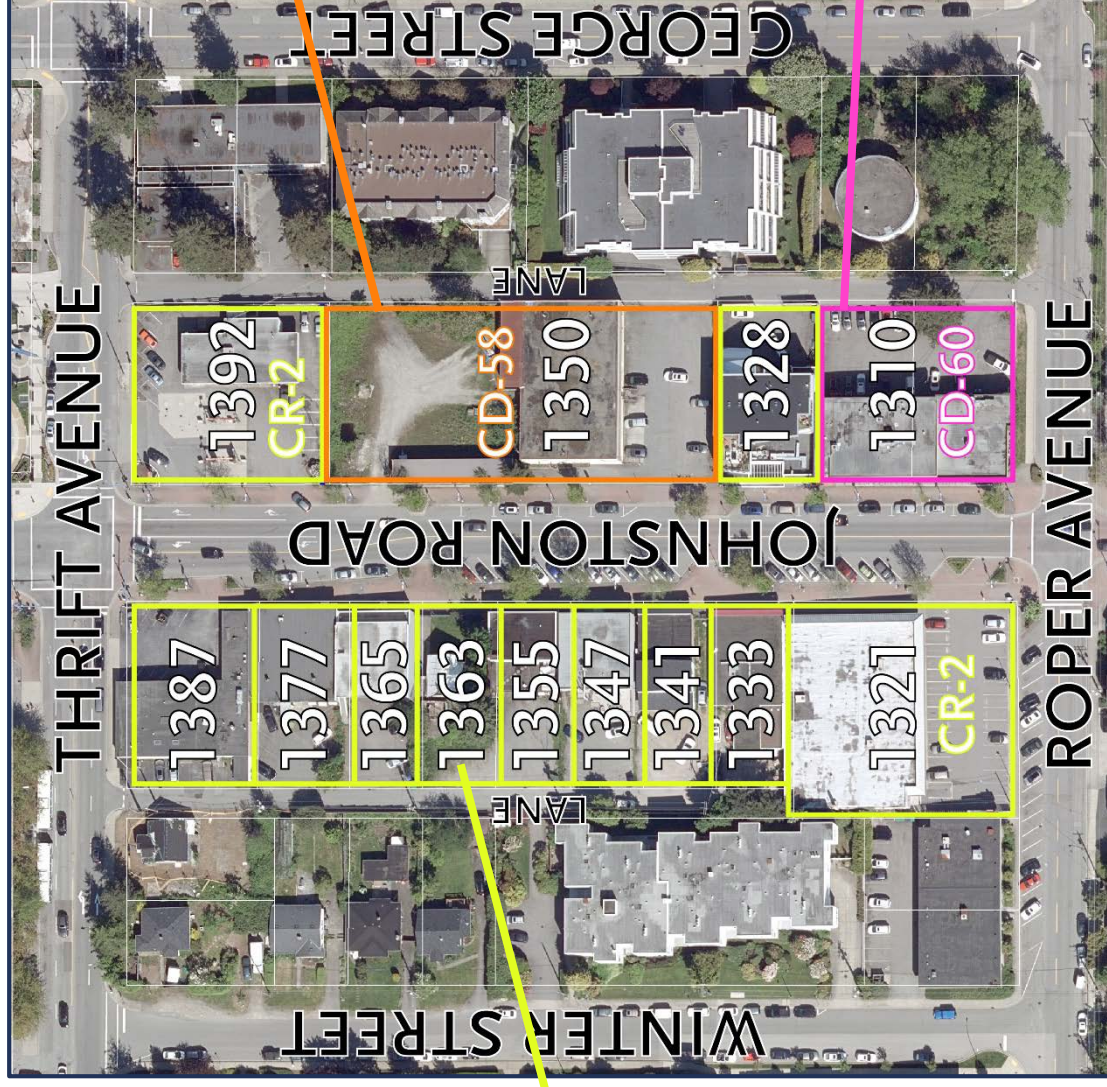
MATURE NEIGHBOURHOOD

WHITE ROCK

City by the Sea!

1300 Block Johnston

EXISTING ZONES (Property Zoning)



CR-2 LOWER TOWN CENTRE AREA COMMERCIAL/RESIDENTIAL ZONE
 Max Gross Floor Area: 1.75
 Max Building Height: 10.7m (35.1ft)
 Max Lot Coverage: 65%
 Permitted Uses: Retail and Residential

PROPERTIES ZONED CR-2

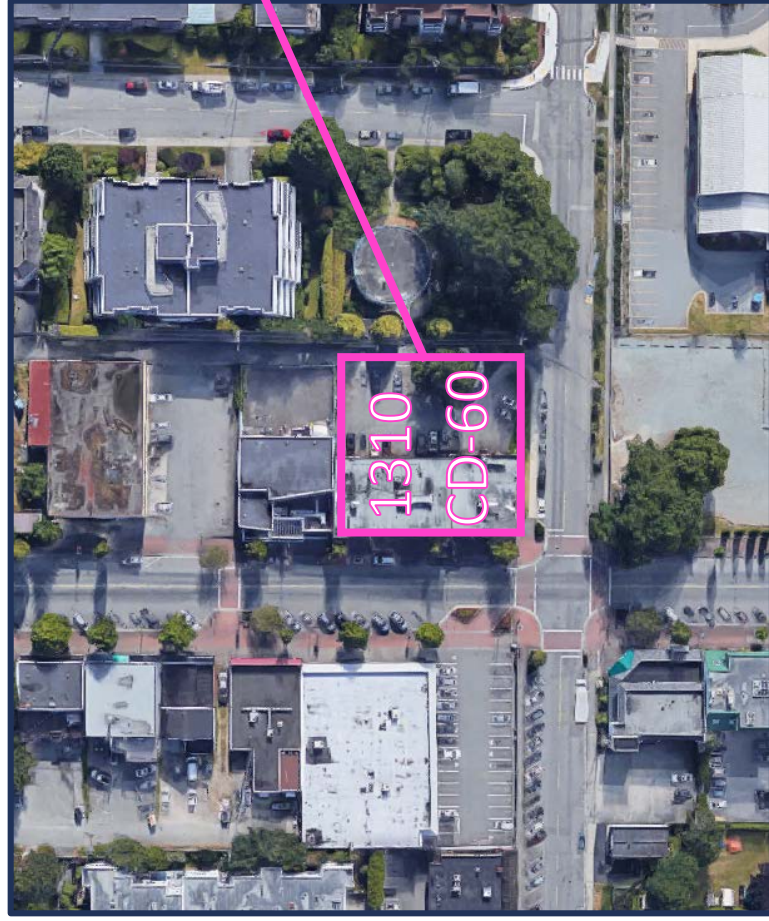
1328 Johnston Rd	1392 Johnston Rd
1321 Johnston Rd	1333 Johnston Rd
1341 Johnston Rd	1347 Johnston Rd
1355 Johnston Rd	1363 Johnston Rd
1365 Johnston Rd	1377 Johnston Rd
1387 Johnston Rd	

1350 JOHNSTON RD.
CD-58 COMPREHENSIVE DEVELOPMENT ZONE
 Max Gross Floor Area: 4.8
 Max Building Height: 145.75m (478.18 ft) geodetic
 Max Lot Coverage: 89.5%
 Permitted Uses: Retail and Residential

1310 JOHNSTON RD.
CD-60 COMPREHENSIVE DEVELOPMENT ZONE
 Max Gross Floor Area: 4.8
 Max Building Height: 140.2m (459.97 ft) geodetic
 Max Lot Coverage: 86.8%
 Permitted Uses: Retail and Residential

1300 Block Johnston

PROPOSED ZONING CHANGES



1310 JOHNSTON ROAD APPLICATION TIMELINE

July 11, 2016	Lower Town Centre Special Study Information Report
October 11, 2016	First Advisory Design Panel
January 10, 2017	Public Information Meeting
March 28, 2017	Second Advisory Design Panel
May 2, 2017	Third Advisory Design Panel
July 24, 2017	LUPC Report OCP and Zoning Amendment
September 12, 2017	Public Hearing
September 18, 2017	OCP and Zoning Amendment Approved
June 25, 2018	LUPC Review of Major Development Permit
July 20, 2018	Development Permit Issued by Council
November 7, 2018	Council Resolution to Initiate Lower Town Centre Study
December 10, 2018	Council Direction to consult property owners
Today	Public Information Meeting

Existing Zoning: CD-60	Proposed Zoning Changes
Max Gross Floor Area: 4.8	Max Gross Floor Area: 3.5
Max Building Height: 140.2m (459.97 ft) geodetic (12-storeys)	Max Building Height: 6-storeys

1300 Block Johnston

I 1300 BLOCK JOHNSTON PROCESS

JAN	<ul style="list-style-type: none"> Public Information Meeting Meet with property owners & legal counsel through a Special Council meeting
FEB	<ul style="list-style-type: none"> Report on consultation to Council Council gives 1st & 2nd reading to bylaws Public Hearing Possible 3rd & final reading of bylaws
MAR	<ul style="list-style-type: none"> Possible 3rd & final reading of bylaws (if deferred)

II 2019 OCP REVIEW PROCESS (SEPARATE)

PHASE 1 (JAN-APR) Public Review & Input on Current OCP	<ul style="list-style-type: none"> Initiate 2019 OCP Review Develop Public Consultation Programme Develop online community survey (open P1 & P2) Hold 1st Public Info Meeting & give feedback to Council
PHASE 2 (MAY-SEPT) Issues and Options	<ul style="list-style-type: none"> Review public/council feedback, policy & technical items Report to Council on key issues, policies & land use options for consultation Hold 2nd Public Info Meeting
PHASE 3 (OCT-DEC) Recommended Updates	<ul style="list-style-type: none"> Report recommendations to Council Hold 3rd Public Info Meeting to discuss recommendations Report to Council on public feedback Hold Public Hearing

1300 Block Johnston

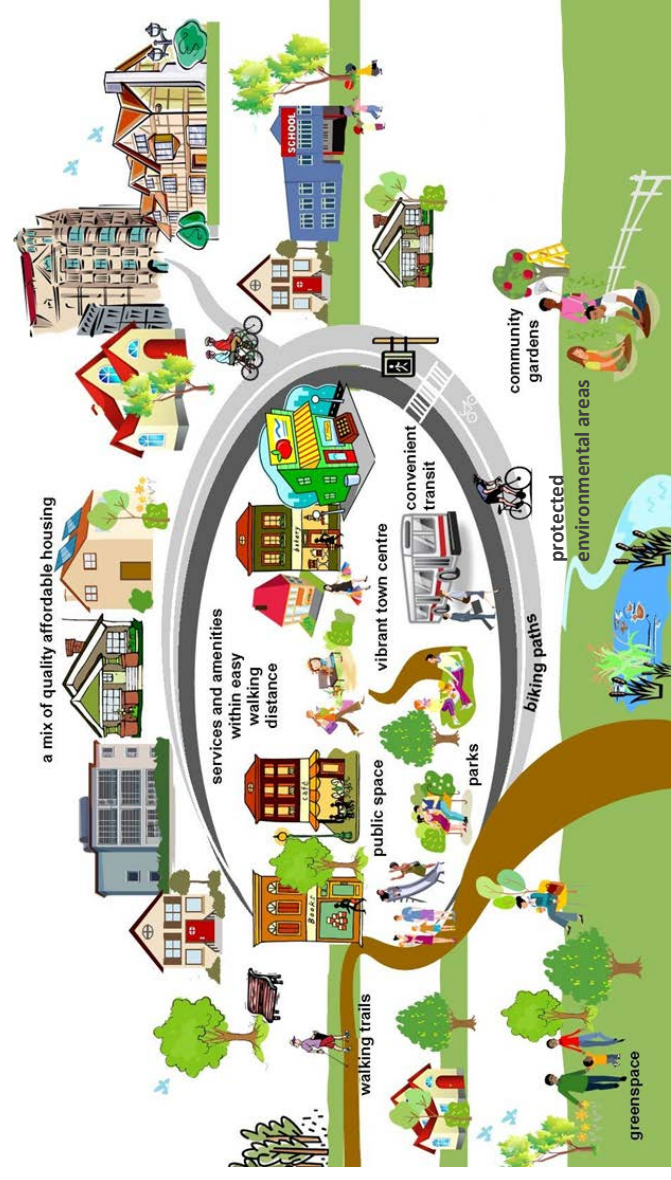
SMART GROWTH PRINCIPLES

1. Create a range of housing opportunities and choices
2. Take advantage of compact building design
3. Mix compatible land uses
4. Foster distinctive, attractive communities with a strong sense of place
5. Create walkable neighbourhoods
6. Preserve open space, natural beauty, and critical environmental areas
7. Support a variety of transportation choices
8. Strengthen and direct development towards existing infrastructure
9. Make development decisions predictable, fair, and cost effective
10. Encourage community and stakeholder collaboration



OCP GUIDING PRINCIPLES

1. Connect to the Water
2. Enjoy the Town Centre
3. Grow Up & Grow Old in the Same Neighbourhood
4. See the Sea
5. Share the Streets
6. Live & Play in Green Places



1300 Block Johnston

OCP GUIDING PRINCIPLES



Principle 1

Connect to the Water

White Rock is first and foremost a seaside community. The waterfront and Marine Drive are cherished assets, however steep topography makes them difficult to access from other key destinations such as the Town Centre. This OCP will support making it easier and more inviting for residents and visitors to access the waterfront.



Principle 2

Enjoy the Town Centre

If the waterfront is the soul of White Rock, then the Town Centre is the heart. This area is the economic and cultural centre of the community, with the greatest concentration of homes, jobs, shops, and amenities. This OCP will support reinforcement of the Town Centre as a mixed-use anchor, and will encourage the creation of delightful public places for socializing, dining, resting, people-watching, shopping, and taking in the view.



Principle 3

Grow Up & Grow Old in the Same Neighbourhood

White Rock has diverse housing types across the City, however neighbourhoods themselves are fairly homogeneous. This OCP will support the existing character of established neighbourhoods, incomes, and needs. This includes young adults, families with children, and seniors who wish to downsize without leaving their neighbourhood behind. The OCP will also promote greater transportation choices for everyone, making walking, cycling, and transit use convenient and accessible.



Principle 4

See the Sea

Few things distinguish White Rock from other places more than its stunning views of the ocean. Through the celebration of views, this OCP will help to shape an urban form that continually reminds residents and visitors that they are in a seaside community.



Principle 5

Share the Streets

White Rock is blessed with an abundance of local small-scale shops designed around people rather than cars. Not only do these shops and restaurants provide services and jobs, they help animate public spaces and create interesting, intimate, and walkable streets. This OCP will help to strengthen the relationship between businesses and residents, making access on foot both convenient and enjoyable.




Principle 6

Live & Plan in Green Places

White Rock is rich with natural beauty, including ecologically sensitive bluffs, ravines, and marine environments. At the same time, White Rock has limited park space, the tree canopy is inconsistent along streets and in neighbourhoods, and trees are largely situated on private property. This OCP will support increasing the quality and amount of green spaces within White Rock, enhancing tree canopy, and protecting natural resources and ecological areas.



1300 Block Johnston

SMART GROWTH PRINCIPLES (1-3)

Smart Growth Principles	Related OCP Guiding Principle	Mixed-Use Commercial Residential Development
<p>1</p> <p>Create a range of housing opportunities and choices</p>		<ul style="list-style-type: none"> ○ Adding homes to Johnston Road provides residents with mobility challenges easier access to shops and services. ○ Redevelopment also adds to housing supply without displacing existing residential tenants.
<p>2</p> <p>Take advantage of compact building design</p>		<ul style="list-style-type: none"> ○ Redevelopment and new growth in existing commercial areas can reduce pressure in the region to 'sprawl' by expanding the Urban Containment Boundary into rural areas.
<p>3</p> <p>Mix compatible land uses</p>		<ul style="list-style-type: none"> ○ By combining the activity generated of residents and visiting shoppers, mixed use developments promote a higher use of public transit, enhance the perceived security of a neighbourhood by increasing the number and activity of people on the street at different times of day. ○ Commercial (retail/office/arts space) and residential uses are generally compatible and do not create nuisances in the same way as heavy industrial or some agricultural uses might have conflicts with residential uses.

1300 Block Johnston

SMART GROWTH PRINCIPLES (4-5)


Smart Growth Principles	Related OCP Guiding Principle	Mixed-Use Commercial Residential Development
<p>Foster distinctive, attractive communities with a strong sense of place</p>		<ul style="list-style-type: none"> ○ Mixed-use Town Centre and Lower Town Centre have strong character in areas where there are continuous small-scale storefronts, public realm amenities, and mature street trees. Specifically celebrate and reinforce vistas from the Lower Town Centre by creating inviting public spaces for pausing and enjoying the view. ○ Development at a density of 3.5 FAR is able to achieve enough revenue to rationalize the cost of providing structured underground parking, which allows open space on the ground level to be used for landscaping or other more attractive features than a surface parking lot.
<p>Create walkable neighbourhoods</p>		<ul style="list-style-type: none"> ○ Integrating commercial and residential uses allow for many activities of daily life to happen within walking distance. ○ Other significant services in close proximity include White Rock Elementary and the White Rock Community Centre.

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1300 Block Johnston

SMART GROWTH PRINCIPLES (6-8)

Smart Growth Principles	Related OCP Guiding Principle	Mixed-Use Commercial Residential Development
<p>Preserve open space, natural beauty, and critical environmental areas</p>		<ul style="list-style-type: none"> ○ Redevelopment and new growth in existing commercial areas can reduce sprawl ○ Additional building height (whether replacing 1 storey buildings with 2 storeys, 4-6 storeys or 10-12 storeys) can result in impacts to existing views of natural beauty from both the public realm and private developments. In the Johnston Road context, if redevelopment has the same density spread out over more floors it will be a more slender/sculpted building and have a lesser impact relative to a squatter building with the same density.
<p>Support a variety of transportation choices</p>		<ul style="list-style-type: none"> ○ Existing public transit is better utilized with a higher population in walking distance of the stops on Thrift Avenue and Johnston Road. ○ With addition usage, higher levels of service can be justified.
<p>Strengthen and direct development towards existing infrastructure</p>		<ul style="list-style-type: none"> ○ New development is required to pay for upgrading the utilities (water, storm, and sanitary), sidewalk and roadworks adjacent to their site, and costly new trunk mains are not required to service these infill developments.

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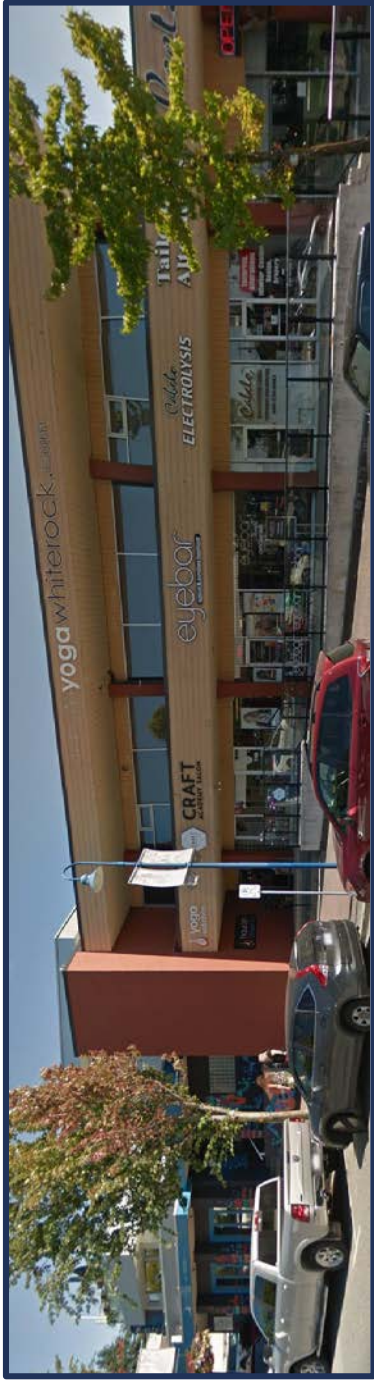
1300 Block Johnston

SMART GROWTH PRINCIPLES (9-10)

Smart Growth Principles	Mixed-Use Commercial Residential Development
<p>Make development decisions predictable, fair, and cost effective</p>	<ul style="list-style-type: none"> ○ By establishing new height parameters for the 1300-block of Johnston Road at the start of this Council term, property owners and developers will have a better understanding of Council's expectations for the form of development. ○ Conversely, by 'downzoning' 1310 Johnston Road's density and reducing the maximum height for other properties on the block below what is currently supported in the OCP, there may be a perception that development in White Rock is risky and interest in investing in the community's redevelopment will be reduced, which will inhibit renewal for all multi-family/multi-storey development projects. ○ As 1350 Johnston Road was able to submit a complete Building Permit application within the legally allotted timeframe and therefore avoid being 'downzoned,' it may be seen as unfair that one project on this block approved by the previous Council was able to proceed at their previously approved height and density, while 1310 Johnston Road would not have the ability to develop at the height and density previously approved.
<p>Encourage Community and stakeholder collaboration</p>	<ul style="list-style-type: none"> ○ In addition to the Public Information Meetings typically required with an application to rezone or amend the OCP, and the statutorily required Public Hearing(s), additional opportunities for direct communication with affected landowners is recommended. ○ While there appears to be general consensus that mixed use development in the Johnston Road corridor is desirable, the appropriate amount and particularly height of development does not have the same level of consensus, and additional consultation is warranted.

13000 Block Johnston

AESTHETIC VALUES & NEIGHBOURHOOD CHARACTER



Existing Character

- Eclectic mix of small-scale businesses providing a wide range of retail and services
- Building façades range in age
- No distinct aesthetic in material or design except for small-scale frontage

Proposed Redevelopment

- Includes street-fronting retail with residential units above
- Must respect the OCP Development Permit Area Guidelines
- Building materials are encouraged to reflect west coast design elements and seaside character (i.e. natural tones, timber, stone, brick, concrete, and steel)

1300 Block Johnston

VIEWS



“Views to the ocean are first experienced along Johnston Road in the Lower Town Centre, which helps reinforce a strong sense of place and identity for White Rock as a seaside community.” – 2017 OCP

- The City’s Development Permit Area Guidelines support more slender buildings and generous setbacks relative to a shorter and wider form:
 - **Policy 6.2.1** – Balance redevelopment with the protection of views to the water by limiting the area of tower floorplates and establishing appropriate tower setbacks from the street...
 - **Policy 6.2.3** – Prioritize views to the water from public places, such as active walking streets, parks, and plazas. Specifically celebrate and reinforce vistas from the Lower Town Centre by creating inviting public spaces for pausing and enjoying the view.
- Views from one existing one storey buildings are marginal, any development of these sites would likely impede the existing view of the water at the sidewalk level.
- The strategy most likely to preserve and enhance views for the public realm are to set buildings back to widen the terminus view, and to allow buildings to have taller portions in exchange for open space at the ground level.

SHADOWING & SUNLIGHT

- Taller buildings with smaller floorplates tend to have a longer but narrower shadow that moves quicker across the ground.
- Short and wide buildings would have a shorter, but wider shadow that lingers for a longer period time in a particular location.
- Taller buildings are expected to have more impact on the upper level units in developments to the north and obstruct more of the sky.
- Buildings at six-storeys or less would have a greater impact on lower level units with views towards the water, but less obstruction of the sky.

ENVIRONMENTAL CONCERNS

- Retention of existing mature trees are unlikely with any redevelopment of the properties on this block following construction of an underground parkade on the property.
- In any development scenario a Tree Management Permit will be required for the removal or retention of any trees, and to outline the plan for planting replacement trees.
- Given the long use of these properties for commercial purposes and the age of construction, there is likely some level of soil contamination. Cost of environmental remediation may deter redevelopment of such a property.