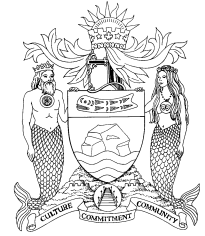


***Live Streaming/Telecast:** Please note that Standing Committees, Council Meetings, and Public Hearings held in the Council Chamber are being recorded and broadcasted as well included on the City’s website at: www.whiterockcity.ca

Corporate Administration
E-mail

(604) 541-2212
clerksoffice@whiterockcity.ca

THE CORPORATION OF THE
CITY OF WHITE ROCK
15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6
You may click on the title to take you to the relative document.



ON TABLE see page 118

September 25, 2019

A **LAND USE AND PLANNING COMMITTEE MEETING** will be held in the **CITY HALL COUNCIL CHAMBERS** located at **15322 Buena Vista Avenue, White Rock, BC**, on **Monday, SEPTEMBER 30, 2019** to begin at **6:00 p.m.** for the transaction of business as listed below.

T. Arthur, Director of Corporate Administration

A G E N D A

Councillor Trevelyan, Chairperson

- 1. CALL MEETING TO ORDER**
- 2. ADOPTION OF AGENDA**

RECOMMENDATION

THAT the Land Use and Planning Committee adopt the agenda for September 30, 2019 as circulated.

- 3. ADOPTION OF MINUTES**
a) July 8, 2019

Page 3

RECOMMENDATION

THAT the Land Use and Planning Committee adopt the following meeting minutes as circulated:

- a) July 8, 2019.

- 4. INFORMATION REPORT UPDATE AND REVISED TENANT RELOCATION PLAN – 1485 FIR STREET (ZON/MJP 19-009)** **Page 6**

Corporate report dated September 30, 2019 from the Director of Planning and Development Services titled “Information Report Update and Revised Tenant Relocation Plan – 1485 Fir Street (ZON/MJP 19-009)”.

RECOMMENDATION

THAT the Land Use and Planning Committee receive for information the corporate report dated September 30, 2019 from the Director of Planning and Development Services, titled “Information Report Update and Revised Tenant Relocation Plan – 1485 Fir Street (ZON/MJP 19-009).”

5. APPLICATION FOR ZONING AMENDMENT, MAJOR DEVELOPMENT PERMIT, AND DEVELOPMENT VARIANCE PERMIT – 15894 ROPER AVENUE (ZON/MJP/DVP/SUB 18-006)

Page 87

Corporate report dated September 30, 2019 from the Director of Planning and Development Services titled “Application for Zoning Amendment, Major Development Permit, and Development Variance Permit – 15894 Roper Avenue (ZON/MJP/DVP/SUB 18-006)”.

RECOMMENDATION

THAT the Land Use and Planning Committee:

1. Receive for information the corporate report dated September 30, 2019 from the Director of Planning and Development Services, titled “Application for Zoning Amendment, Major Development Permit, and Development Variance Permit – 15894 Roper Avenue (ZON/MJP/DVP/SUB 18-006)”;
2. Recommend that Council give first and second readings to “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15894 Roper Avenue) Bylaw, 2019, No. 2310*”;
3. Recommend that Council direct staff to schedule the joint public hearing for “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15894 Roper Avenue) Bylaw, 2019, No. 2310*” and public meeting for Development Variance Permit No. 424;
4. Recommend that Council direct staff to resolve the following issues prior to final adoption:
 - a. Ensure that all engineering requirements and issues including servicing agreement completion are addressed to the satisfaction of the Director of Engineering and Municipal Operations; and
 - b. Demolition of existing buildings and structures to the satisfaction of the Director of Planning and Development Services; and
5. Recommend that Council consider issuance of Development Variance Permit No. 424 and Development Permit No. 425 following adoption of “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15894 Roper Avenue) Bylaw, 2019, No. 2310*”.

6. CONCLUSION OF THE SEPTEMBER 30, 2019 LAND USE AND PLANNING COMMITTEE MEETING

PRESENT: Councillor Trevelyan (Chairperson)
Mayor Walker
Councillor Chesney
Councillor Fathers
Councillor Kristjanson
Councillor Manning

ABSENT: Councillor Johanson

STAFF: D. Bottrill, Chief Administrative Officer
T. Arthur, Director of Corporate Administration
C. Johannsen, Director of Planning and Development Services
C. Isaak, Manager of Planning

Press: 0
Public: 10

1. **CALL MEETING TO ORDER**
The chairperson called the meeting to order at 6:15 p.m.

2. **ADOPTION OF AGENDA**

2019-LU/P-020 **It was MOVED and SECONDED**
THAT the Land Use and Planning Committee adopts the agenda for
July 8, 2019 as circulated.

CARRIED

3. **ADOPTION OF MINUTES**
a) June 10, 2019

2019-LU/P-021 **It was MOVED and SECONDED**
THAT the Land Use and Planning Committee adopts the following meeting
minutes as circulated:

a) June 10, 2019.

CARRIED

4. **INITIAL OCP AMENDMENT APPLICATION REPORT – 1485 FIR STREET
(19-009 OCP/ZON/MJP)**
Corporate report dated July 8, 2019 from the Director of Planning and
Development Services titled “Initial OCP Amendment Application Report –
1485 Fir Street (19-009 OCP/ZON/MJP)”.

The Director of Planning and Development Services and the Manager of Planning introduced the application through a Power Point presentation.

Mahdi Heidari, the applicant was given the opportunity to speak at this time and the following points were noted:

- Believes there is a need for full rental buildings (84 units being offered), could have done some condominiums on the site but recognized there is a need for more rental units (in White Rock and throughout the Lower Mainland)
- It will be a new building with new amenities, it will have less expenses than a condominium building where some rentals are permitted
- Increase in the size (approximately 100 sq. ft. per unit) has been requested so the suites are not too small, the increase will enable room for a washer/dryer and storage room within the unit
- A lot of people want to remain in White Rock but need to downsize, the extra area of the unit and what it offers will be helpful for those making that transition
- Relocation during construction of the tenants is important, would like to ensure they are in buildings not far from where they are residing currently

Discussion ensued and the following comments by Council were noted:

- What will the rental charges be for these units?
This is something the market will determine.
- How many units on the site currently?
There are 24 units now on the site (60 additional units).
- A rental only building is appreciated
- A number of things that do not work with this proposal:
the area noted as amenity green space is currently the parking lot (facing the church) why not have this at the front of the building?
It was noted by the Architect that the courtyard was at the lane so the living units were not adjacent to the lane/parking lot of the church, the building loading area and underground parking access. While it would look better from the street it would not be ideal for someone living in the building.
- The building design is considered large for the site, would like to see a further setback so it is not so close to the street (looks a bit bleak)
- What is the plan to re-house existing tenants while under construction and following completion? If there is partnership with a Non-Profit (has not been explored by the Applicant but was suggested this evening by Council) will the tenants be able to move back and pay the same rent as they were? The current tenants will be offered rental of 10% less than the market value, working on plans to relocate in nearby areas
- Concern in regard to the impact to the current residents – would like for them to be accommodated during construction and when they move back would like for them to only have to pay the same rental rate as they did

prior.

The Applicant noted that more details in regard to tenant relocation, rental information for previous tenants and general rental rates will be included in the next report.

- Unit size: 1 bedroom: 500 sq. ft, 2 bedroom: 750/800 sq. ft., 3 bedroom: 1,100/1,200 sq. ft.
- A traffic study has been completed including information on parking access from the lane rather than from Russell Avenue or Fir Street. Parking provided will be 115 spaces, noted this is short by 12 stalls which is anticipated to be offset by promoting a pedestrian and cycling network. The site is also close to bus routes and walking to retail uptown.

2019-LU/P-022

It was MOVED and SECONDED

THAT the Land Use and Planning Committee:

1. Receives for information the corporate report dated July 8, 2019 from the Director of Planning and Development Services, titled “Initial OCP Amendment Application Report – 1485 Fir Street (19-009 OCP/ZON/MJP);” and
2. Recommends that Council refuse the OCP amendment application, and direct staff to work with the applicant on a revised rezoning and Major Development Permit application, for a secured rental housing development that includes a reduced FAR (2.8 gross floor area ratio consistent with the OCP), and amended building and site design.

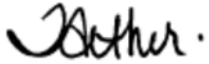
CARRIED

5.

CONCLUSION OF THE JULY 8, 2019 LAND USE AND PLANNING COMMITTEE MEETING

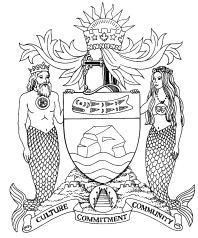
The Chairperson declared the meeting concluded at 6:52 p.m.

Councillor Trevelyan
Chairperson



Tracey Arthur, Director of
Corporate Administration

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: September 30, 2019

TO: Land Use and Planning Committee

FROM: Carl Isaak, Director of Planning and Development Services

SUBJECT: Information Report Update and Revised Tenant Relocation Plan – 1485 Fir Street (ZON/MJP 19-009)

RECOMMENDATION

THAT the Land Use and Planning Committee receive for information the corporate report dated September 30, 2019 from the Director of Planning and Development Services, titled “Information Report Update and Revised Tenant Relocation Plan – 1485 Fir Street (ZON/MJP 19-009).”

INTRODUCTION

The Land Use and Planning Committee (LUPC) received a corporate report dated July 8, 2019 from the Director of Planning and Development Services, titled “Initial OCP Amendment Application Report – 1485 Fir Street (19-009 OCP/ZON/MJP).” The application at the time required an increase in gross floor area ratio (or ‘FAR’) density above what was permitted in the Official Community Plan (OCP) and did not provide the number of three-bedroom units (10%) required in the OCP, and would have required an OCP amendment.

Council subsequently directed staff to work with the applicant on a revised application that did not require an OCP amendment. There was also discussion at the LUPC meeting regarding the adequacy of the applicant’s Tenant Relocation Plan. This corporate report provides a brief update including the applicant’s enhanced Tenant Relocation Plan and an overview of the changes to the form of the development proposal application which now does not require an OCP amendment and will now proceed as a rezoning and major development permit application. Location and ortho photo maps of the subject property are attached as Appendix A. The revised Notice of Redevelopment and Tenant Assistance Package (components of the Tenant Relocation Plan) is attached as Appendix B. The corporate report from July 8, 2019 is attached as Appendix C, for LUPC’s information.

PAST PRACTICE / POLICY/LEGISLATION

OCP Land Use and Policy

The OCP land use designation for the subject properties is ‘Town Centre Transition.’ The City’s OCP (White Rock Official Community Plan, 2017, No. 2220) sets out land use, density, height and other policy directions for new development applications.

In the Land Use chapter of the OCP, under policy 8.2.3, properties in the Town Centre Transition area including 1485 Fir Street are identified as being eligible for additional density (up to 40% above the base density) where at least half this additional floor area is dedicated to and secured as residential rental units. The base density for this property is 2.0 FAR, therefore the total maximum density permitted, including the rental bonus density, is 2.8 FAR, of which 0.4 FAR would be required to be for rental units. There is no additional bonus available for projects that consist entirely of rental units.

Building heights in the Town Centre Transition area are encouraged to develop within the range presented in Figure 10 of the OCP; for the subject site, this is shown in a continuum between 18 storeys at North Bluff Road and 6 storeys at Thrift Avenue, suggesting that between 6-8 storeys would be a supportable height on this block.

Policy 11.2.1(f) requires that a minimum one-to-one replacement of existing rental units be provided when an existing rental building is proposed for redevelopment, with an average unit size of the replacement units at least 80% of the units being replaced.

ANALYSIS

Existing Land Use Context

There are three separate parcels that form 1485 Fir Street (the existing building straddles the shared property lines) and the subject properties are currently zoned 'RM-2 Medium Density Multi-Unit Residential Zone' which permits townhouse or apartment complexes with a 10.7 metre (35.1 feet) maximum height.

On the outside edge of the Town Centre area, the subject site is surrounded by a mix of commercial, institutional and residential uses. To the west across a lane is St. John's Presbyterian Church and Daycare Centre, to the north across Russell Avenue is a three storey office building (Russell Professional Building), and to the south and east are existing multi-unit residential buildings (one storey building on the east side of Fir Street, and three storey buildings to the south).

Previous Proposal

The July 8, 2019 report to the Land Use and Planning Committee included an overview of a new development application submitted on May 9, 2019, for a proposed development with a total of 84 rental residential units in a six (6) storey building

The proposed density for the apartment site exceeded the OCP maximum density by 0.53 FAR (3.23 FAR proposed; 2.8 FAR allowed).

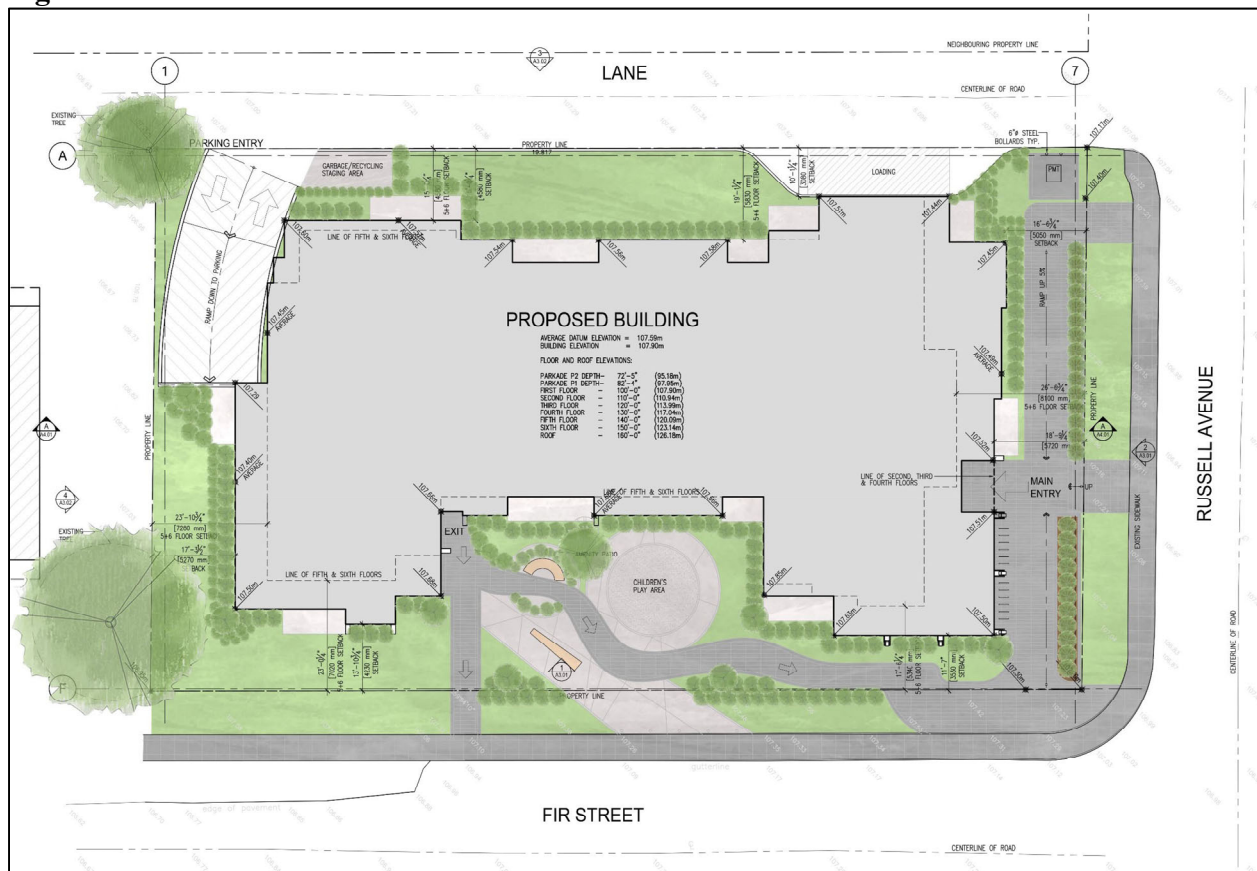
Council subsequently directed staff to work with the applicant on a revised application that did not require an OCP amendment (i.e. that did not exceed the maximum density in the OCP).

Revised Proposal

Following Council's previous direction to work with staff on a revised application that did not require an OCP amendment, the applicant has submitted drawings for the rezoning and development permit application on August 15, 2019. The new proposal does not exceed the maximum density allowed in the OCP and therefore does not require an amendment to the OCP. As the subject properties' current zoning is RM-2, an amendment to the zoning bylaw ('rezoning') would be required to allow the proposal, as well as a development permit to regulate the form and character of the development. Appendix D of the report provides a table outlining the changes in development statistics from the original application to the revised application.

A site plan of the revised proposal is included below as Figure 2, with an enlarged version of the same site plan included as Appendix E to this report.

Figure 1: Site Plan



Revisions to Tenant Relocation Plan

In the original Tenant Relocation Plan, the applicant proposed to give the option to existing tenants to return to the new building at rents that would be 10% below the market rent that was being charged at that time for other similar units, which is consistent with the City’s Tenant Relocation Policy No: 514. Due to concerns that were raised during the discussion at LUPC regarding the large increase that even 10% below market rent would be for existing tenants, the applicant has offered to reduce the rents charged to returning tenants to 20% below projected market rent for the building, which is estimated at \$2.80 per square foot. The proposed initial rents for returning residents would be \$2.24 per square foot, equating to:

- \$1,232 for an average size (550 square foot) one-bedroom unit
- \$1,859 for an average size (830 square foot) two-bedroom unit

These rents would be inclusive of a parking space and hot water, and following occupancy the owner would be permitted to increase rents in accordance with the annual increases regulated by the Residential Tenancy Branch.

In addition to the cost of the foregone revenue from the below market rents for existing tenants, the applicant has estimated that the total cost of the reduced rents and other forms of assistance to tenants would be \$145,000 (\$90,000 for compensation to tenants, \$23,000 for moving expenses, \$15,000 for moving assistance, and \$16,000 for a tenant relocation coordinator).

The applicant has also identified that the previous owner of the subject property, who also have another rental apartment in White Rock, have offered to relocate existing tenants to their building during the construction period as their units become vacant.

The applicant has also designated a new Tenant Relocation Coordinator instead of personally acting as the Tenant Relocation Coordinator.

Revisions to Architectural Drawings

The applicant has made several revisions to the drawing package in response to the comments provided in the corporate report dated July 8, 2019, attached as Appendix C. These revisions reduce the amount of floor area density and increase the number of three-bedroom units so that an OCP amendment is no longer necessary. The changes also begin to address the massing and design issues noted in the report. Some of the more significant design changes include:

- Decreasing the lot coverage to below 50%
- Increasing the setbacks on the upper floors to reduce the visual impact of the height
- Adding balconies onto the homes along Fir Street
- ‘Flipping’ the outdoor play area / courtyard to Fir Street (from the lane)

The design will likely have further changes through public feedback and Advisory Design Panel review, prior to being brought forward to Land Use and Planning Committee. Figures 2 and 3, showing the revised and original renderings of the building from the corner of Fir and Russell, are provided for comparison purposes.

Figure 2: Revised Rendering (from Russell Avenue and Fir Street)



Figure 3: Previous Rendering (from Russell Avenue and Fir Street)



Next Steps

Consistent with the process for a Zoning Bylaw amendment and Major Development Permit application (outlined in Schedules H and L of Planning Procedures Bylaw No. 2234), the following are the next steps for the application:

1. The application materials will be circulated to internal departments for comment, as well as to staff at the Surrey School District (this is already underway).
2. The applicant will install development notification signs on the property, and a public information meeting hosted by the applicant and attended by staff will be scheduled to allow residents an opportunity to provide early input on the proposal.
3. An Advisory Design Panel will be held meeting to receive advice and direction on the form and character of the proposed development.

A detailed corporate report for a future LUPC meeting to consider this application will be prepared upon completion of the technical and public review processes.

BUDGET IMPLICATIONS

Further details regarding the Development Cost Charges associated with the project will be brought forward in the detailed corporate report noted above.

In accordance with Council Policy 511: ‘Density Bonus / Amenity Contribution’, a community amenity contribution of \$922,000 would be anticipated based on the target rates for the Town Centre (this site is in close proximity to the Town Centre and a similar target rate is considered appropriate), and Council may consider reducing the amenity contribution target based on the provision of rental housing.

Council Policy 511 currently allows a reduction of up to 50% of an applicable amenity contribution for secured market rental floorspace, which would amount to \$461,000 based on the above noted target.

CONCLUSION

As a follow-up to a previous OCP amendment application information report, the applicant has revised the density of the proposal to below the maximum 2.8 gross floor area ratio (FAR) for

this rental apartment building, consistent with the OCP, and the application no longer requires an OCP amendment. This report is provided to Council for information regarding the revised proposal which includes a zoning bylaw amendment and Major Development Permit application. A detailed corporate report regarding this application will be provided to LUPC for consideration upon completion of the technical and public review processes.

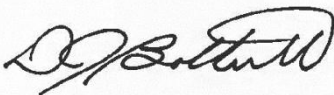
Respectfully submitted,



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

Comments from the Chief Administrative Officer:

This corporate report is provided for information.

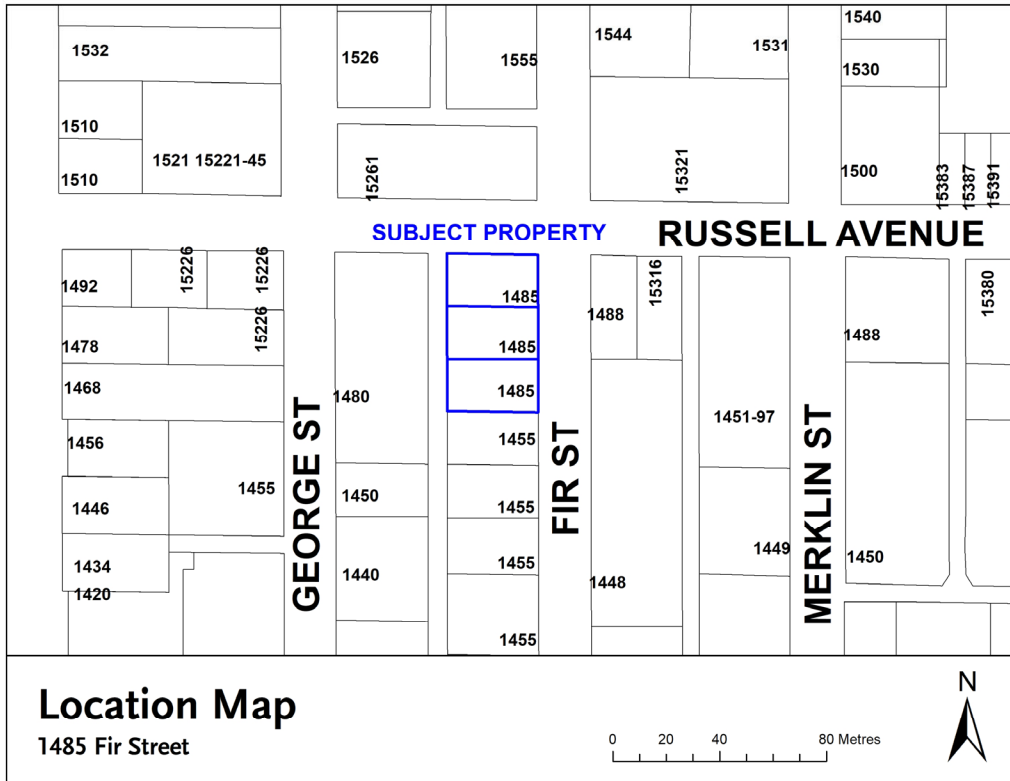


Dan Bottrill
Chief Administrative Officer

- Appendix A: Location and Ortho Photo Maps
- Appendix B: Revised Notice of Redevelopment and Tenant Assistance Package
- Appendix C: Corporate Report dated July 8, 2019 titled “Initial OCP Amendment Application Report – 1485 Fir Street (19-009 OCP/ZON/MJP)”
- Appendix D: Comparison of Original Development Proposal Statistics with Revised Proposal
- Appendix E: Renderings and Landscape Site Plan

APPENDIX A

Location and Ortho Photo Maps



APPENDIX B

Revised Notice of Redevelopment and Tenant Assistance Package

Notice of Redevelopment and Tenant Assistance Package Information

To: All Residents of the 1485 Fir St. White Rock

From: 1062822 BC Ltd.

Date: Sep. 15, 2019

Re: Notice of Redevelopment and Tenant Relocation Plan Information

Dear Residents,

We are the owner of 1485 Fir Street, and we are writing to let you know about our plans for the building.

1062822 BC Ltd., the owner of 1485 Fir Street, has submitted a development permit application that would require the relocation of all residents of the existing rental building. This application was submitted to the City of White Rock on Aug. 15, 2019.

As you know, 1485 Fir Street is a 24-unit, aging building that soon will require significant renovations in order to remain viable, healthy housing. Instead, we have decided to redevelop the building to build more livable units, and a healthier, more environmentally-friendly, and durable building.

Our Plan for 1485 Fir Street

Our plan is to build an 80-unit rental building in the site that will provide livable, non-luxury, one, two, and three bedroom homes to the White Rock community for many years to come. We are proud of our plans, and hope that all of our current tenants will feel welcome to move back to 1485 Fir Street when the new building is completed.

The new building will increase the supply of affordable, livable rental stock in city of White Rock for people like you, and help meet the demands of the residents of White Rock for more affordable rental homes and fewer condominium developments.

Some key features of our plans include:

- significantly increased energy performance over the existing building
- significantly increased seismic safety features over the existing building
- rental commitment for the life of the building (no conversion to condominiums)
- increased livability over the existing building including:
 - significant addition of multi-bedroom units to the community
 - livable square footage
 - 114 parking spaces
 - 30 electric vehicle charging stations
 - a bike storage room

- a storage locker for every unit
- increased density on a transit corridor
- modern amenities such as in-suite laundry and dishwashers
- durable, livable, but non-luxury finishes to allow for affordable market rents
- accessibility features including elevators and appropriate ramps (to replace the current walk-up building)

We are committed to providing support to you, the current tenants, in order to make the transition out of 1485 Fir St. as smooth and with as little financial pressure as possible. In this letter we outline some of your legal rights and our plans to assist you.

Your Rights

You have rights under both the provincial Residential Tenancy Act and the City of White Rock Tenant Relocation Policy, both of which can be found online. We have also enclosed a copy of the Tenant Relocation Policy, for your review. We are happy to send you electronic copies of the Tenant Relocation Policy or links to more information, on request.

Residential Tenancy Act

Under the Residential Tenancy Act, once we have all our approvals from the City of White Rock Council and subsequent permits in place you are entitled to four month's formal notice before you have to move out. We don't know when we will have all the necessary permits, but we will communicate actively with you through the permit application process, and will provide you as much notice and information as possible, over and above the four months' formal notice you are entitled to.

The Residential Tenancy Act also entitles you to compensation in the amount of one month's rent.

Tenant Assistance Package

The City of White Rock Tenant Relocation Policy provides for more assistance and compensation to tenants in the case of redevelopment.

Tenants residing in 1485 Fir St. White Rock are eligible for our Tenant Assistance Package described below. These measures fulfill the requirements of the Residential Tenancy Act and the City of White Rock Tenant Relocation and Protection Policy. Where possible, we will go over and above our legal requirements, because we are committed to helping make this transition less difficult for you.

Tenant Financial Compensation

We will provide financial compensation to each tenant that falls under this plan as follows:

- 3-months' rent for those with tenancies up to 4 years
- 4-months' rent for those with tenancies from 5 up to 9 years
- 5-months' rent for those with tenancies from 10 up to 14 years
- 6-months' rent for those with tenancies over 15 years

Moving Expenses

We will designate a professional moving company to assist tenants with the moving process, given they are moving within the Metro Vancouver area. For tenants moving beyond Metro Vancouver, we will provide the necessary assistance in coordinating the moving process and the financial equivalent as those moving within the Metro Vancouver area. We will arrange and pay for moving services directly with the moving company, which we hope will take financial and practical pressure off of you.

Tenants who prefer to make their own moving arrangements can opt to receive moving expenses of \$750 for a one-bedroom or \$1000 for a two-bedroom unit.

Moving assistance

As part of our commitment to go above our legal obligations, we will provide someone to help tenants with packing their belongings in the last month of the tenant's residency in 1485 Fir St. We will provide 18 hours of assistance for tenants with one bedroom units and 24 hours of assistance for two bedroom units.

Right of First Refusal

Tenants will be offered the first right of refusal to a new rental unit if they desire to return to 1485 Fir st. once construction is completed. In addition, rental rates for the new rental units for returning tenants will be \$1,232.00 for one bedroom and \$1,859.00 for two bedroom units which will then increase annually as per British Columbia's Residential Tenancy Act. The units offered to the tenants to return will be on the first or second floor of the new building. As good faith this rent will include one underground parking space. The rent does not include the heat as the new heating system will be baseboard heating by hydro.

Alternate Accommodation Assistance

We have designated Ian Middleton as our tenant relocation coordinator. Ian's information can be found at the bottom of this letter.

When you are ready to look for a new place to live, Ian will assist you in identifying suitable replacement accommodations, according to both the requirements of section 1.6 of the Tenant Relocation Policy, and more importantly, your individual needs.

We will provide assistance in finding alternate accommodations for displaced tenants as follows:

- (a) Assistance in identifying a minimum of three (3) comparable alternate accommodations, two of which must be located in the City of White Rock or within five (5) kilometres of the City of White Rock's boundary, and one of which must be a purpose-built rental unit;
- (b) Maximum rents for alternate accommodations must not exceed the CMHC rent average for the area unless agreed to by the tenant;
- (c) If the current rent is above the CMHC average rent for the area, then alternate accommodations identified should not exceed the current rental rate; and
- (d) Alternate accommodation options identified must meet the needs of the tenant (e.g. accessible units, pet friendly, family friendly housing, etc.).

You can, of course, opt out of having us assist you in finding a new place to live, but you will still be entitled to all of the other assistance and compensation of our Tenant Assistance Package.

Communication

Throughout the permit application and construction planning process, we will provide you advance notifications and updates about upcoming Public Information Meetings, Council Meetings, and Public Hearings relating to the permit application. Please let us know if you prefer to receive these communications by email, mail, or by notices under your door.

We will also post notices in the building about these important events on a regular basis.

Vulnerable Tenants

We would like to provide additional support to those tenants who may require extra help throughout this process such as finding alternative relocation buildings with elevator and or ramp. We will do our best to assist you in that regard. Please contact us as soon as possible if you feel you require additional assistance. Your information will always be kept private and confidential, except if we are required to share it with government bodies such as the City of White Rock.

Tenant Relocation Coordinator

As part of our commitment to clearly communicate with tenants, we have designated Ian Middleton as our tenant relocation coordinator. Tenants can contact Ian Middleton by email: 1485firststreet@gmail.com with any concerns or questions during working hours. Ian is available Monday to Friday from 9:00 am to 5:00 pm.

Methods for contacting City staff and Council

Should you have any questions or concerns please contact: planning@whiterockcity.ca or White Rock City Hall: 15322 Buena Vista Avenue, White Rock BC, V4B 1Y6

You could also visit the link below for the online version of the RTA
http://www.bclaws.ca/civix/document/id/complete/statreg/02078_01

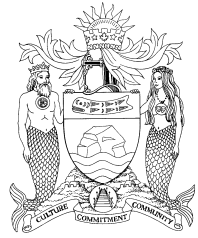
Thank you for your understanding in this matter, and we look forward to working with you to ease this difficult transition.

Kind regards,

Mahdi Heidari on behalf of 1062822 BC Ltd

Encl: City of White Rock Tenant Relocation Policy

THE CORPORATION OF THE
CITY OF WHITE ROCK
 CORPORATE REPORT



DATE: July 8, 2019

TO: Land Use and Planning Committee

FROM: Carl Johannsen, Director of Planning and Development Services

SUBJECT: Initial OCP Amendment Application Report – 1485 Fir Street (19-009 OCP/ZON/MJP)

RECOMMENDATIONS

THAT the Land Use and Planning Committee:

1. Receive for information the corporate report dated July 8, 2019 from the Director of Planning and Development Services, titled “Initial OCP Amendment Application Report – 1485 Fir Street (19-009 OCP/ZON/MJP);” and
2. Recommend that Council refuse the OCP amendment application, and direct staff to work with the applicant on a revised rezoning and Major Development Permit application, for a secured rental housing development that includes a reduced FAR (2.8 gross floor area ratio consistent with the OCP), and amended building and site design.

EXECUTIVE SUMMARY

An Official Community Plan (OCP) Amendment application has been received regarding a development proposal at 1485 Fir Street, which is the civic address for the land occupied by an existing three storey rental apartment building known as “White Birch Apartments” and addressed as 1475 Fir Street.

This proposal consists of redeveloping the site to replace the existing 25 unit building with a six (6) storey rental apartment building with 84 rental dwelling units. This exceeds the OCP minimum requirement of a 1:1 replacement policy by 59 units. As required by the Council Policy 514: Tenant Relocation Policy, the applicant has provided tenants with a Notice of Redevelopment and Tenant Assistance Package, which is attached to this report as Appendix D.

The application is requesting an amendment to the OCP to permit a density 15% higher than the maximum allowed, with a proposed gross Floor Area Ratio (FAR) density of 3.23 exceeding the maximum 2.8 FAR currently allowed in the OCP.

The proposed apartment development also does not meet the minimum percentage of three bedroom units required under OCP Policy 11.1.1 (10% minimum three bedroom and 35% either two or three bedroom), instead providing 7% (six units) out of the total 84 units as three bedroom and 37% (25 units) as either two or three bedroom.

While staff support the expansion of the rental housing supply that this project would help provide, staff do not support the proposed FAR increase beyond the maximum in the OCP and the resulting bulkiness of the proposed design.

Achieving the required minimum percentage of three bedroom units can be a financial challenge for projects as these larger units typically generate lower revenue per square foot; this financial obstacle is particularly relevant for rental apartment proposals which have historically been less profitable than strata residential development and therefore unable to compete with strata developers to acquire new sites. Staff recommend that as part of the “Improving Housing Affordability” topic within the OCP Review, that Council consider reducing the amount of three bedroom units required for rental apartment buildings to 5%.

This report sets out options for consideration by the Land Use and Planning Committee, in terms of giving direction to staff on how this application should be managed moving forward. These options include:

- 1) Committee refusing the OCP amendment related to this proposal and directing staff to work with the applicant on a revised rezoning application that is consistent with the current OCP FAR for these properties (2.8 gross floor area ratio) and includes a refined building design; or
- 2) directing staff to continue to process the entire proposal in its current form, including the OCP amendment, with the next step being a Public Information Meeting to be hosted by the Applicant.

INTRODUCTION

The Planning and Development Services Department has received an OCP Amendment application for 1485 Fir Street. This corporate report provides initial, high-level staff analysis and commentary on this application, for the Land Use and Planning Committee’s (LUPC) information.

Staff seek feedback from the LUPC on whether this OCP Amendment application should be:

- Refused and the rezoning application referred back to staff, with direction from the LUPC to staff regarding suggested revisions to the rezoning application; or
- Moved forward in its current form.

The proposed development is for a rental residential buildings that is six (6) storeys in height, with a proposed FAR of 3.23. The proposal includes 84 residential dwelling units (all of which would be secured as rental for the life of the building). The orthophoto and location maps are included as Appendix A of this corporate report, and the applicant’s drawing package is included as Appendix C (including site plan, conceptual massing drawings, and commentary on the relationship with City OCP policies).

PAST PRACTICE / POLICY / LEGISLATION

The City’s OCP (*White Rock Official Community Plan, 2017, No. 2220*) sets out land use, density, height and other policy directions for new development applications.

In the Land Use chapter of the OCP, under policy 8.2.3, properties in the Town Centre Transition area including 1485 Fir Street are identified as being eligible for additional density (up to 40% above the base density) where at least half this additional floor area is dedicated to and secured as residential rental units. The base density for this property is 2.0 FAR, there for the total maximum density permitted, including the rental bonus density, is 2.8 FAR, of which 0.4 FAR would be required to be for rental units. There is no additional bonus available for projects that consist entirely of rental units.

Building heights in the Town Centre Transition area are encouraged to develop within the range presented in Figure 10 of the OCP; for the subject site, this is shown in a continuum between 18

storeys at North Bluff Road and 6 storeys at Thrift Avenue, suggesting that between 6-8 storeys would be a supportable height on this block.

Policy 11.2.1(f) requires that a minimum one-to-one replacement of existing rental units be provided when an existing rental building is proposed for redevelopment, with an average unit size of the replacement units at least 80% of the units being replaced.

The new OCP also includes policy regarding OCP Amendment applications. According to Section 19.3 (page 76) OCP Amendment applications are to be reviewed by staff and an initial information report on the proposal presented to Council for review and feedback to staff. As stated in the OCP, Council may then refuse the application or direct City staff to continue processing it. Council may also refer it back to staff with specific direction.

This approach provides the Committee an opportunity to provide direction on OCP Amendment applications, prior to these applications being presented at a Public Information Meeting and proceeding through the application process (i.e. Advisory Design Panel, consultation with potentially affected groups, preparation of Amendment Bylaws, Public Hearings, etc.), as set out in the Planning Procedures Bylaw and Policy 512: Official Community Plan Consultation.

ANALYSIS

Existing Land Use Context

There are three separate parcels that form 1485 Fir Street (the existing building straddles the shared property lines) and the subject properties are currently zoned ‘RM-2 Medium Density Multi-Unit Residential Zone’ which permits townhouse or apartment complexes with a 10.7 metre (35.1 feet) maximum height.

On the outside edge of the Town Centre area, the subject site is surrounded by a mix of commercial, institutional and residential uses. To the west of the subject site across a lane is St. John’s Presbyterian Church and Daycare Centre, to the north across Russell Avenue is a three storey office building (Russell Professional Building), and to the south and east are existing multi-unit residential buildings (one storey building on the east side of Fir Street, and three storey buildings to the south).

Proposed Development

The subject properties are 0.50 acres (2,036 square metres; 21,917 square feet) in overall size. In terms of OCP land use the subject properties are in the ‘Town Centre Transition’ designation, which allows multi-unit residential uses in low-rise to high-rise buildings. The base density for this property is 2.0 FAR, and the total maximum density permitted including the rental bonus density (40% above the base density) is 2.8 FAR, of which 0.4 FAR would be required as rental floor area. A summary of development statistics are provided in Table 1 below:

Table 1: Development Proposal Statistics

| | Original Proposal |
|------------------------------------|--|
| Land Area | 0.50 acres (2,036.m ²) |
| Total Number of Units | 84 |
| Residential Floor Area (Net) | 5,825.6 m ² (62,706.1 ft ²) |
| Gross Floor Area | 6,586.9 m ² (70,900.4 ft ²) |
| Density - Floor Area Ratio (Gross) | 3.2347 (rounded to 3.23 for this report) |
| Lot Coverage | 56% |
| Height | 18.9 m (62.0 ft) |
| Residential Parking Spaces | 115 (1.37 per unit) |
| Loading Spaces | 1 |

Proposed FAR in Relation to the OCP

The proposed OCP Amendment application involves an FAR of 3.23. Staff do not support the proposed FAR, which is 0.43 FAR above the maximum FAR available of 2.8.

FAR is calculated by using these measurement methods in the White Rock Zoning Bylaw:

- 1) General ‘gross floor area’ measurement: includes the sum total of floor areas of each storey in a building, and excludes community amenity spaces. The Zoning Bylaw defines this approach for buildings in commercial, mixed-use and public use zones.
 - This measurement approach results in a ‘**gross FAR**’ number. The gross FAR approach also reflects the overall massing and bulk of a building.
- 2) General ‘net floor area’ measurement: the Zoning Bylaw allows this approach for buildings in multi-family residential zones, and includes the sum total of floor areas of each storey but excludes unenclosed balconies, common stairwells, elevator shafts, common corridors, recreation and amenity areas and above grade enclosed parking areas.
 - This measurement approach results in a ‘**net FAR**’ number.
 - A net FAR number can typically be 10 to 20 percent lower than the gross FAR number for the same building, primarily due to removing the ‘circulation floor space’ (i.e. hallways, stairwells, elevator shafts) areas on each building floor plate or storey, and in some cases, removing above ground enclosed parking floor area contained within the same building. The net FAR approach does not reflect the overall massing and bulk of the building, and typically only includes saleable or leasable floor space.

The measurement of density in the OCP is always based on the **gross FAR** and is intended to regulate the overall massing and bulk of a building, whereas the Zoning Bylaw utilizes both gross and net approaches, depending on the zone.

Staff note that the base density allowed in the OCP without providing rental housing on these properties is 2.0 FAR. Since a replacement of the existing rental units is required it is likely that at least approximately 1.0 FAR on this site would be provided as rental which enables the bonus density provisions of up to 2.8 FAR, leaving the potential for approximately 1.8 FAR as either rental or strata. The development does not include any strata and instead proposes that the entire building be secured market rental units.

The applicant has provided an amendment rationale for the apartment site (attached as Appendix B) and has described the relationship with the proposal and other OCP objectives in their drawing package attached as Appendix C.

Should Council wish to advance this particular application at the currently proposed density (3.23 FAR) on the basis that it will make rental development more viable, it is recommended that staff also be directed to include in the “Improving Housing Affordability” topic within the OCP Review a proposal that would allow up to a larger density bonus (e.g. 50-65% above base density instead of the current 40%) for sites within the Town Centre Transition area that are proposed as entirely market rental buildings.

Apartment Design Commentary

Staff consider that the proposed mid-rise six (6) storey building, at 3.23 FAR and a lot coverage of 56%, presents a bulky/boxy form that would have an imposing and somewhat monolithic or institutional presence in the neighbourhood. Comparatively, a six (6) storey building at the 2.8 FAR allowed in the OCP would have an approximate lot coverage of 47%. While it is possible to

reduce the bulky/boxy effect of the building through revisions to exterior materials and architectural details that break up the mass of the building and therefore increase the visual interest and residential feel, the size of the building itself contributes to the bulkiness of the massing, and lack of articulation and recessing needed to provide relief and transitions from the street and adjacent properties.

By comparison, the OCP allows six (6) storey buildings on sites identified for affordable rental developments at a maximum density of 2.5 FAR, which is considered appropriate to allow for a design with adequate setbacks (i.e. reduced lot coverage of approximately 42% creating open space at the sidewalk level) and terracing (to reduce the perceived height impact of upper floors) of a six storey building.

On the subject property, the permitted OCP density increases to 2.8 FAR, which is close to the density at which a strata concrete tower would be a viable form of development on a large enough site. However, due to the rental replacement requirements and the applicant's interest in providing an entirely market rental development, the cost of concrete construction would likely not be financially viable.

Staff would consider it appropriate for the building to be redesigned to a density of 2.8 FAR, within the maximum allowed in the OCP for this property, which could provide for:

- reduced lot coverage (increased open space at the ground level) closer to or less than 50%
- deeper setbacks for the upper levels (reducing the perceived height impact), such as stepping levels 4 to 6 at the corner of Russell and Fir and on the south property line
- private function patios for residents on the 1st-4th floors facing the street (open balconies are not included in FAR, but are encouraged in the Development Permit Area guidelines)
- increasing the depth of the building's "bays" to break up the massing

Additional suggested design revisions, which do not relate directly to building size, would be:

- varying the fenestration (windows and doors) in size and/or colours (of muntin bars), which are currently the same across the entire building, to accent the residential character of the building
- emphasize the vertical elements to provide balance to the building's overall size
- consider potential for the reorientation/relocation of the outdoor amenity space to provide relief to the massing impact
- providing architectural details on portions of the west façade which are currently blank
- increase roofline variability to provide interest and punctuation
- consider a low maintenance landscaped (planted) edge on the fourth level roof to soften the appearance of the building and create a horizontal break in the building

Should Council direct staff to work with the applicant on a revised design within the maximum density permitted in the OCP or proceed with the current application, these design considerations could receive further feedback from the Advisory Design Panel.

The current parking ratio for the proposal is 1.37 spaces per unit, which is less than the typical Zoning Bylaw requirement of 1.5 spaces per unit. However, noting that the property is near bus stops and routes in the Town Centre, and that OCP policy 11.2.1(f) states that "Council will consider reviewing parking requirements to determine the extent to which they can be relaxed for nonmarket and rental housing within walking distance (i.e. 400-800 metres of real travel

distance) of frequent transit service and/or commercial areas,” staff would consider supporting the parking reduction for this rental housing proposal, subject to confirmation of the proposed Transportation Demand Management measures proposed by the applicant (pre-loaded Compass Cards for residents, etc.)

Tenant Relocation Plan

The applicant has submitted a complete tenant relocation plan. The associated Notice of Redevelopment and Tenant Assistance Package, which was distributed to tenants on May 17, 2019, is attached to this report as Appendix D. The information contained in the Notice is considered to be consistent with the Tenant Relocation Policy. However, staff note that a dedicated tenant coordinator is to be retained and is not intended to be the developer/owner. Staff have not undertaken an in-depth analysis of the tenant relocation plan, as the proposed application is beyond the OCP FAR and direction on this is required first as this may affect the proposed number of units and potential tenant approach. Staff note that the current low vacancy rate for rental apartments may make locating alternative accommodation challenging.

The LUPC may consider discussing the tenant relocation plan at this time, or defer discussion to a later corporate report / LUPC meeting according to direction provided by Committee.

OPTIONS

While staff support the proposed market rental tenure of the project, staff do not support the proposed OCP Amendment in its current form.

Increasing permitted OCP densities on a site-specific basis will likely lead to future requests for similar OCP amendments, as prospective purchasers will ‘bid’ higher for the land on the basis of an anticipated increase in density. Staff do not believe that the densities in the approved OCP need to be increased in order to accommodate the projected increases in population, however if Council is interested in further incentivizing the construction of new rental apartments, staff recommend that additional density only be considered for projects that consist entirely of secured rental units.

This being said and based on the above analysis, the LUPC can consider these options, amongst other feedback, in directing how staff should manage this application moving forward:

1. Refuse the OCP amendment aspect of this proposal and refer back to staff to work with the applicant to revise their rezoning and major development permit application to be consistent with the maximum FAR for the property (2.8 FAR maximum). This also involves refining the apartment design as discussed in the report, which would have the likely effect of reducing the FAR below 2.8 FAR; or
2. Staff continue to process the entire proposal in its current form, with the next step being referral to external agencies and internal departments, a Public Information Meeting, followed by review by the Advisory Design Panel.

If the OCP amendment application is refused per Option #1 above which is also the recommendation of this corporate report, the applicant would be refunded a portion of their application fees for the OCP amendment application and the existing rezoning and major development permit applications which were applied for concurrently would remain open. In order to proceed with the rezoning and major development permit applications the applicant would need to submit revised designs that do not require amendments to the OCP (i.e. within the allowable density, and meeting the minimum 10% three bedroom unit requirements).

Additional Considerations

Should this proposed application move forward, staff note there are additional considerations that the applicant will need to meet and that the LUPC should be aware of, including:

- requests to exceed the OCP should have a clear public benefit beyond 1:1 replacement and additional rental space as contemplated in the OCP. This additional benefit could be secured below market rental units for vulnerable/existing tenants;
- the market rental residential tenure of the building would be required to be secured by way of a Housing Agreement and related bylaw as rental for the life of the building;
- as a market rental project, this development may be eligible for a reduction of Community Amenity Contributions (CAC) up to 50% of the targeted value;
- the OCP and Zoning Bylaw requires new buildings to include one (1) electric vehicle charging station and one (1) ‘rough in’ for every ten (10) parking spaces (the applicant is proposing 24 electric vehicle charging stations, which is slightly more than the 23 stations that would be required with the proposed 115 off-street parking spaces); and
- noting that stormwater and sanitary servicing master plans are currently being developed to guide development-related upgrades to these services (and a water master plan was recently approved), and that these master plans are based on FARs in the current OCP, it is important to note that increasing the FAR on this property and potentially other properties may undermine the basis of these servicing plans, and require significant additional servicing upgrades and funding.

CONCLUSION

The Planning and Development Services Department has received an OCP Amendment application for 1485 Fir Street. While staff support the rental housing component, staff do not support the proposal in its current form, primarily due to the FAR being over what is identified in the OCP. Staff seeks feedback from the Land Use and Planning Committee on whether this OCP Amendment application should be:

- Refused and the rezoning application referred back to staff for revisions within the allowable density in the OCP and design refinements to the building as discussed in this report, with direction from the LUPC to staff regarding suggested revisions to the application; or
- Moved forward in its current form.

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.

A handwritten signature in black ink, appearing to read "Dan Bottrill", is centered on the page. The signature is fluid and cursive.

Dan Bottrill
Chief Administrative Officer

Appendix A: Location and Ortho Photo Maps

Appendix B: Applicant's Official Community Plan Amendment Rationale Letter

Appendix C: Drawing Package

Appendix D: Applicant's Notice of Redevelopment and Tenant Assistance Package

APPENDIX B

Applicant’s Official Community Plan Amendment Rationale Letter

Billard Architecture Inc. Whitebirch Apartments – 1485 Fir Street, Whiterock, BC

Official Community Plan Amendment Rationale Letter

The Whitebirch Apartments is a multi-residential rental building designed to replace the current aging apartment complex on the corner of Russell Avenue and Fir Street in White Rock, BC with 84 modern rental homes. This project is designed to work with the Town Centre Transition zone in the neighbourhood by increasing the building height. The Whitebirch Apartments is located near the Town Centre with walkable access to retail shops and restaurants, as well as a variety of community services, and health care options.

The project intends to create a dynamic residential setting and easy access to community amenities. Providing contemporary design and thoughtful landscaping creates homes that residents can be proud to be part of. As a community-minded project, the areas within the setbacks have been planned for the inclusion of tenant gardens, courtyard, and playground. The intent is to enrich the site for current and future needs and to create a safe and vibrant addition to the neighbourhood. Low-maintenance, hardy, local planting will create green space along pathways and existing sidewalks. Existing trees will be protected along the property line where possible to help create a park-like transition from the public to residential realm. Strategic lighting will enhance to development and create safe and welcoming spaces. The outdoor amenities are designed to bring residents together to connect and form lasting community.

In addition to residential, visitor, and accessible parking spaces underground, bus routes are conveniently located nearby on Russell Avenue, Best Street, North Bluff Road, and Johnston Road. The Whitebirch Apartments also include ample bicycle storage and electric car charging stations.

The design provides a bridge from the mid-century style from the nearby residential buildings in the Town Centre Transition neighbourhood to the sleek new residential high-rises in the Town Centre community, creating a cohesive feel for the area. Modern materials and forms inspired by new residential and commercial developments creates a transitional building to blend the old and new. Resilient and durable natural materials will be utilized for exterior finishes to develop a modern and familiar atmosphere.

Strategic lighting will enhance the development and create safe and welcoming spaces for both pedestrians and vehicles. All communal spaces will be well-lit through both natural and installed, high-efficiency lighting. Entrance and lobby lighting will be provided day and night for tenant safety when entering and exiting building at every hour of the day. Motion detected lighting outdoors and indoors are employed to ensure resident safety. The amenity patio and children’s play area in the courtyard is enclosed on three sides to provide a monitored and safe environment. It is located close to the lane for privacy from busy streets. Landscaping is designed to provide attractive places to inhibit and deter vandalism. Size, placement, and selection of plants are used to conceal ground level units from eyes on the street and to protect openings from break-and-entering, yet not to conceal criminal activity.

The design will employ a variety of sustainable strategies to meet the needs of current and future generations. Some of these strategies include the use of high-efficiency lighting, appliances, and heating and cooling systems, as well as installing windows with effective glazing and thermally-broken frames, and low-flow water fixtures. Minimal maintenance, native plants will be chosen with the guidance of a landscape architect to ensure the landscaping requires minimal watering and care and provides a vibrant ecological addition to the neighbourhood.

Right-sized rental apartments are designed to offer homes with long-term livability and community feel for all White Rock residents – from young families to working professionals and active seniors.

APPENDIX C
Drawing Package



WHITEBIRCH
APARTMENTS

1485 FIR STREET
WHITEROCK, BC

Prepared by
Billard Architecture Inc.
Billardarchitecture.ca



Billard Architecture Inc.

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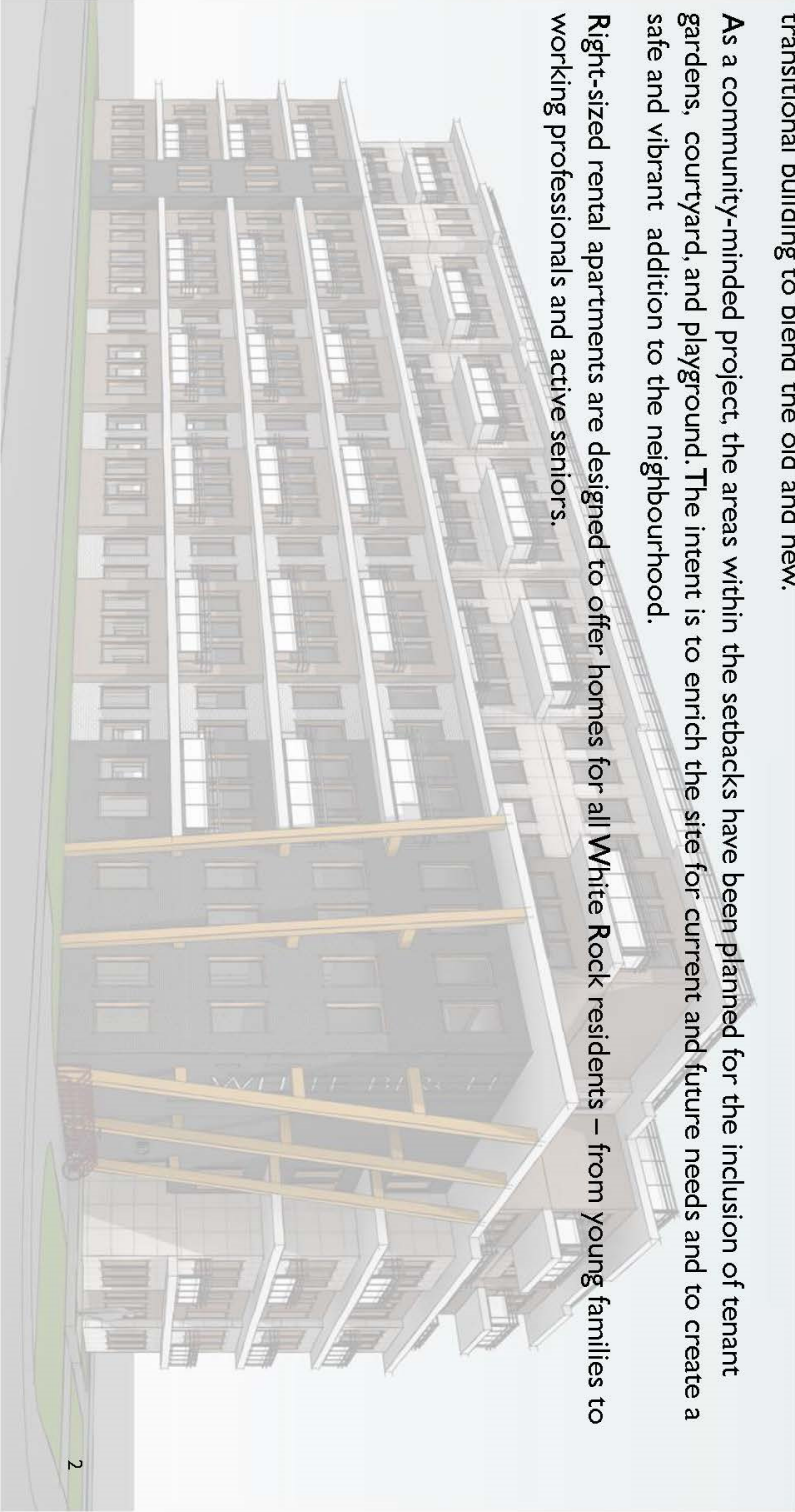
PROJECT INFORMATION

The Whitebirch Apartments is a multi-residential rental building designed to replace the current aging apartment complex on the corner of Russell Avenue and Fir Street in White Rock, BC with 84 modern rental homes.

This project is designed to work with the Town Centre Transition zone in the neighbourhood by increasing the building height. Modern materials and forms inspired by new residential and commercial developments creates a transitional building to blend the old and new.

As a community-minded project, the areas within the setbacks have been planned for the inclusion of tenant gardens, courtyard, and playground. The intent is to enrich the site for current and future needs and to create a safe and vibrant addition to the neighbourhood.

Right-sized rental apartments are designed to offer homes for all White Rock residents – from young families to working professionals and active seniors.



PROPOSAL SITE

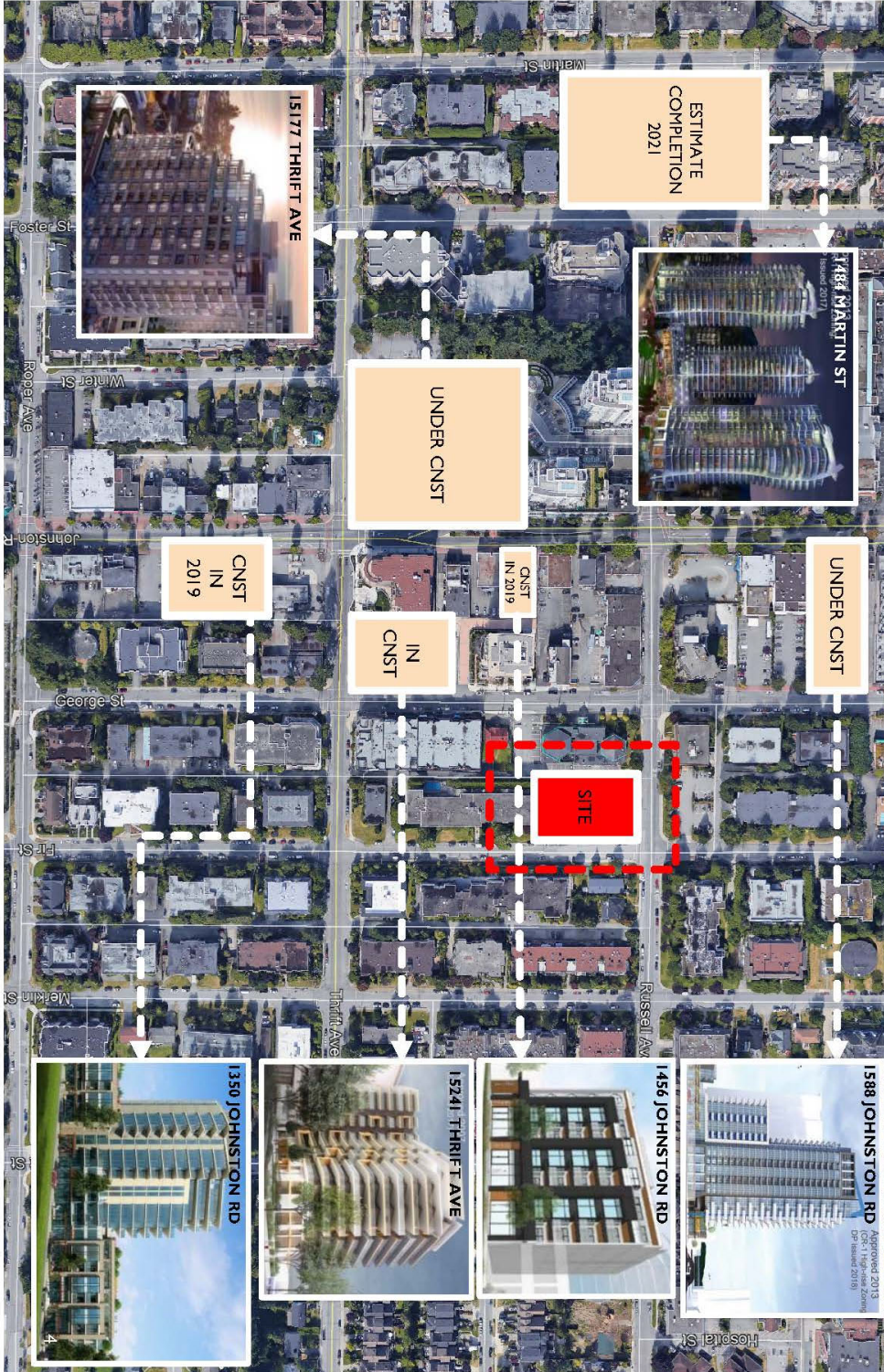


This proposal for 1485 Fir Street is located near the Town Centre of White Rock with access to a variety of shops and restaurants.

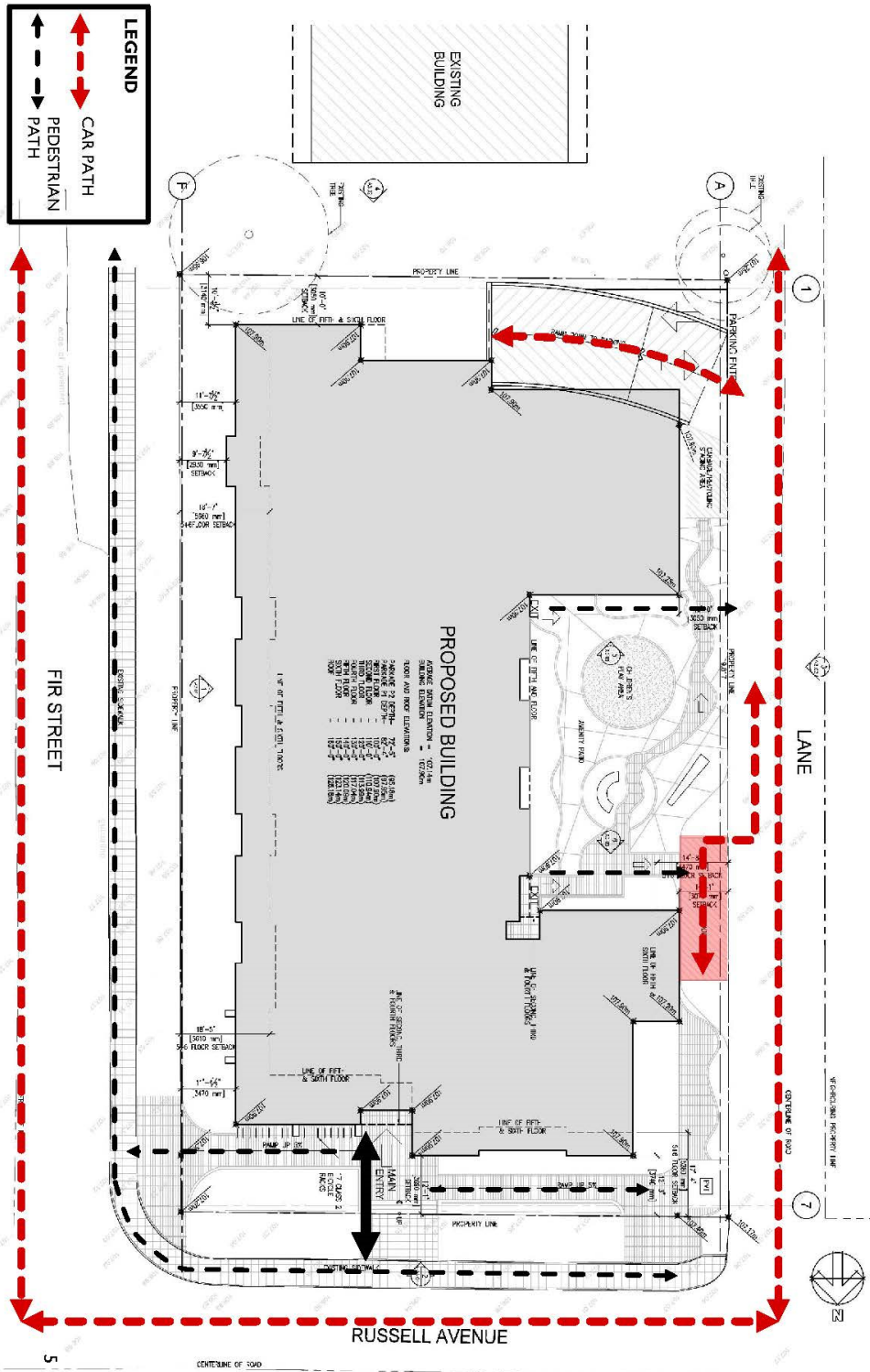
Features:

- Modern, Spacious Rental Apartments
- Rooftop Tenant Gardens
- Amenity Patio on Main Floor
- Rooftop Amenity Patio Courtyard
- Underground Parking

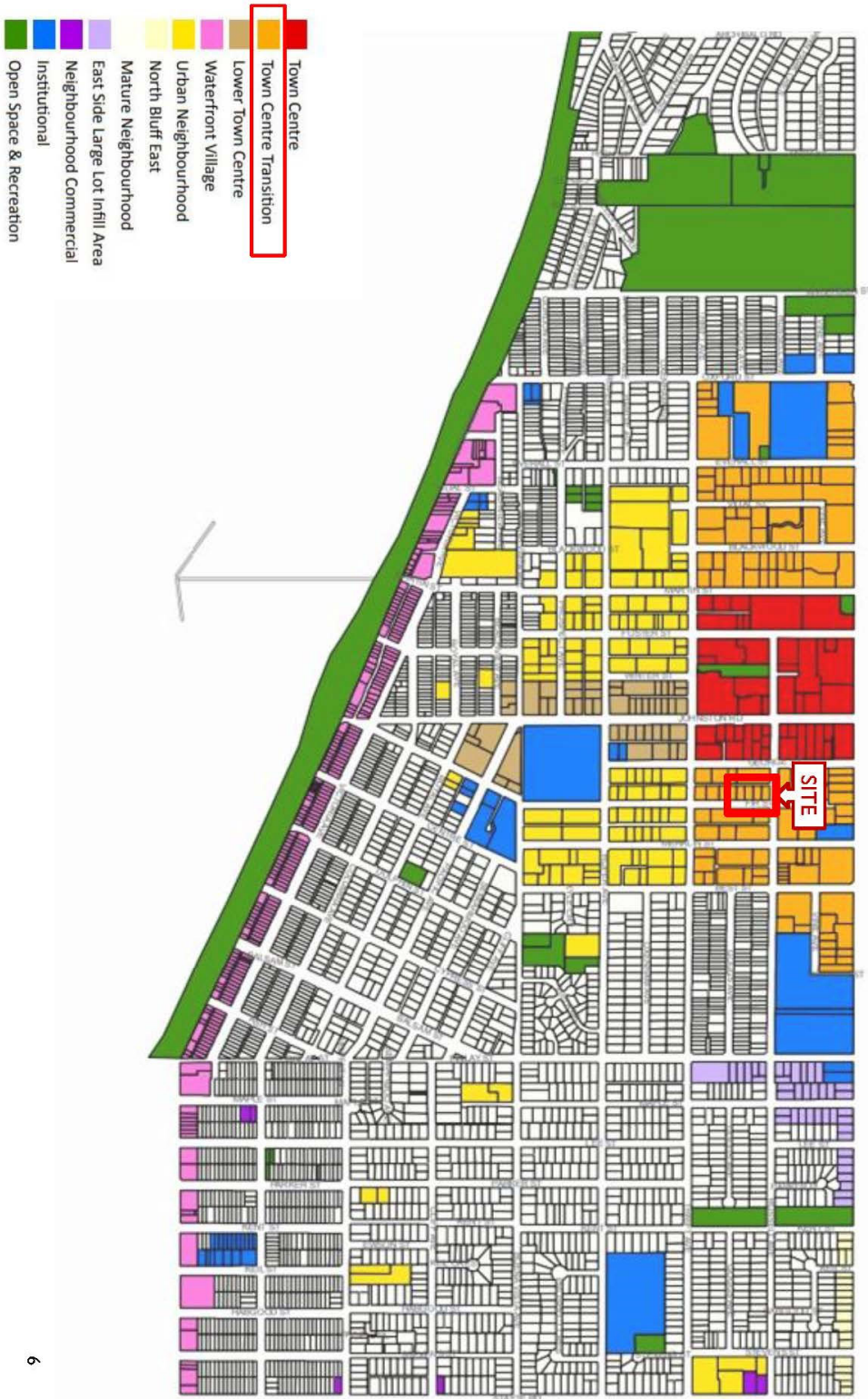
NEIGHBOURHOOD CONTEXT



TRAFFIC FLOW



LAND USE MAP



HEIGHT TRANSITION

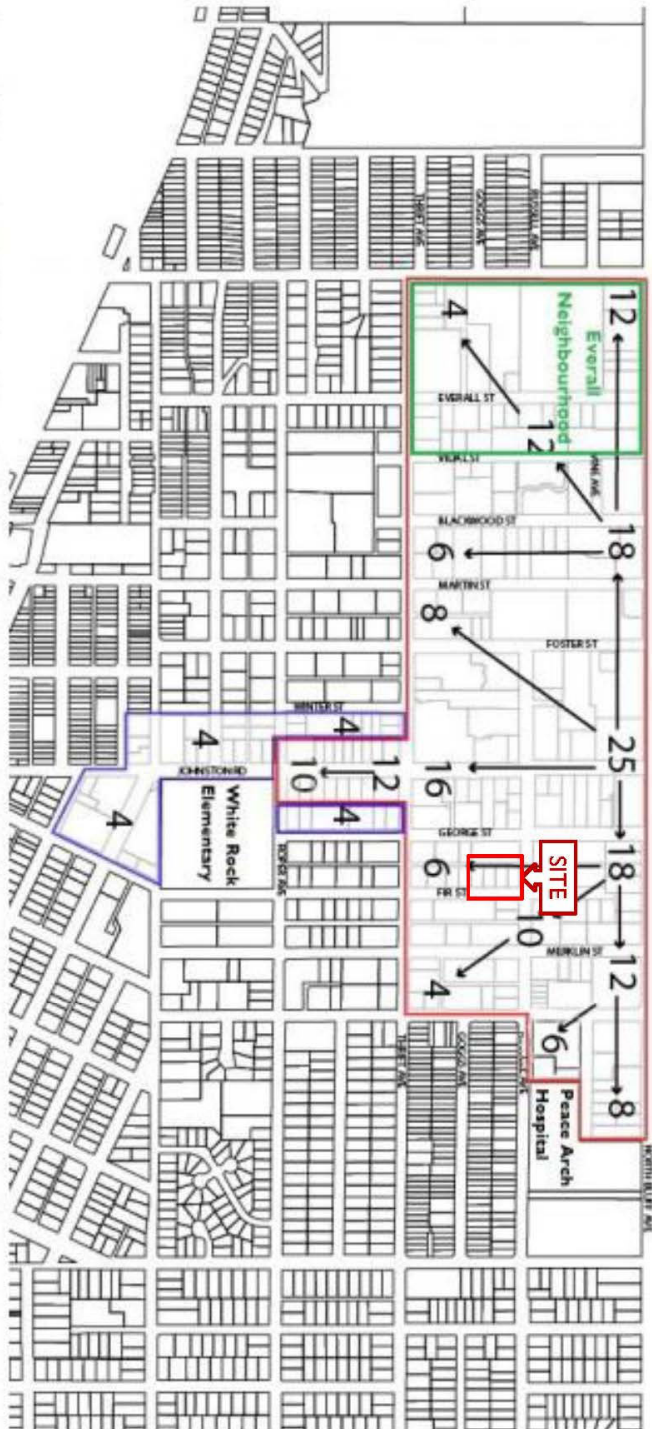


Figure 10 Conceptual Height Transitions in the Town Centre, Town Centre Transition, and Lower Town Centre Areas



8

MASSING ANALYSIS

Policy 8.2.2

Density and Height – Concentrate the highest heights and densities adjacent to the Town Centre along the North Bluff Road.

Maximum allowable densities (FAR) are outlined in Figure 9 and Policy 8.2.3; and guidelines for height transitions are illustrated in Figure 10.

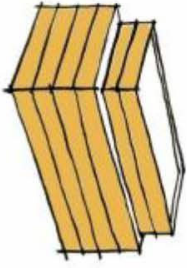
Policy 8.2.3

Rental Housing - Allow a 40% increase to maximum FARs where at least half of this is additional floor area is dedicated to and secured as residential rental units.

Policy 8.2.4

Urban Design – Enhance the built and public realms through guidelines included in the Multi-Family Development Permit Area in Part D.

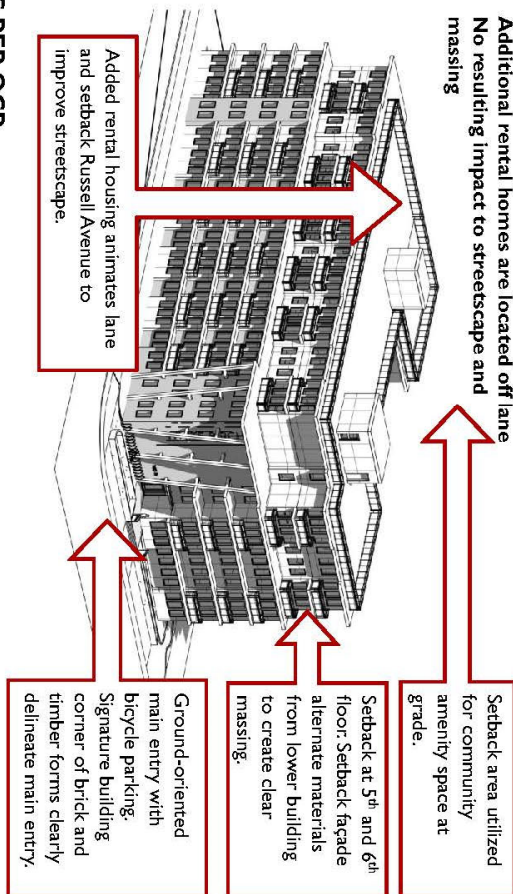
Focus on the establishment of a greenway the town centre and centennial Park as per Sections 13 and 15.



Adjacent to Urban Neighbourhood areas at Thrift Avenue

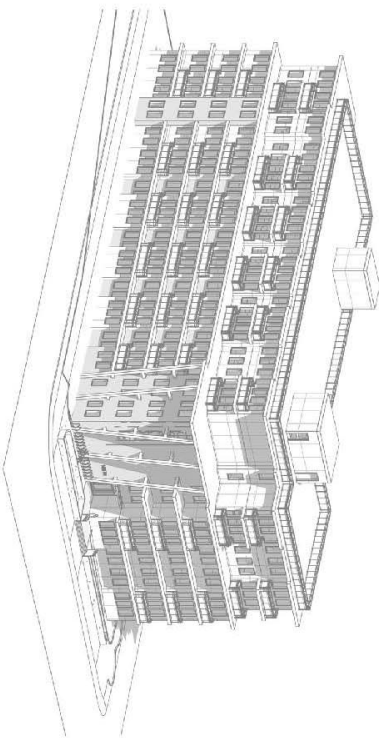
PROPOSED

- FAR = 3.24
- Additional rental homes are located off lane
- No resulting impact to streetscape and massing



AS PER OCP

- OCP FAR = 2.8
- Loss of estimated 10 homes
- Same street massing as per OCP Design Guidelines



NORTH ELEVATION

| EXTERIOR FINISHES | |
|-------------------|---|
| (1) | BRICK - BLACK |
| (2) | BRICK - WHITE |
| (3) | WOOD SHINGLES - ASBESTOS FREE |
| (4) | WOOD SHINGLES - CONSTITUTIONAL ASPHALT SHINGLES |
| (5) | PAINT - WHITE ON WOODWORK |
| (6) | CONCRETE |

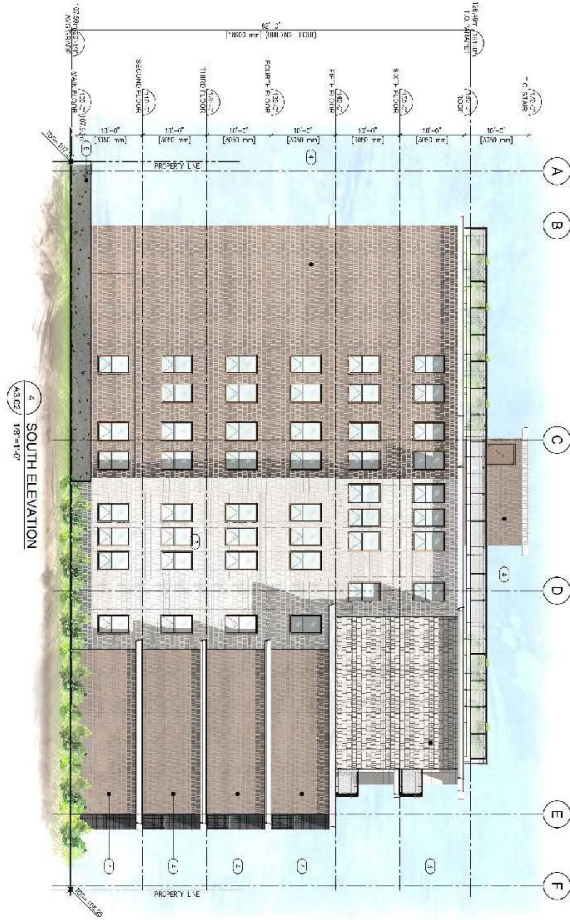


EAST ELEVATION



SOUTH ELEVATION

| EXTERIOR FINISHES | |
|-------------------|-------------------------------|
| (1) | BRICK - BLACK |
| (2) | BRICK - WHITE |
| (3) | SMOOTH STONE - LIGHT GREY |
| (4) | SMOOTH STONE - CRACKLE FINISH |
| (5) | SMOOTH STONE - CRACKLE FINISH |
| (6) | SMOOTH STONE - CRACKLE FINISH |
| (7) | SMOOTH STONE - CRACKLE FINISH |
| (8) | SMOOTH STONE - CRACKLE FINISH |
| (9) | SMOOTH STONE - CRACKLE FINISH |
| (10) | SMOOTH STONE - CRACKLE FINISH |



WEST ELEVATION

| EXTERIOR FINISHES | |
|-------------------|--------------------------------|
| (1) | BRICK - BLACK |
| (2) | BRICK - WHITE |
| (3) | SMOOTH FINISH - ASPH/FLT W/FLC |
| (4) | WOOD SHAKES - CHRISTMAS TREE |
| (5) | PAVING BRICK WITH SAND |
| (6) | CONCRETE |



CONTEXT ELEVATION - FIR STREET



CONTEXT ELEVATION - RUSSELL AVENUE



COLOUR ELEVATION & MATERIAL LEGEND



STAINED CEDAR
COLUMNS



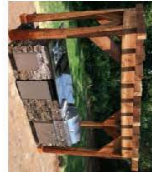
ALUMINUM



ALUMINUM
GUARD RAILS
WITH GLASS



STAINED CEDAR
SHAKES (GREY)



STAINED CEDAR
TRELLIS



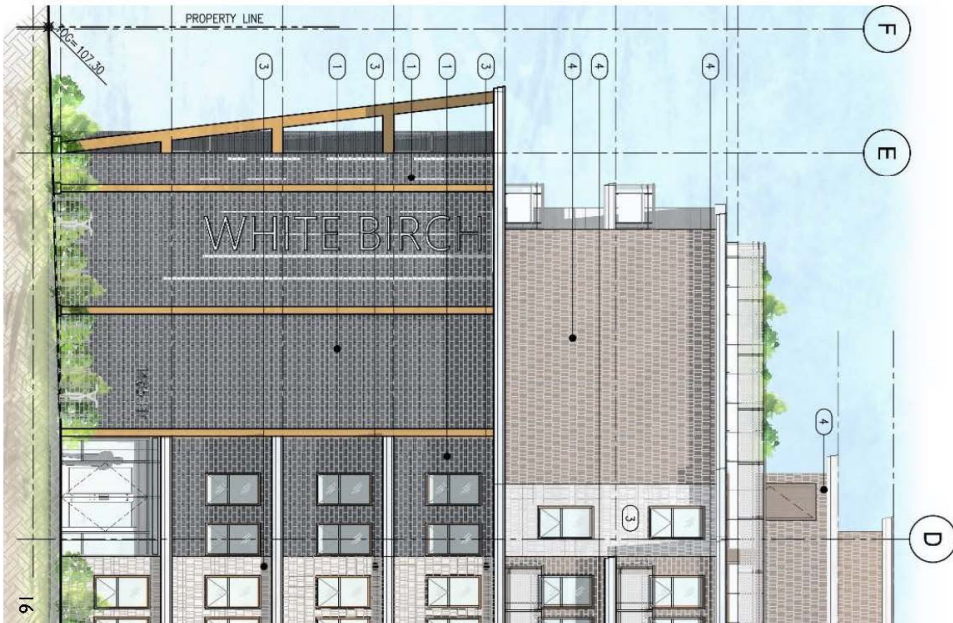
BRICKVENNER
(BLACK)



STAINED CEDAR
SHAKES

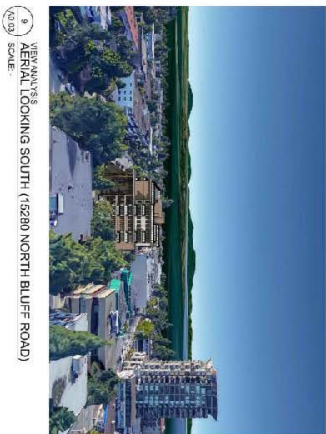
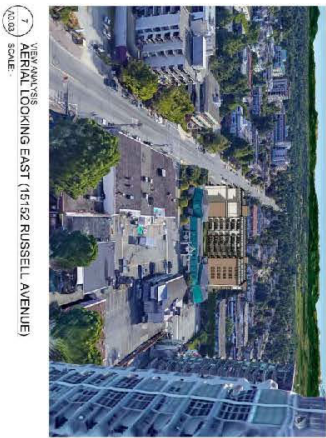


BRICKVENNER
(WHITE)



16

VIEW ANALYSIS



DESIGN RATIONALE

Zoning + Density

Existing Zoning: RM-2

Existing Buildings: Multi-Unit Residential

Existing Height: 3 Storey

Proposed Zoning: CD, BASED ON RM-4

Proposed Building: 84 Rental Apartments

Proposed Height: 6 Storeys

Location

84 modern rental homes near White Rock Town Centre with walkable access to retail and restaurants.

Within 800 m (10 minutes walking)

Community Services:

- White Rock Elementary School
- White Rock Community Centre
- Bryant Park

- White Rock Child Care Centre
- White Rock Farmers Market

Health Care:

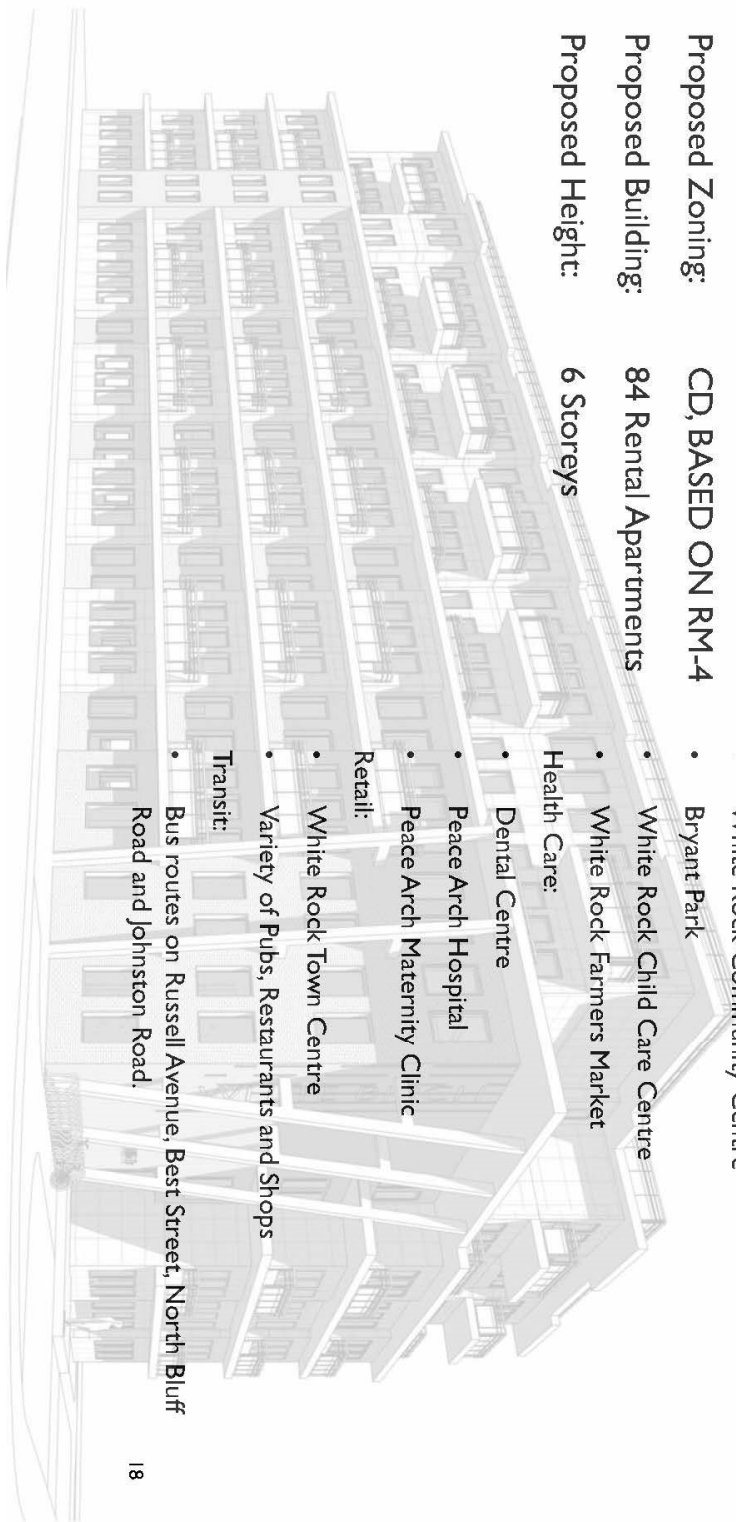
- Dental Centre
- Peace Arch Hospital
- Peace Arch Maternity Clinic

Retail:

- White Rock Town Centre
- Variety of Pubs, Restaurants and Shops

Transit:

- Bus routes on Russell Avenue, Best Street, North Bluff Road and Johnston Road.



DESIGN RATIONALE

Project Brief

84 modern rental apartments to replace 25 aging, non-accessible apartments.

Increase number of rental homes with long term livability and community feel provided by age-friendly amenity spaces.

6-storey wood construction.

Unit mix includes:

| | |
|----------------------------|----------|
| 37 Rental 1 Bed | (44.05%) |
| 16 Rental 1 Bed + Den | (19.05%) |
| 21 Rental 2 Bed | (25.00%) |
| 2 Rental 2 Bed + Den | (4.76%) |
| 4 Rental 3 Bed | (4.76%) |
| 2 Rental 3 Bed + Den | (2.38%) |
| 21 Adaptable Homes (25%) – | |

Family Friendly Homes (11.9%)

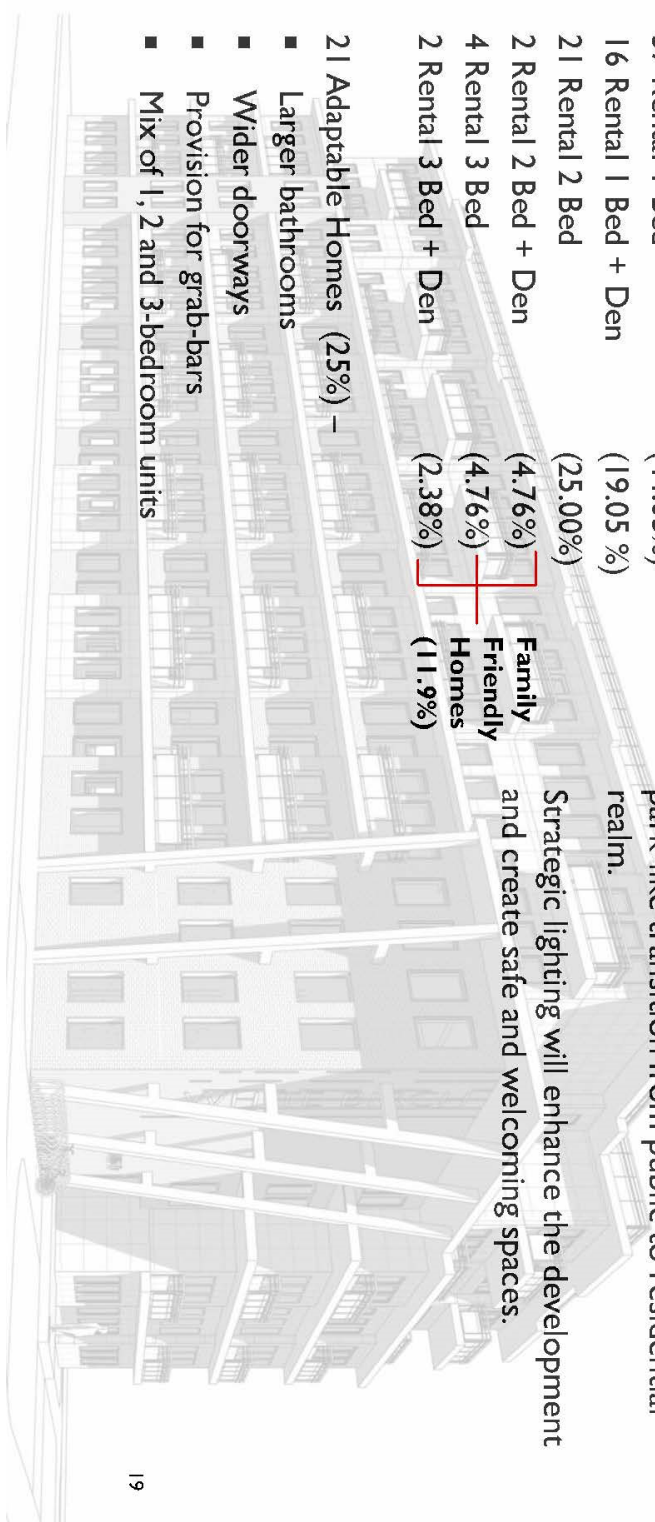
- Larger bathrooms
- Wider doorways
- Provision for grab-bars
- Mix of 1, 2 and 3-bedroom units

Landscape + Public Realm

Outdoor amenities will include tenant gardens and picnic area on the rooftop, and a children's play area in the courtyard.

Low-maintenance, hardy, local planting will create green space along pathways and existing sidewalks. Existing trees will be protected along the property line where possible to help create a park-like transition from public to residential realm.

Strategic lighting will enhance the development and create safe and welcoming spaces.



DESIGN RATIONALE

Architecture

Whitebirch Apartments is a wood-frame 6-storey rental apartment community replacing and upgrading 25 aging apartments at the intersection of Russell Avenue and Fir Street.

The project is designed to work with Town Centre Transition neighbourhood character of medium-density multi-residential buildings while using modern materials and forms inspired by new residential and commercial developments in the community.

The design provides a bridge from the mid-century style from the nearby residential buildings in the Town Centre Transition neighbourhood to the sleek new residential high-rises in the Town Centre community, creating a cohesive feel for the area. Natural materials of wood and brick are utilized in the modern massing of the building to create a new but familiar bridge between designs along Russell Avenue.

The building steps back along Russell Avenue and Fir Street at the fifth and sixth floors to create a friendly streetscape. Setbacks at the lane provide green space to enhance the neighbourhood.

Residents will enjoy indoor and outdoor amenity spaces that include a community play area for children, residential rooftop gardens and lounges, and lush low-maintenance landscaping at the building perimeter.



DESIGN RATIONALE

Traffic + Parking

Access to the underground parking is provided by the lane on the west side of the building. Access to the lane is available from Russell Avenue and Thrift Avenue.

Residential, visitor and accessible parking spaces are provided as well as a loading zone which can be accessed from the lane. In addition to the minimum parking requirements, this development includes ample bicycle storage and electric car charging stations.

Access to tenant garbage and recycling is located on-site in an enclosed area on the first floor of the underground parking.

Parking Breakdown:

115 Total Parking Spaces:

- 91 Residential
 - 24 Vehicle Charging
 - 1 Accessible
 - 1 Loading
- 22 Visitor
 - 1 Accessible
- 84 Long Term Bicycle Parking
- 17 Short Term Bicycle Parking

Pedestrian / Bicycle Focus

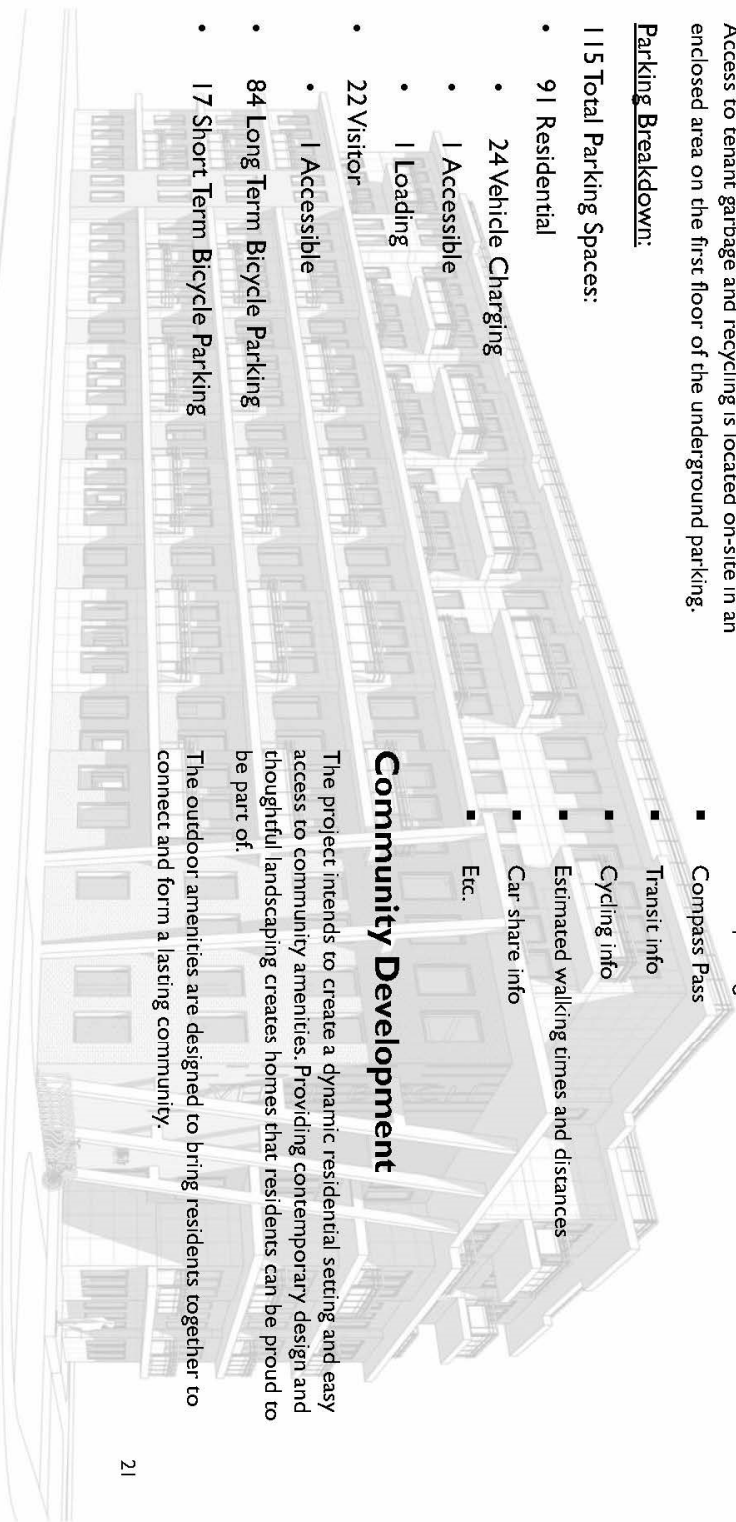
Leave the Car Behind initiatives:

- Live updates on transit schedules at lobby
- Directional signage to nearest transit routes and local destinations at Lobby
- Secured bicycle storage with direct access to elevators and Lobby
- New Tenant package to include:
 - Compass Pass
 - Transit info
 - Cycling info
 - Estimated walking times and distances
 - Car share info
 - Etc.

Community Development

The project intends to create a dynamic residential setting and easy access to community amenities. Providing contemporary design and thoughtful landscaping creates homes that residents can be proud to be part of.

The outdoor amenities are designed to bring residents together to connect and form a lasting community.



DESIGN RATIONALE

Crime Prevention

All communal spaces will be well-lit through both natural and installed lighting. Entrance and lobby lighting will be provided day and night for tenant safety when entering and exiting building at every hour of the day.

The amenity patio and children's play area in the courtyard is enclosed on three sides to provide a monitored and safe environment and is located close to the lane for privacy from busy streets and will consist of low-height planting for visibility. This feature animates the lane, extending the community.

An amenity patio, tenant gardens and a children's play area are provided on the roof with controlled access for tenants.

Landscaping is designed to provide attractive places to inhibit and deter vandalism. Size, placement, and selection of plants are used to conceal ground level units from eyes on the street and to protect openings from break-and-entering, yet not to conceal criminal activity.

Motion detected lighting outdoors and indoors, FOB access to building and underground parking, and privacy fencing are all employed to ensure resident safety.



DESIGN RATIONALE

Sustainable Design

This design will employ a variety of sustainable strategies, including:

General:

- Water, electric and gas use individually metered to increased self-imposed conservation.
- Programmable thermostats.

Location:

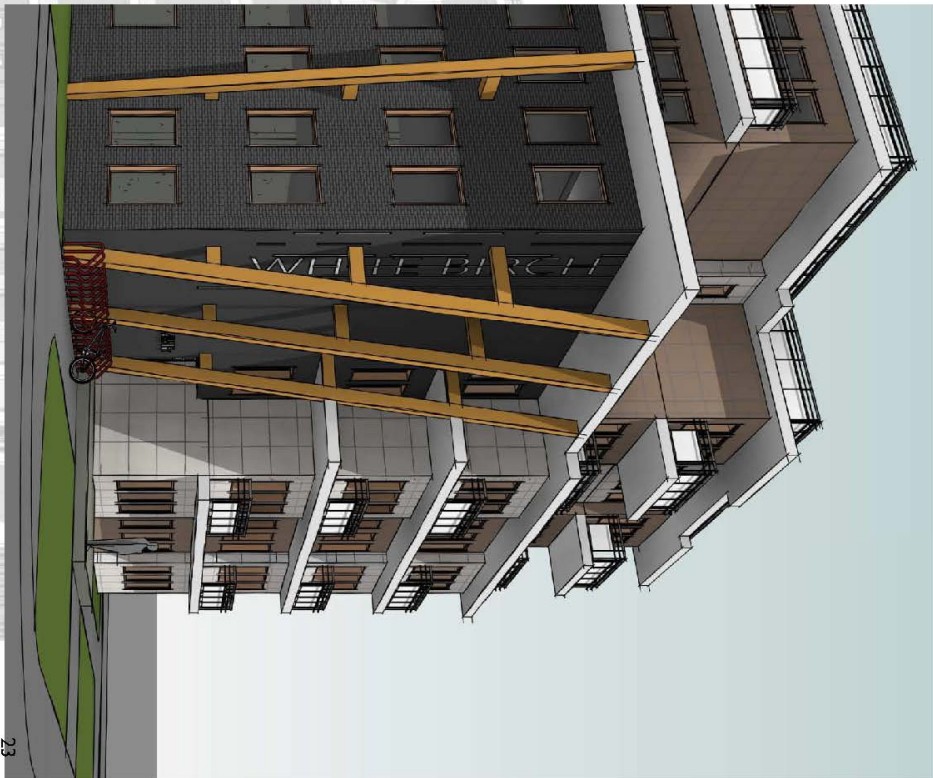
- Located in close proximity to urban center.
- Potential to promote walking to work.
- Near public transit.
- Neighbourhood is cyclist and pedestrian friendly.
- Landscaping includes a variety of permeable surface areas like gardens and lawns.
- The building includes roof gardening.

Water and Energy:

- Plumbing fixtures are water-efficient.
- Lighting fixtures to be energy-efficient and using compact fluorescent (CFL) or LED bulbs.
- Outdoor environment landscaped to efficiently use irrigation water by use of natives, drought resistant planting.
- Fixtures to be Energy Star® compliant.
- High efficiency windows and doors with effective blinds pre-installed.
- Efficient ratio of the outside walls to windows.

Sustainable Materials:

- Materials used in construction or finishing of the condo such as cabinets, floors and furniture made from renewable resources where possible.
- High recycled content will be specified.
- Where possible, products will be sourced locally.
- Indoor Environmental Quality:
- Flooring, paint and other finishes non-toxic with low volatile organic compounds (VOCs).
- Fresh air delivered to the suites through user-control operable windows.
- Long lasting, durable graffiti resistant cladding materials.
- FSC stewardship for wood-framed buildings.



STATISTICS SUMMARY

| | Required / Allowed | Proposed |
|-----------------|---|---|
| Lot Area | | 2036.15 SM |
| Lot Coverage | 60% | 56.00% (1140.30 SM) |
| FSR | | 3.23 (6586.64 SM) |
| Storeys | | 6 |
| Setbacks | Front 9'-10" Rear 5'-11" Side (North) 9'-10" Side (South) 3'-11" | Front 11' - 4 1/2" Rear 10' - 1/4" Side (North) 12' - 3 1/4" Side (South) 9' - 10 1/4" |
| Building Height | N/A | 62.0 FT |
| Number of Units | | 84 |
| Parking | 115 | 115 |

PROJECT DATA INFORMATION

| AREAS | FLOOR | GROSS AREA | | RESIDENTIAL GROSS AREA | | INDOOR AMENITY | | OUTDOOR AMENITY | | RESIDENTIAL BALCONIES | |
|------------------------|----------|------------|------------|------------------------|------------------|----------------|----------|-----------------|---------|-----------------------|--------|
| | | SQ FT | SQ M | SQ FT | SQ M | SQ FT | SQ M | SQ FT | SQ M | SQ FT | SQ M |
| | 1 | 12274.54 | 1140.30 | 10623.61 | 987.12 | 0.00 | 0.00 | 1920.26 | 178.39 | 364.92 | 24.61 |
| | 2 | 12401.86 | 1152.13 | 11036.58 | 1023.30 | 0.00 | 0.00 | 0.00 | 0.00 | 230.50 | 21.41 |
| | 3 | 12401.86 | 1152.13 | 11036.58 | 1023.30 | 0.00 | 0.00 | 0.00 | 0.00 | 230.50 | 21.41 |
| | 4 | 12401.86 | 1152.13 | 11036.58 | 1023.30 | 0.00 | 0.00 | 0.00 | 0.00 | 230.50 | 21.41 |
| | 5 | 10710.12 | 994.97 | 9485.46 | 881.20 | 0.00 | 0.00 | 0.00 | 0.00 | 58.78 | 5.28 |
| | 6 | 10710.12 | 994.97 | 9485.46 | 881.20 | 0.00 | 0.00 | 0.00 | 0.00 | 58.78 | 5.28 |
| TOTAL | | 70900.35 | 6586.64 | 62706.42 | 5825.42 | 0.00 | 0.00 | 0.00 | 0.00 | 588.80 | 194.53 |
| UNIT MIX | | | | | | | | | | | |
| RENTAL 1 BED + DBN | | | | % BREAKDOWN | | FLOOR AREAS | SQ FT | SQ M | | | |
| RENTAL 1 BED | | | | 16 | 19.05% | BUILDING | 70900.35 | 6586.64 | | | |
| RENTAL 2 BED | | | | 37 | 44.05% | FSR | 3.23 | 3.23 | | | |
| RENTAL 2 BED + DBN | | | | 21 | 25.00% | | | | HEIGHT | | |
| RENTAL 3 BED | | | | 4 | 4.76% | BUILDING | | | ALLOWED | PROPOSED | |
| RENTAL 3 BED + DBN | | | | 4 | 4.76% | | | | N/A | 62.0 ft. | |
| TOTAL # OF UNITS | | | | 84 | 100.00% | FLOOR AREAS | SQ FT | SQ M | | | |
| | | | | | | BUILDING | 70900.35 | 6586.64 | | | |
| | | | | | | (CORRIDOR) | 0.00 | 0.00 | | | |
| SETBACKS | | | | | | (CORE) | 0.00 | 0.00 | | | |
| FRONT LOT LINE | REQUIRED | 9'-10" | PROPOSED | 11'-4 1/2" | COMMENT | (AMENITY) | 0.00 | 0.00 | | | |
| REAR LOT LINE | 5'-11" | 10'-1 1/4" | 9'-10 1/4" | LANE | (MECHANICAL) | 0.00 | 0.00 | 0.00 | | | |
| INTERIOR SIDE LOT LINE | 3'-11" | 9'-10 1/4" | 12'-3 1/4" | RUSELVAVE | TOTAL EXEMPTIONS | 0.00 | 0.00 | 0.00 | | | |
| EXTERIOR SIDE LOT LINE | 9'-10" | 12'-3 1/4" | | | AREA FOR FSR | 70900.35 | 6586.64 | | | | |
| | | | | | | FSR | 3.23 | 3.23 | | | |

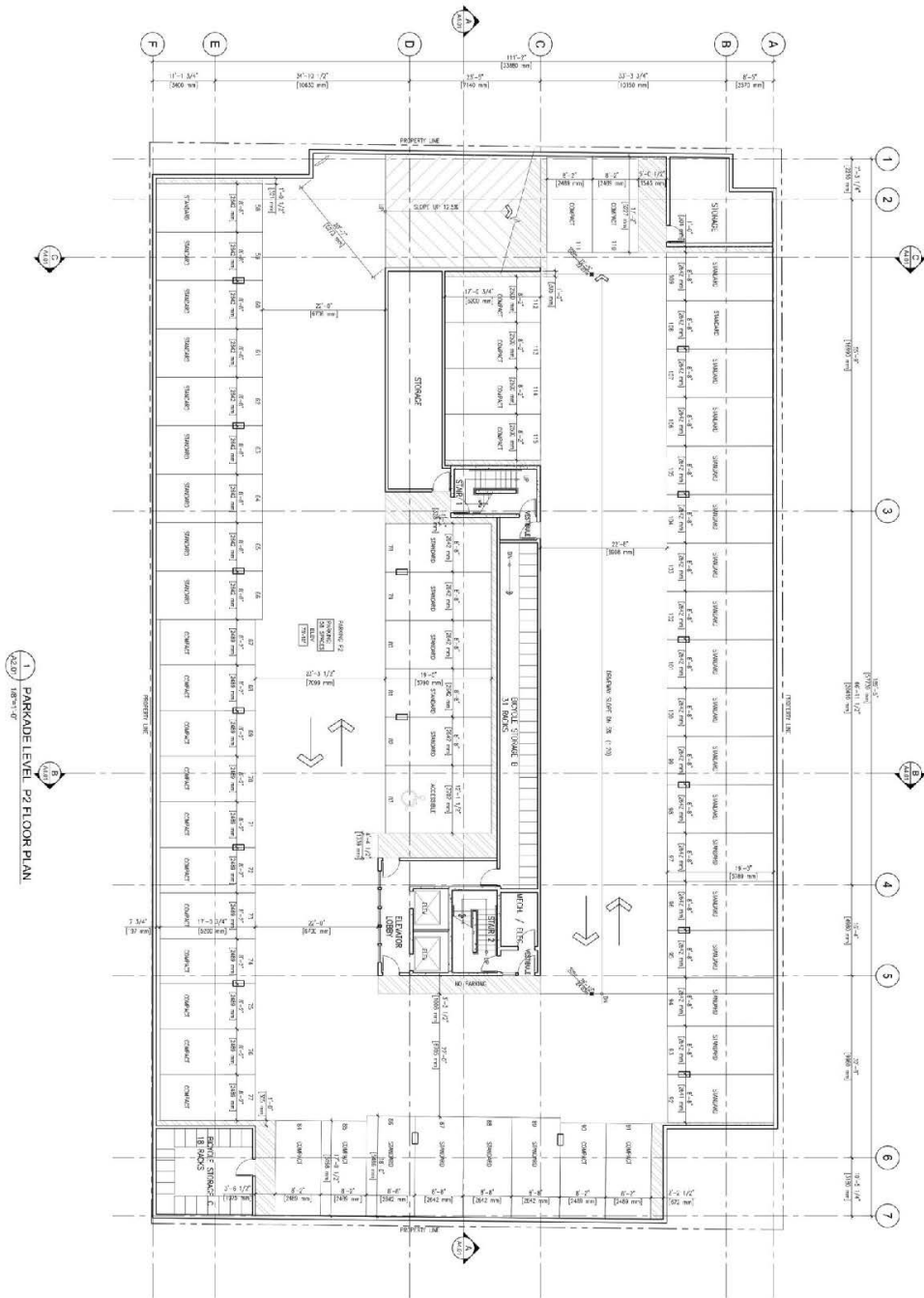
| SITE & ZONING INFO | |
|--------------------|-------------------|
| SITE AREA (SQ FT) | 21917.69 |
| SITE AREA (SQ M) | 2036.15 |
| CURRENT ZONING | RM-2 |
| PROPOSED ZONING | CD, Based on RM-4 |
| LOT COVERAGE | SQ FT |
| BUILDING FOOTPRINT | 12274.54 |
| % COVERAGE | 56.00% |
| % COVERAGE ALLOWED | 60.00% |
| | SQ M |
| | 1140.30 |
| | 56.00% |
| | 60.00% |

| EFFICIENCY | |
|-------------------|----------|
| GROSS RESIDENTIAL | 62706.41 |
| INDOOR AMENITY | 0.00 |
| TOTAL | 62706.41 |
| GROSS BUILDING | 70900.35 |
| EFFICIENCY | 88.44% |

PROJECT DATA INFORMATION

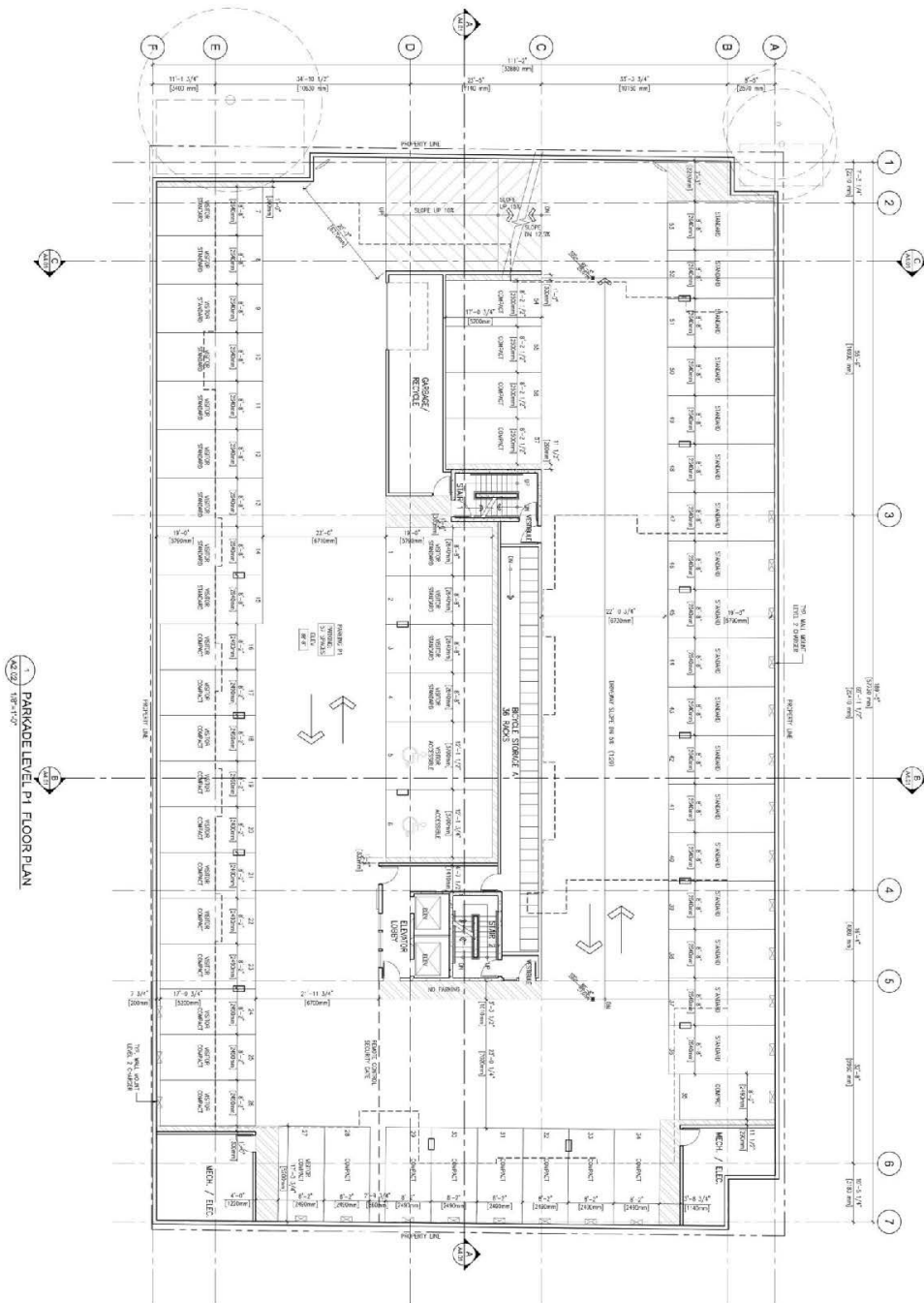
| RESIDENTIAL RENTAL UNIT BREAKDOWN | | | | | | | | | |
|-----------------------------------|--------|--------------------|-------------------|---------------|------------|--------|--------------------|-------------------|---------------|
| FLOOR | UNIT # | GROSS AREA (SQ FT) | GROSS AREA (SQ M) | # OF BEDROOMS | FLOOR | UNIT # | GROSS AREA (SQ FT) | GROSS AREA (SQ M) | # OF BEDROOMS |
| 1 | 101 | 1224.3 | 113.7 | 3 BED | 4 | 401 | 1285.0 | 119.4 | 3 BED |
| | 102 | 1188.1 | 110.4 | 2 + DEN | | 402 | 1194.6 | 111.0 | 2 + DEN |
| | 103 | 735.9 | 68.4 | 1 + DEN | | 403 | 734.5 | 68.2 | 1 + DEN |
| | 104 | 668.7 | 62.1 | 1 + DEN | | 404 | 668.7 | 62.1 | 1 + DEN |
| | 105 | 669.1 | 62.2 | 1 + DEN | | 405 | 669.5 | 62.1 | 1 + DEN |
| | 106 | 705.1 | 65.5 | 1 BED | | 406 | 801.4 | 74.9 | 1 BED |
| | 107 | 692.7 | 64.4 | 1 BED | | 407 | 692.7 | 64.4 | 1 BED |
| | 108 | 615.5 | 57.2 | 1 BED | | 408 | 832.5 | 79.2 | 2 BED |
| | 109 | 817.0 | 75.9 | 2 BED | | 409 | 830.6 | 77.2 | 2 BED |
| | 110 | 549.8 | 51.1 | 1 BED | | 410 | 549.8 | 51.1 | 1 BED |
| 2 | 201 | 1284.9 | 119.4 | 3 BED | 5 | 501 | 1285.0 | 119.4 | 3 + DEN |
| | 202 | 1194.6 | 111.0 | 2 + DEN | | 502 | 1015.1 | 94.3 | 2 BED |
| | 203 | 734.5 | 68.2 | 1 + DEN | | 503 | 600.0 | 55.7 | 1 + DEN |
| | 204 | 668.7 | 62.1 | 1 + DEN | | 504 | 572.4 | 53.2 | 1 BED |
| | 205 | 667.5 | 62.0 | 1 + DEN | | 505 | 572.7 | 53.2 | 1 BED |
| 3 | 301 | 1285.0 | 119.4 | 3 BED | 6 | 601 | 1285.0 | 119.4 | 3 + DEN |
| | 302 | 1194.6 | 111.0 | 2 + DEN | | 602 | 1015.1 | 94.3 | 2 BED |
| | 303 | 734.5 | 68.2 | 1 + DEN | | 603 | 600.0 | 55.7 | 1 + DEN |
| | 304 | 668.7 | 62.1 | 1 + DEN | | 604 | 572.4 | 53.2 | 1 BED |
| | 305 | 667.5 | 62.0 | 1 + DEN | | 605 | 572.7 | 53.2 | 1 BED |
| | 306 | 801.4 | 74.5 | 1 BED | | 606 | 694.4 | 64.5 | 1 BED |
| | 307 | 692.7 | 64.4 | 1 BED | | 607 | 592.3 | 54.1 | 1 BED |
| | 308 | 832.5 | 79.2 | 2 BED | | 608 | 596.3 | 55.4 | 1 + DEN |
| | 309 | 830.6 | 77.2 | 2 BED | | 609 | 519.6 | 48.3 | 1 BED |
| | 310 | 549.8 | 51.1 | 1 BED | | 610 | 506.9 | 47.1 | 1 BED |
| 4 | 401 | 1285.0 | 119.4 | 3 BED | # OF UNITS | 14 | 9485.5 | 881.2 | |
| | 402 | 1194.6 | 111.0 | 2 + DEN | | | | | |
| | 403 | 734.5 | 68.2 | 1 + DEN | | | | | |
| | 404 | 668.7 | 62.1 | 1 + DEN | | | | | |
| | 405 | 669.1 | 62.2 | 1 + DEN | | | | | |
| 5 | 501 | 1284.9 | 119.4 | 3 BED | # OF UNITS | 14 | 11036.7 | 1025.3 | |
| | 502 | 1194.6 | 111.0 | 2 + DEN | | | | | |
| | 503 | 734.5 | 68.2 | 1 + DEN | | | | | |
| | 504 | 668.7 | 62.1 | 1 + DEN | | | | | |
| | 505 | 667.5 | 62.0 | 1 + DEN | | | | | |
| | 506 | 801.4 | 74.5 | 1 BED | | | | | |
| | 507 | 692.7 | 64.4 | 1 BED | | | | | |
| | 508 | 832.5 | 79.2 | 2 BED | | | | | |
| | 509 | 830.6 | 77.2 | 2 BED | | | | | |
| | 510 | 549.8 | 51.1 | 1 BED | | | | | |
| 6 | 601 | 1285.0 | 119.4 | 3 BED | # OF UNITS | 14 | 9485.4 | 881.2 | |
| | 602 | 1194.6 | 111.0 | 2 + DEN | | | | | |
| | 603 | 734.5 | 68.2 | 1 + DEN | | | | | |
| | 604 | 668.7 | 62.1 | 1 + DEN | | | | | |
| | 605 | 667.5 | 62.0 | 1 + DEN | | | | | |

PARKING FLOOR 2



1 PARKADE LEVEL P2 FLOOR PLAN

PARKING FLOOR I



1 PARADE LEVEL, P1 FLOOR PLAN



MAIN FLOOR



SECOND FLOOR



THIRD FLOOR



1 THIRD FLOOR PLAN



FOURTH FLOOR



FIFTH FLOOR

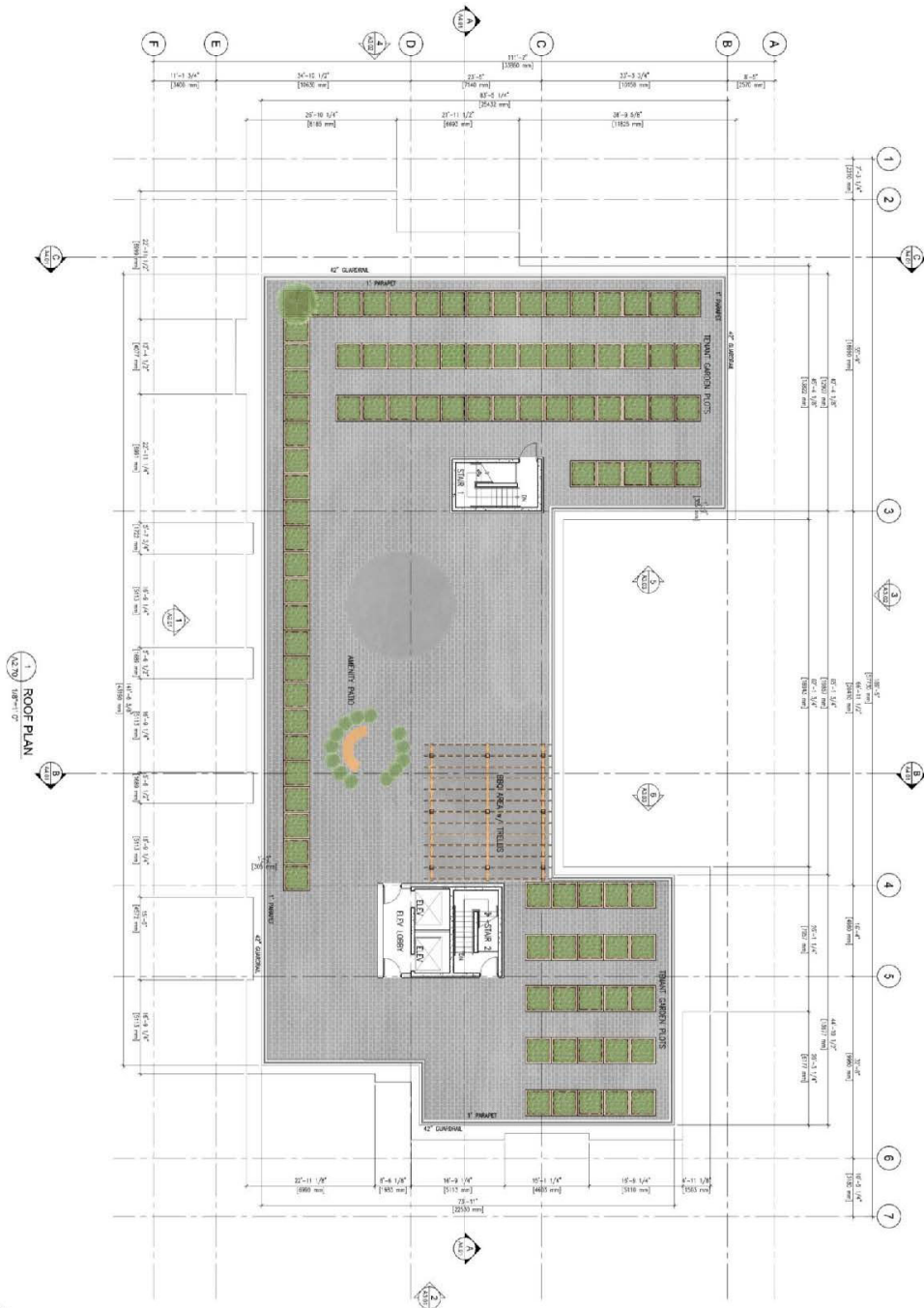


SIXTH FLOOR



1 SIXTH FLOOR PLAN

ROOF

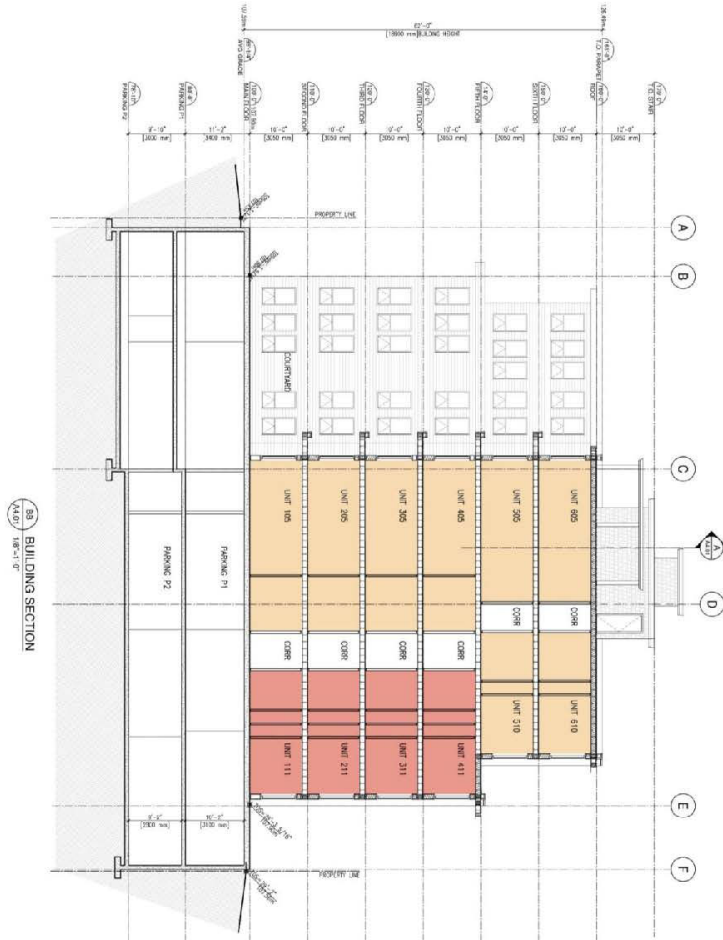


1 ROOF PLAN
 1/8" = 1'-0"

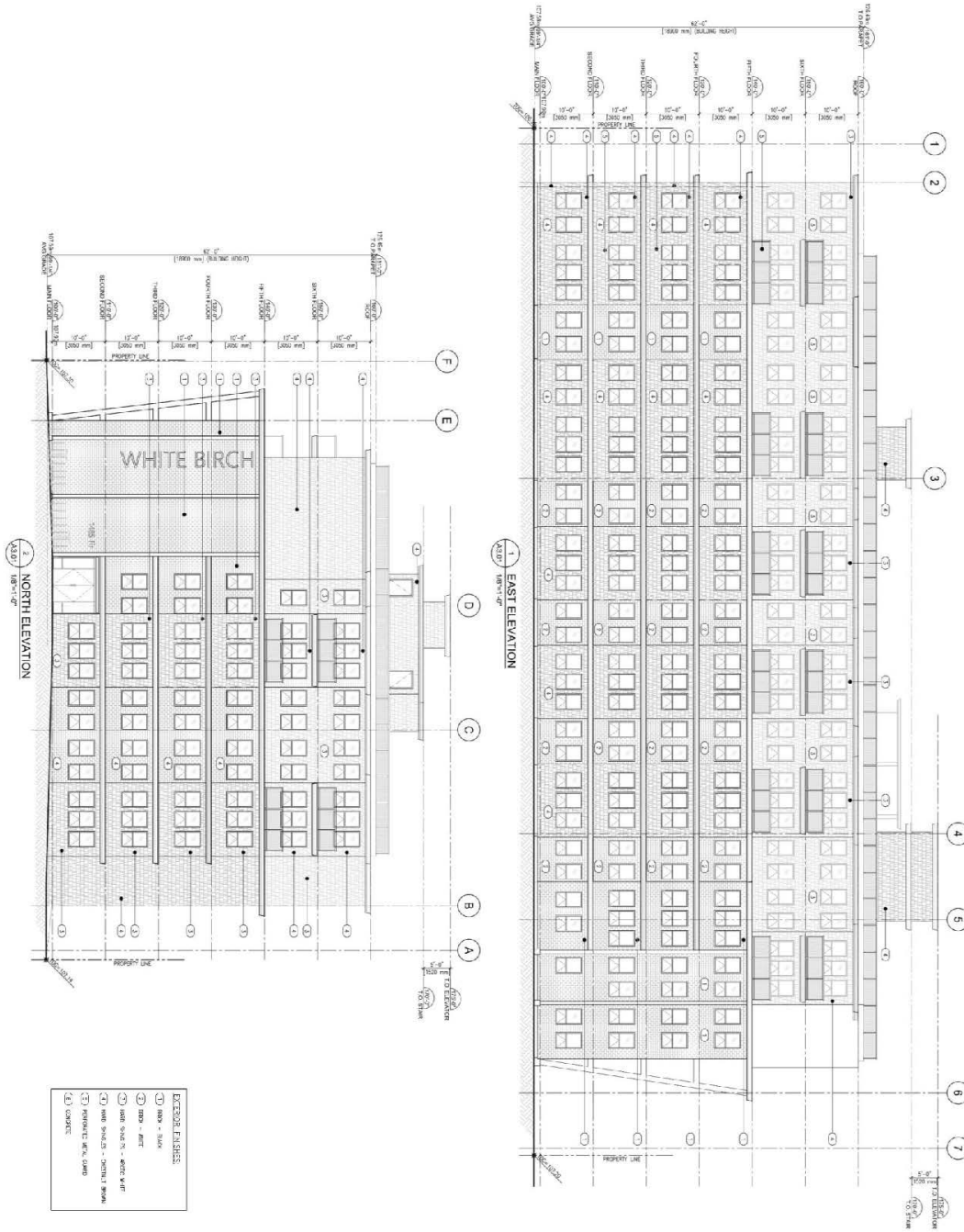
BUILDING SECTION AA



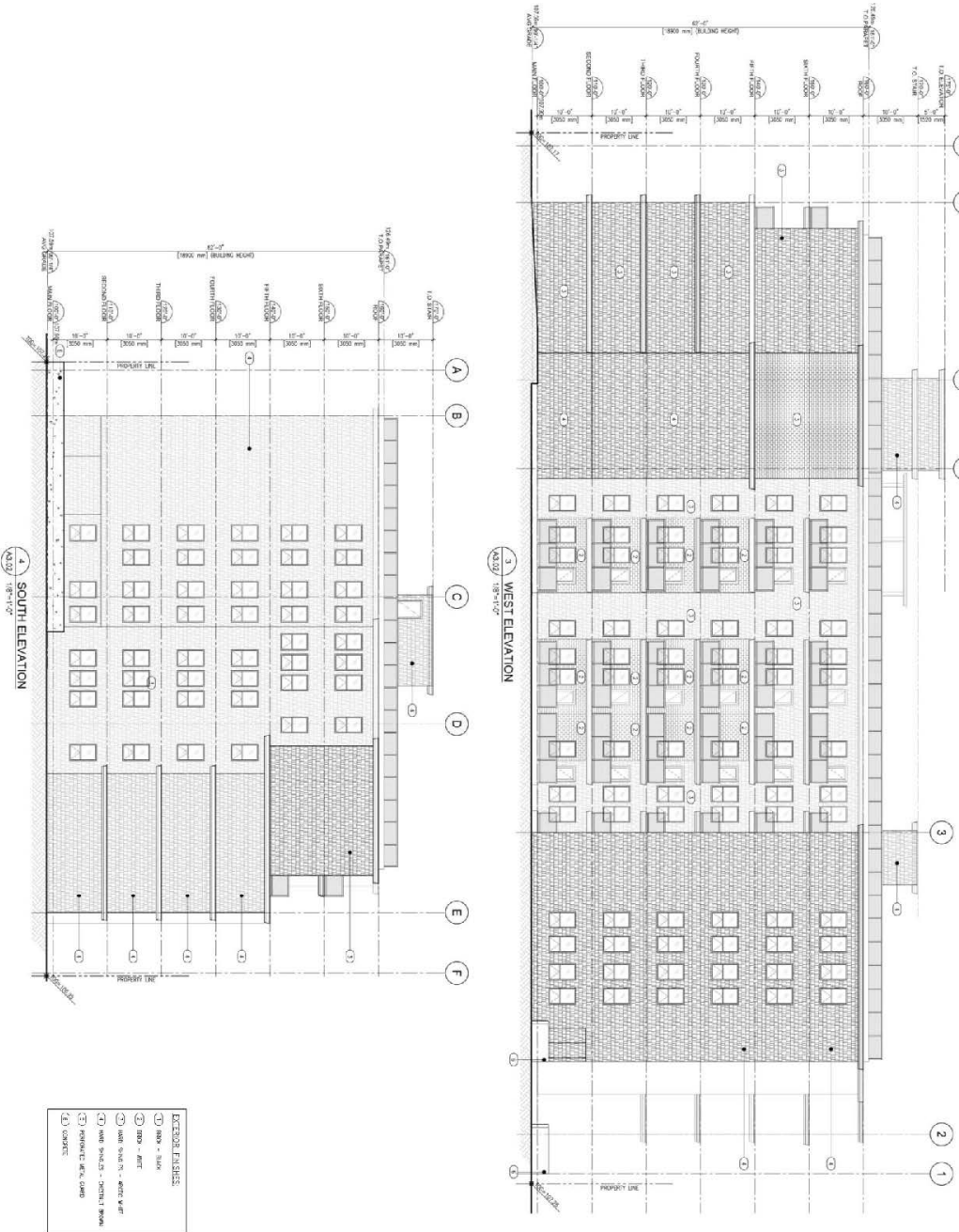
BUILDING SECTION BB



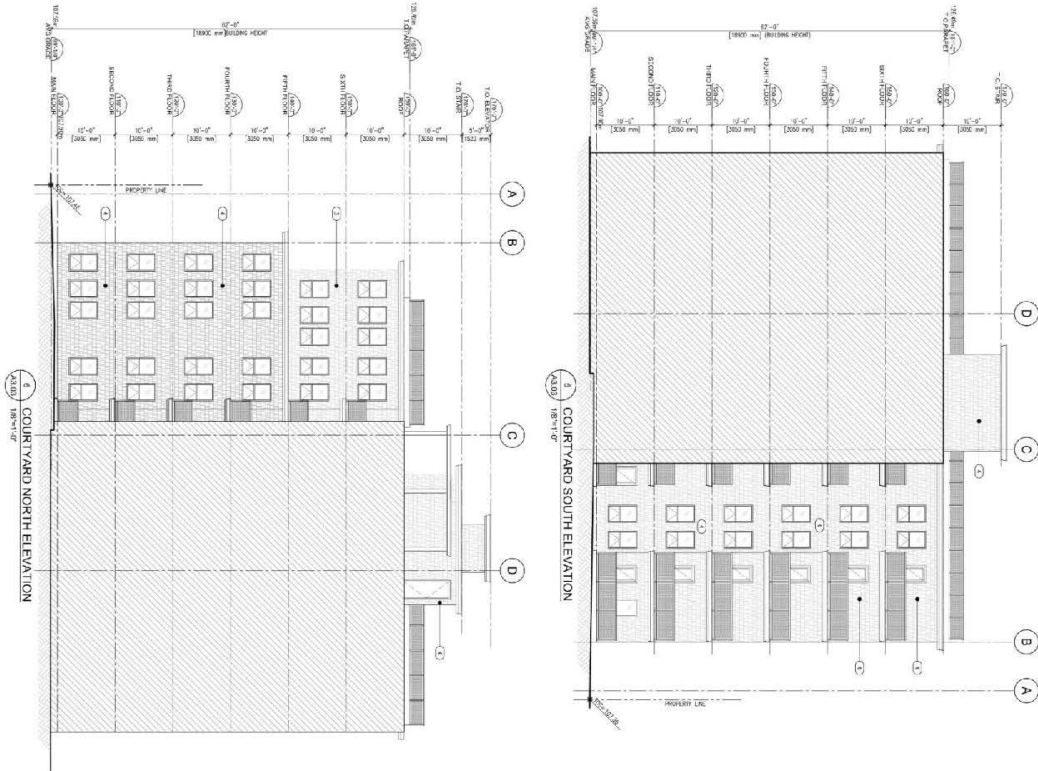
NORTH AND EAST ELEVATION



SOUTH AND WEST ELEVATION



COURTYARD ELEVATIONS



| EXTERIOR FINISHES | |
|-------------------|--------------------------|
| (1) | BRICK - SLATE |
| (2) | BRICK - RED |
| (3) | BRICK - SANDY - RED W/RT |
| (4) | BRICK - SANDY - RED W/RT |
| (5) | CONCRETE |

EXTERIOR FINISHES

Resilient and durable natural materials will be utilized for exterior finishes to develop a modern and familiar atmosphere.



LANDSCAPE PRINCIPLES

Minimal maintenance, native plants will be chosen with the guidance of a landscape architect to ensure the landscaping requires minimal watering and care and provides a vibrant ecological addition to the neighbourhood.

The landscaping will support CPTED policies and improve the public realm.

The interior courtyard and protected children's play area will be designed with safety and beauty in mind.



Courtyard + Surrounding
 Ornamental Grasses
 Lavender (Lavendula)
 Heather (Calluna vulgaris var.)
 Pagei grey hebe (Hebe pinguiifolia 'Pagei')
 Dwarf Oregon grape (Mahonia aquifolium Compacta)
 Blue sedge grass (Carex flacca)

Street
 Norway Maple (Acer platanoides)



Street + Rooftop
 Kousa Dogwood (Cynoxylon kousa)

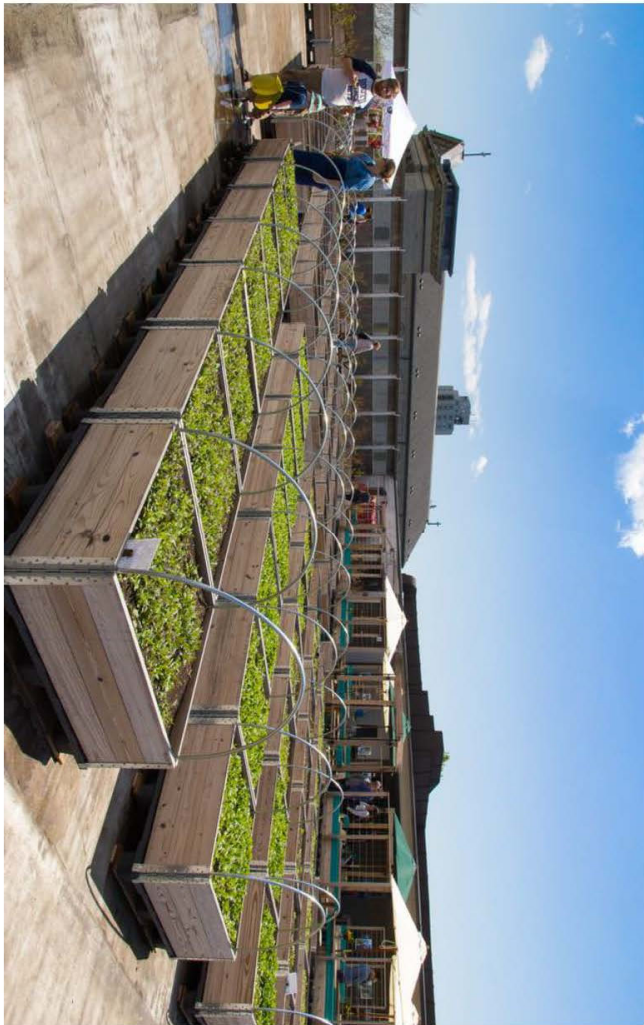


LANDSCAPE ROOFTOP

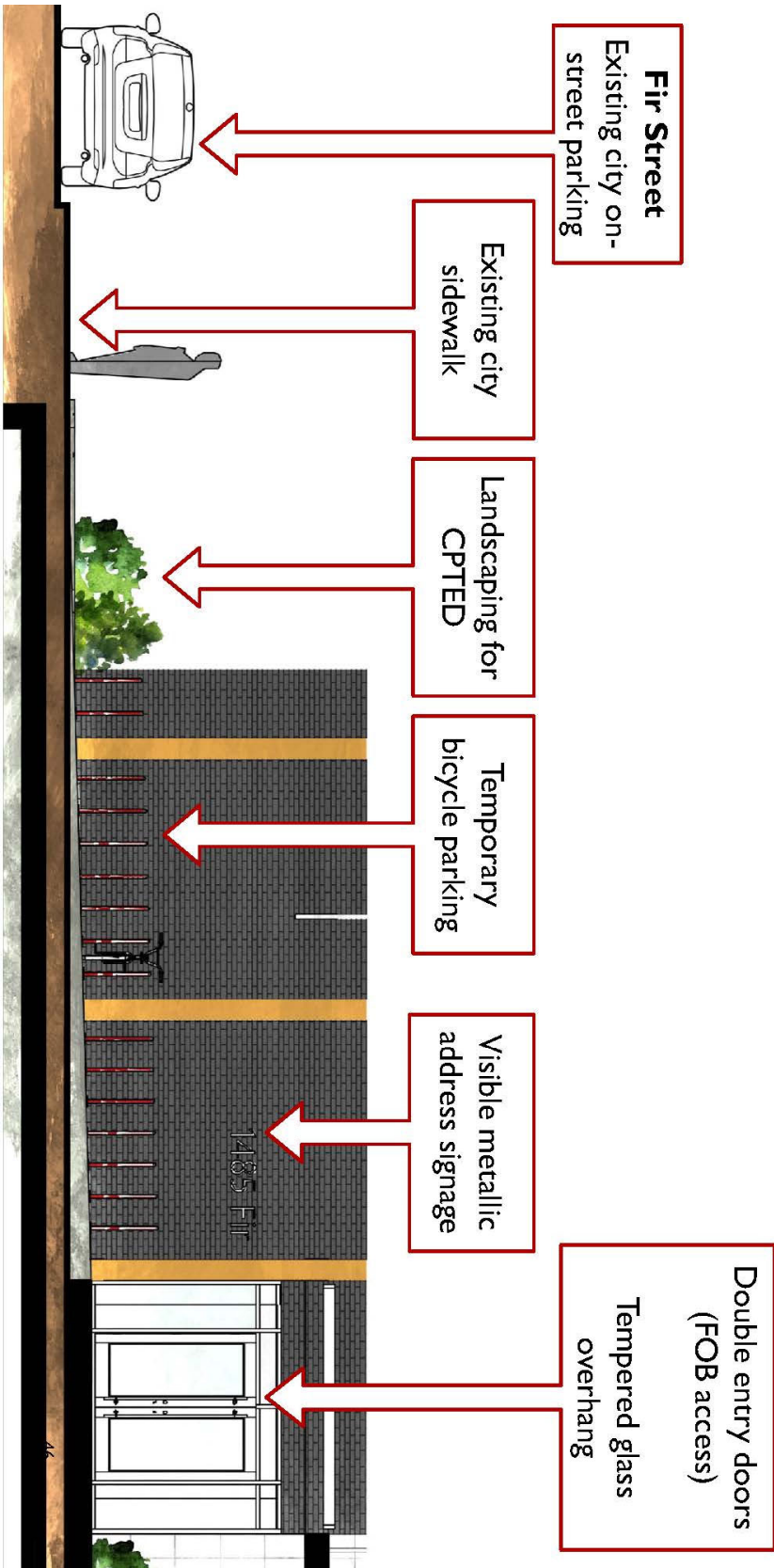
The rooftop will provide space for residents to have private social gatherings, a children's play area, and personal gardens.

Utilizing sustainable methods for shade and cooling, the roof will support the heating/cooling of the building naturally.

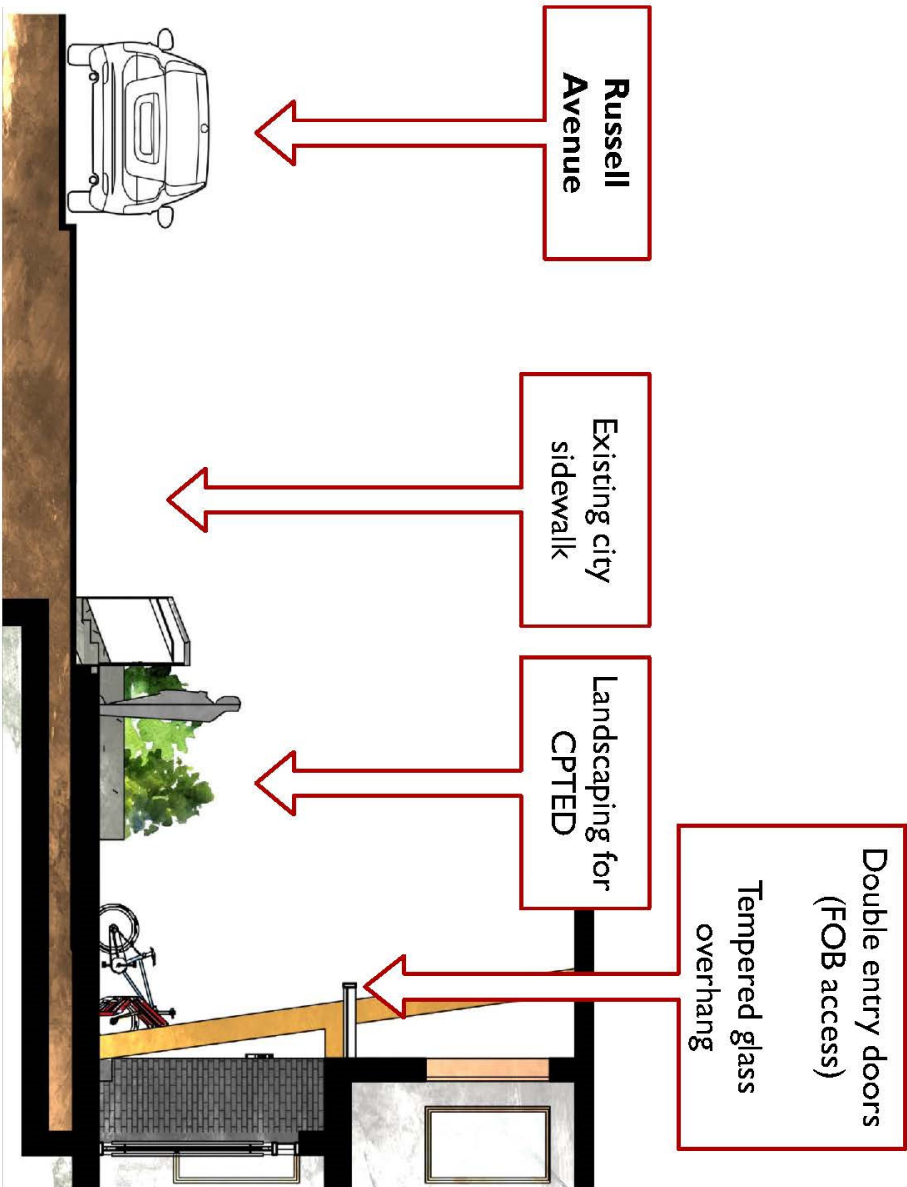
Final plans will be made in consultation with the landscape architect (to be named).



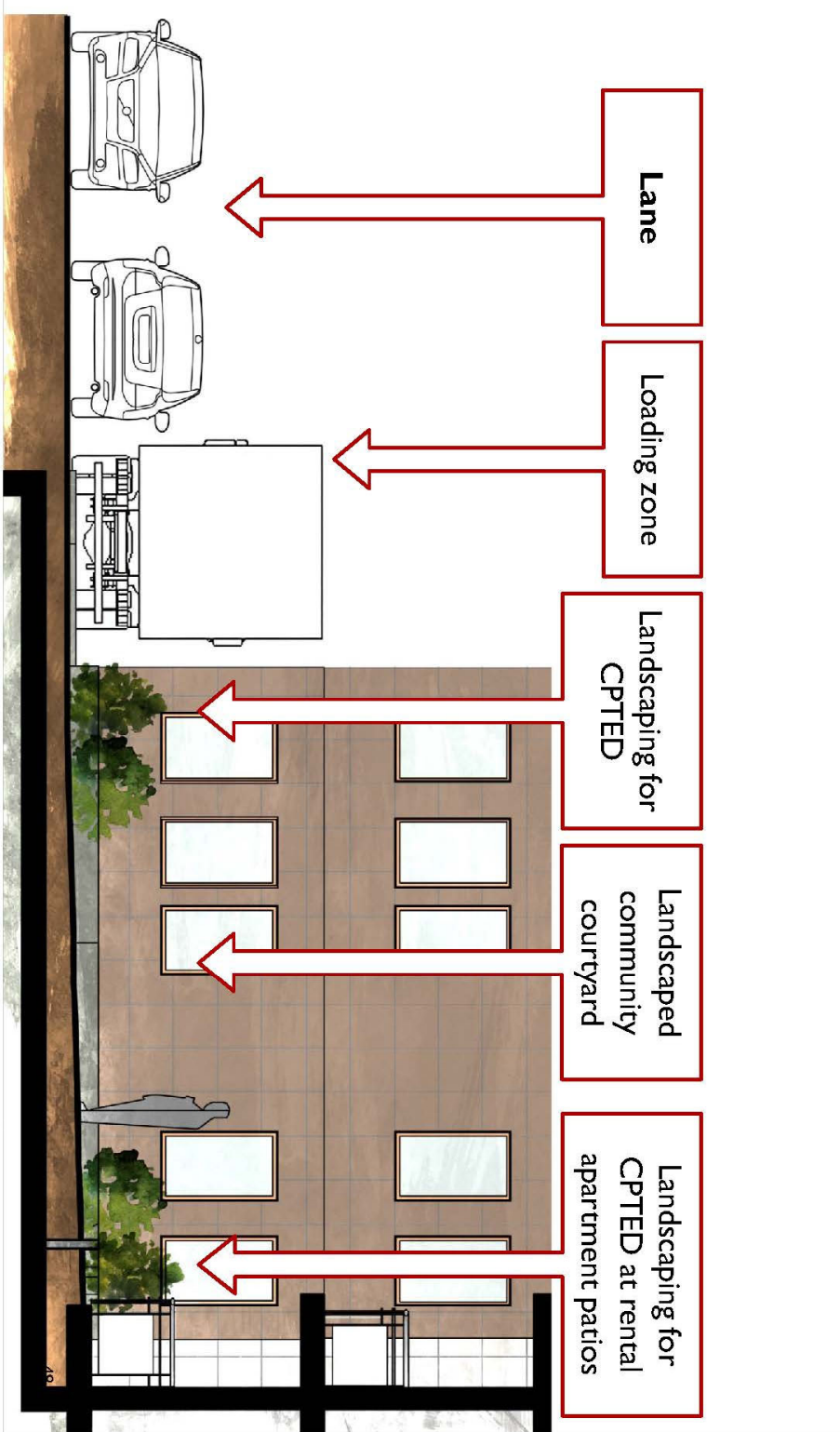
LANDSCAPE FIR STREET



LANDSCAPE RUSSELL AVENUE



LANDSCAPE COURTYARD



SHADOW STUDY

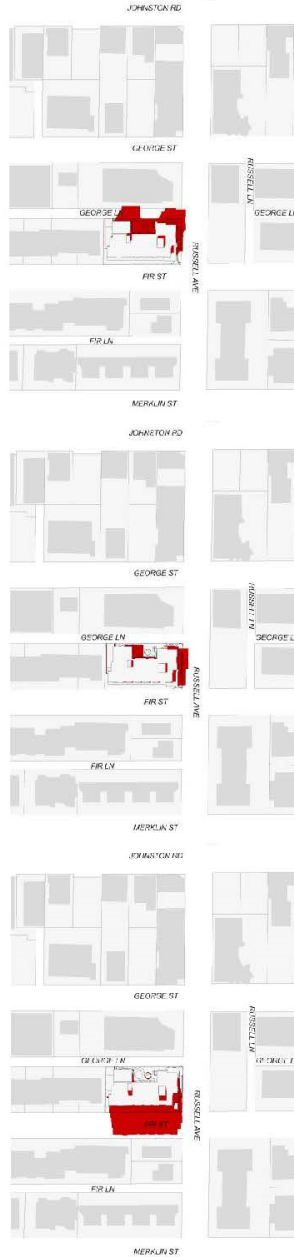
DECEMBER 21

10:00 AM
12:00 PM
4:00 PM



JUNE 21

10:00 AM
12:00 PM
4:00 PM



MARCH 21

10:00 AM
12:00 PM
4:00 PM





50



APPENDIX D

Applicant's Notice of Redevelopment and Tenant Assistance Package

Notice of Redevelopment and Tenant Assistance Package Information

To: All Residents of the 1485 Fir St. White Rock

From: 1062822 BC Ltd.

Date: May 20, 2019

Re: Notice of Redevelopment and Tenant Relocation Plan Information

Dear Residents,

We are the owner of 1485 Fir Street, and we are writing to let you know about our plans for the building.

1062822 BC Ltd., the owner of 1485 Fir Street, has submitted a development permit application and Official Community Plan Amendment and Zoning Amendment Bylaw that would require the relocation of all residents of the existing rental building. This application was submitted to the City of White Rock on May 9, 2019.

As you know, 1485 Fir Street is a 24-unit, aging building, that soon will require significant renovations in order to remain viable, healthy housing. Instead, we have decided to redevelop the building to build more livable units, and a healthier, more environmentally-friendly, and durable building.

Our Plan for 1485 Fir Street

Our plan is to build an 84-unit rental building in the site that will provide livable, non-luxury, one, two, and three bedroom homes to the White Rock community for many years to come. We are proud of our plans, and hope that all of our current tenants will feel welcome to move back to 1485 Fir Street when the new building is completed.

The new building will increase the supply of affordable, livable rental stock in city of White Rock for people like you, and help meet the demands of the residents of White Rock for more affordable rental homes and fewer condominium developments.

Some key features of our plans include:

- significantly increased energy performance over the existing building
- significantly increased seismic safety features over the existing building
- rental commitment for the life of the building (no conversion to condominiums)
- increased livability over the existing building including:
 - significant addition of multi-bedroom units to the community
 - livable square footage (no studios or micro-units)
 - a roof-top patio
 - 114 parking spaces

- 30 electric vehicle charging stations
- a bike storage room
- a storage locker for to every unit
- increased density on a transit corridor
- modern amenities such as in-suite laundry and dishwashers
- durable, livable, but non-luxury finishes to allow for affordable market rents
- accessibility features including elevators and appropriate ramps (to replace the current walk-up building)

We know that this may be unwelcome news to some of you, and that moving out of the building and finding alternative accommodation will be disruptive to your lives. We are committed to providing support to you, the current tenants, in order to make the transition out of 1485 Fir St. as smooth and with as little financial pressure as possible. In this letter we outline some of your legal rights and our plans to assist you.

Your Rights

You have rights under both the provincial Residential Tenancy Act and the City of White Rock Tenant Relocation Policy, both of which can be found online. We have also enclosed a copy of the Tenant Relocation Policy, for your review. We are happy to send you electronic copies of the Tenant Relocation Policy or links to more information, on request.

Residential Tenancy Act

Under the Residential Tenancy Act, once we have all our approvals from the City of White Rock Council and subsequent permits in place you are entitled four month's formal notice before you have to move out. We don't know when we will have all the necessary permits, but we will communicate actively with you through the permit application process, and will provide you as much notice and information as possible, over and above the four months' formal notice you are entitled to.

The Residential Tenancy Act also entitles you to compensation in the amount of one month's rent.

Tenant Assistance Package

The City of White Rock Tenant Relocation Policy provides for more assistance and compensation to tenants in the case of redevelopment.

Tenants residing in 1485 Fir St. White Rock are eligible for our Tenant Assistance Package described below. These measures fulfill the requirements of the Residential Tenancy Act and the City of White Rock Tenant Relocation and Protection Policy. Where possible, we will go over and above our legal requirements, because we are committed to helping make this transition less difficult to you.

Tenant Financial Compensation

We will provide free rent or the equivalent financial compensation on or before the move-out date to each tenant that falls under this plan as follows:

- 3-months' rent for those with tenancies up to 4 years
- 4-months' rent for those with tenancies from 5 up to 9 years
- 5-months' rent for those with tenancies from 10 up to 14 years
- 6-months' rent for those with tenancies over 15 years

Moving Expenses

We will designate a professional moving company to assist tenants with the moving process, given they are moving within the Metro Vancouver area. For tenants moving beyond Metro Vancouver, we will provide the necessary assistance in coordinating the moving process and the financial equivalent as those moving within the Metro Vancouver area. We will arrange and pay for moving services directly with the moving company, which we hope will take financial and practical pressure off of you.

Tenants who prefer to make their own moving arrangements can opt to receive moving expenses of \$750 for a one-bedroom or \$1000 for a two-bedroom unit.

Moving assistance

As part of our commitment to go above our legal obligations, we will provide someone to help tenants with packing their belongings in the last month of the tenant's residency in 1485 Fir St. We will provide 18 hours of assistance for tenants with one bedroom units and 24 hours of assistance for two bedroom units.

Right of First Refusal

Tenants will be offered the first right of refusal to a new rental unit if they desire to return to 1485 Fir St. once construction is completed. In addition, rental rates for the new rental units for returning tenants will start at market rent with a 10% discount, which will then increase annually as per British Columbia's Residential Tenancy Act. Market rent will be determined at the time the building is ready to be occupied after construction is complete.

Alternate Accommodation Assistance

We have designated Mahdi Heidari as our tenant relocation coordinator. Mahdi's information can be found at the bottom of this letter.

When you are ready to look for new place to live, Mahdi will assist you in identifying suitable replacement accommodations, according to both the requirements of section 1.6 of the Tenant Relocation Policy, and more importantly, your individual needs.

We will provide assistance in finding alternate accommodations for displaced tenants as follows:

- (a) Assistance in identifying a minimum of three (3) comparable alternate accommodations, two of which must be located in the City of White Rock or within five (5) kilometres of the City of White Rock's boundary, and one of which must be a purpose-built rental unit;
- (b) Maximum rents for alternate accommodations must not exceed the CMHC rent average for the area unless agreed to by the tenant;
- (c) If the current rent is above the CMHC average rent for the area, then alternate accommodations identified should not exceed the current rental rate; and
- (d) Alternate accommodation options identified must meet the needs of the tenant (e.g. accessible units, pet friendly, family friendly housing, etc.).

You can, of course, opt out of having us assist you in finding a new place to live, but you will still be entitled to all of the other assistance and compensation of our Tenant Assistance Package.

Communication

Throughout the permit application and construction planning process, we will provide you advance notifications and updates about upcoming Public Information Meetings, Council Meetings, and Public Hearings relating to the permit application. Please let us know if you prefer to receive these communications by email, mail, or by notices under your door.

We will also post notices in the building about these important events on a regular basis.

Vulnerable Tenants

We would like to provide additional support to those tenants who may require extra help throughout this process. We will do our best to assist you in that regard. Please contact us as soon as possible if you feel you require additional assistance. Your information will always be kept private and confidential, except if we are required to share it with government bodies such as the City of White Rock.

Tenant Relocation Coordinator

As part of our commitment to clearly communicate with tenants, we have designated Mahdi Heidari as our tenant relocation coordinator. Tenants can contact Mahdi Heidari at [REDACTED] or [REDACTED] with any concerns or questions during working hours. Mahdi is available Monday to Friday 9:00 am to 5:00 pm.

Methods for contacting City staff and Council

Should you have any question or concern please contact: planning@whiterockcity.ca or White Rock City Hall: 15322 Buena Vista Avenue, White Rock BC, V4B 1Y6

You could also visit the link below for the online version of the RTA
http://www.bclaws.ca/civix/document/id/complete/statreg/02078_01

Thank you for your understanding in this matter, and we look forward to working with you to ease this difficult transition.

Kind regards,

Mahdi Heidari on behalf of 1062822 BC Ltd

Encl: City of White Rock Tenant Relocation Policy

APPENDIX D

Comparison of Original Development Proposal Statistics with Revised Proposal

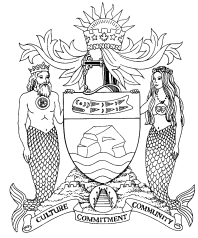
| | Revised Proposal (August 15, 2019) | Original Proposal (May 9, 2019) |
|--------------------------|--|--|
| Number of Units | 80 (all secured rental) | 84 (all secured rental) |
| Gross Floor Area | 5,706.7 m ² (61,426.8 ft ²) | 6,586.9 m ² (70,900.4 ft ²) |
| Floor Area Ratio (Gross) | 2.8 | 3.23 |
| Lot Coverage | 49.9% | 56% |
| Height (to top of roof) | Six storeys (18.9 metres) | Six storeys (18.9 metres) |
| Parking Spaces | 112 (1.4 per unit) | 115 (1.37 per unit) |

APPENDIX E
Renderings and Landscape Site Plan





THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: September 30, 2019

TO: Land Use and Planning Committee

FROM: Carl Isaak, Director of Planning and Development Services

SUBJECT: Application for Zoning Amendment, Major Development Permit, and Development Variance Permit – 15894 Roper Avenue (ZON/MJP/DVP/SUB 18-006)

RECOMMENDATIONS

THAT the Land Use and Planning Committee:

1. Receive for information the corporate report dated September 30, 2019 from the Director of Planning and Development Services, titled “Application for Zoning Amendment, Major Development Permit, and Development Variance Permit – 15894 Roper Avenue (ZON/MJP/DVP/SUB 18-006)”;
 2. Recommend that Council give first and second readings to “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15894 Roper Avenue) Bylaw, 2019, No. 2310*”;
 3. Recommend that Council direct staff to schedule the joint public hearing for “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15894 Roper Avenue) Bylaw, 2019, No. 2310*” and public meeting for Development Variance Permit No. 424;
 4. Recommend that Council direct staff to resolve the following issues prior to final adoption:
 - a. Ensure that all engineering requirements and issues including servicing agreement completion are addressed to the satisfaction of the Director of Engineering and Municipal Operations; and
 - b. Demolition of existing buildings and structures to the satisfaction of the Director of Planning and Development Services; and
 5. Recommend that Council consider issuance of Development Variance Permit No. 424 and Development Permit No. 425 following adoption of “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15894 Roper Avenue) Bylaw, 2019, No. 2310*”.
-

EXECUTIVE SUMMARY

The City of White Rock has received an application to rezone a property at 15894 Roper Avenue from ‘RT-1 Two Unit (Duplex) Residential Zone’ to ‘RS-4 One Unit (12.1 m lot width) Residential Zone’ to permit the subdivision of the existing lot into two 11.94 m wide lots, and allow for the construction of a new single family dwelling on each new lot.

As the minimum lot width for the RS-4 zone is 12.1 m, a Development Variance Permit is required to vary the minimum lot width by 0.15m (six inches), and a form and character Major Development Permit for intensive residential development is required as the lot width is less than 12.1 metres.

The proposal is consistent with the objectives and policies of the Official Community Plan's (OCP) Mature Neighbourhood land use designation intended for the subject property. OCP Objective 8.8 supports gentle infill to enable moderate residential growth in mature neighbourhoods. The proposed gentle infill will moderately increase housing availability in White Rock without significantly changing the character of the existing single-family neighbourhood, and add housing choice to the community through smaller single family detached homes. Staff support the proposal, including the rezoning, Development Variance Permit, and Development Permit, and recommend Council move the application forward to the required Public Hearing/Public Meeting.

Location and ortho maps of the property are included in Appendix A, a copy of Draft Zoning Amendment Bylaw No. 2310 is included as Appendix B, draft Development Variance Permit No. 424 is included as Appendix C, draft Development Permit No. 425 is included as Appendix D, and the preliminary plan of subdivision is included as Appendix E.

PAST PRACTICE/ POLICY/ LEGISLATION

White Rock Official Community Plan, 2017, No. 2220

The Official Community Plan (OCP) sets out land use, density, height and other policy directions for development applications.

The subject property is designated 'Mature Neighbourhood' in the OCP, which is characterized by low-scale residential uses, such as single-family dwellings with secondary suites, duplexes, and triplexes. The objective of this land use policy area is to enable single-detached and gentle infill opportunities, support different housing choices (such as secondary suites), and protect the character of existing mature single-family neighbourhoods.

White Rock Zoning Bylaw, 2012, No. 2000 (Zoning Bylaw)

The subject property is zoned 'RT-1 Two Unit (Duplex) Residential Zone' in the *City of White Rock Zoning Bylaw, 2012, No. 2000*. The intent of this zone is to accommodate two-unit residential buildings on lots of 742.0 m² (7,987 ft²) or larger.

The proposed 'RS-4 One Unit (12.1 m Lot Width) Residential Zone' accommodates one-unit residential buildings on lots with a minimum lot width of 12.1 m (39.7 ft) and lots 410 m² (4,413.2 ft²) or larger. Where lots do not meet the minimum lot dimensions such as lot width or lot depth, these parameters may be varied through the approval of a Development Variance Permit in order to allow the subdivision to proceed.

Uses permitted in the current RT-1 zoning and the proposed RS-4 zoning are both consistent with the OCP land use designation.

ANALYSIS

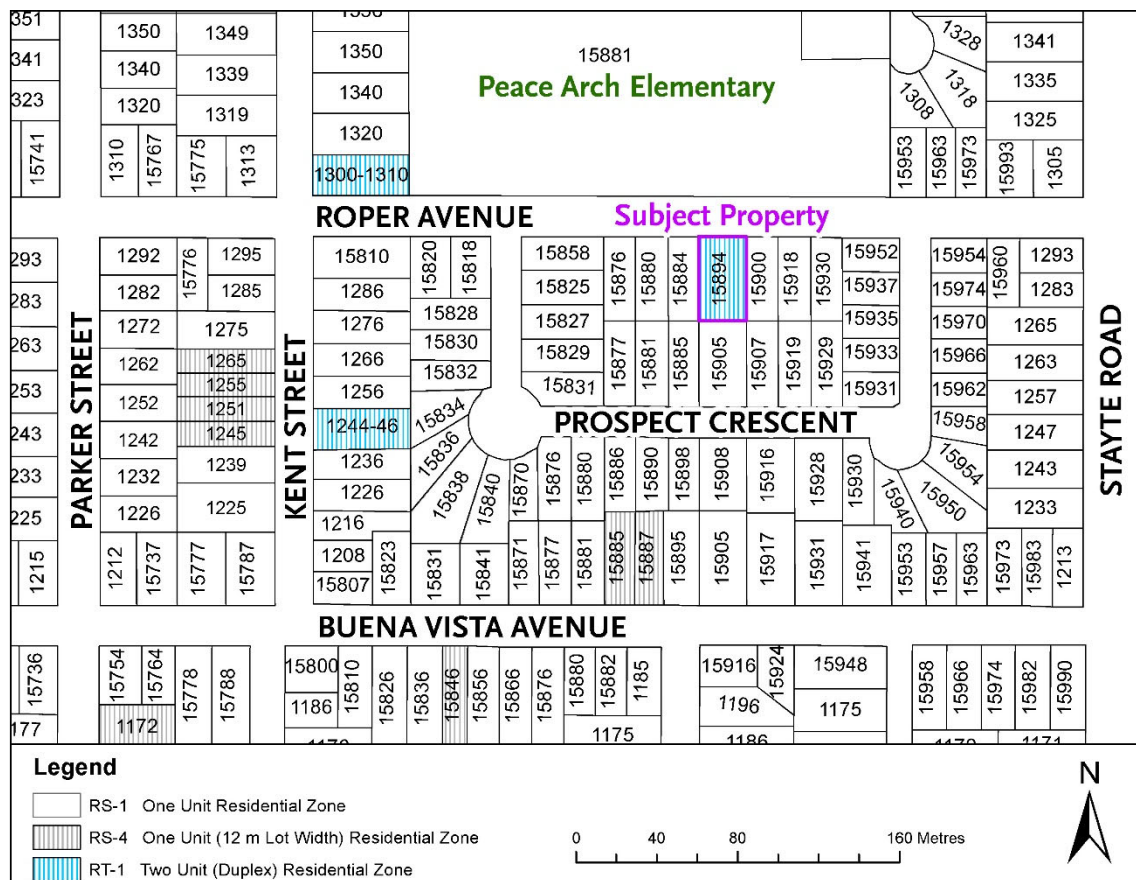
Site Context

The subject property is located on the south side of Roper Avenue opposite Peace Arch Elementary, in close proximity to the east boundary between the City of White Rock and the City of Surrey. The site is located mid-block and currently hosts a duplex.

The property is 999.5 m² (10,758 ft²) in area, 23.9 metres (78 feet) wide and 41.8 metres (137 feet) deep.

As shown in Figure 1 below, the surrounding neighbourhood to the south, east and west is comprised primarily of RS-1 zoned single family dwellings with several RT-1 zoned duplexes (hatched in blue) and RS-4 small-lot single family dwellings (hatched in grey) on surrounding streets, with Peace Arch Elementary located immediately north.

Figure 1: Zoning Map – 15894 Roper Avenue



Zoning Comparison

The subject property has an area of 999.5 m² (10,758 ft²). If subdivided, the two new lots would meet the minimum lot area and lot depth requirements for RS-1 or RS-4 zoned lots, but not the minimum lot width requirement of 12.1 m (39.7 ft) in the RS-4 zone.

‘Table 1: Comparison of Zoning Requirements’ below compares the requirements of the RS-1 and RS-4 zones with the proposed lots’ dimensions. The interior side lot line setbacks are marginally smaller (0.15 m/0.49 ft) in the proposed RS-4 zone, and both zones have a restriction on the floor area for the second storey of the principal building (i.e. the 2nd storey must have a floor area that is 80% of the footprint of the 1st storey) to reduce massing. If approved, this will result in smaller homes than what is currently allowed on the existing RS-1 lots.

Table 1: Comparison of Zoning Requirements

| | RT-1 Zone | RS-4 Zone | Roper Ave Proposed Future Lot Dimensions |
|---|---|--|--|
| Minimum Lot Area | 742.0 m ² / 7,986.82 ft ² | 410.0 m ² / 4,413.2 ft ² | 499.8 m ² / 5,379.8 ft ² |
| Minimum Lot Width | 18.0 m / 59.04 ft | 12.1 m / 39.7 ft | 11.95 m / 39.2 ft (variance required) |
| Minimum Lot Depth | 30.5 m / 100.4 ft | 27.4m / 89.9 ft | 41.8 m / 137.1 ft |
| Maximum Lot Coverage | 45% | 45% | 45%* |
| Maximum Residential Gross Floor Area | 0.5 | 0.5 | 0.5* |
| Maximum Building Height | 7.7 m / 25.26 ft | 7.7 m / 25.26 ft | 7.7 m / 25.26 f*t |
| Minimum Setbacks: | | | |
| Front | 7.5 m / 24.61 ft | 7.5 m / 24.61 ft | 7.5 m / 24.61 ft* |
| Interior | 1.5 m / 4.92 ft | 1.35 m / 4.43 ft | 1.35 m / 4.43 ft* |
| Rear | 7.5 m / 24.61 ft | 7.5 m / 24.61 ft | 7.5 m / 24.61 ft* |
| Off Street Parking | 2 per residential unit; 1 additional for a secondary suite (allowed in RS-4 only) | | |
| <i>* Exact dimensions to be determined at time of building design; dimensions may not exceed the indicated maximum and minimum requirements</i> | | | |

Both the existing RT-1 zoning and proposed RS-4 zoning allow for one single family dwelling per lot, and a secondary suite. In the RT-1 zone a two-unit (duplex) would be permitted as an alternative to one single family dwelling, but no secondary suites would be permitted within the duplex. In the proposed RS-4 zoning each new lot would be permitted a secondary suite. As outlined in ‘Table 2: Permitted Accessory Uses RS-1 and RS-4 Zones’, additional permitted uses include a registered secondary suite and a coach house (staff are currently reviewing provisions for coach houses, approvals of which were put on hold by previous Councils).

Table 2: Permitted Accessory Uses RS-4 Zone

| RS-4 | |
|--|-------------------|
| <i>A one-unit residential use in conjunction with not more than one (1) of the following accessory uses:</i> | |
| Child care centre | Bed and Breakfast |
| Boarding use | Vacation Rental |
| Registered secondary suite | Home occupation |
| Coach house | Care facility |

Council’s approval of the proposed rezoning and associated Development Variance Permit and Development Permit, and subsequent subdivision approval by the City’s Approving Officer, would allow for a maximum of four units (two principal homes and two suites), which is a net increase of two units from what is currently permitted at the site if the properties were to be redeveloped under the RT-1 zone.

Required Parking

Under the existing RT-1 zoning a minimum four (4) spaces would be required if the property is used as a duplex (two parking spaces are needed to service each principal residence), and a minimum three spaces would be required if developed as a single family dwelling with a secondary suite (one additional space for the secondary suite). If the rezoning and subdivision proceeds a minimum of six (6) spaces total would be required if both lots had a principal dwelling and secondary suite, as designed in the architectural drawings submitted for the applicant’s Major Development Permit.

Tree Management

An Arborist Report prepared by Huckleberry Landscape Design identifies three (3) protected trees on the property, all walnut trees in the rear yard. The arborist report concludes that one (1) of these trees need to be removed and replaced due to poor condition (disease and decay in the main stem), and the other two trees will be retained.

A Tree Management Permit (TMP) will be required prior to the demolition and construction stages to address tree protection requirements, as well as any tree removals and replacements that may be necessary. For the removal of the one (1) protected tree the applicant would be required to provide two (2) replacement trees on site and/or provide cash-in-lieu at a rate of \$1,500 per replacement tree, to be used by the City for planting and maintaining trees on City-owned land.

Public Information Meeting and Public Feedback

The applicant held a public information meeting on August 15, 2018 at the White Rock Library (15342 Buena Vista Avenue). Sixty-four (64) letters were delivered to White Rock property owners and occupants within 100 metres of the subject property. The meeting was also advertised in the August 3rd and 10th, 2018 issues of the Peace Arch News.

Six (6) residents signed the attendance sheet at the meeting and five (5) attendees submitted feedback forms, all in favour of the development application.

One (1) email correspondence was received after the Public Information Meeting in favour of the development application.

All public correspondence, including feedback forms, and email correspondence, is included in Appendix F.

Internal Circulation

The application was circulated to the Building, Engineering, Operations, Fire, Parks and Parking Departments for review and comments.

The Fire Department noted that an additional fire hydrant may be required. An assessment would be required prior to subdivision of the property.

The Engineering and Operations Department noted the following:

- The applicant is required to conduct a CCTV assessment for the existing sanitary and storm mains fronting the property to confirm their condition and capacity.
- A water serviceability report is required for this property.
- The applicant is required to remove the existing letdown, curb and sidewalk and replace with two new letdowns.
- The applicant is required to submit a crossing application for the proposed boulevard crossings to the satisfaction of the Director of Engineering and Municipal Operations. Boulevard crossings must be between 4.5m to 6.0m and must slope up a minimum 2% from the back of letdown to the property line, and from the property line to garage slab, the access cannot exceed 15%. The permitted crossing material may be asphalt, pavers or broom finished concrete.
- The applicant is required to provide road paving to centreline and reinstate centreline.
- The applicant is required to provide cash-in-lieu for undergrounding of existing overhead wires and pole removal.
- The applicant is required to install additional ducting in frontage for City's future fibre network.

- The applicant is required to replace existing streetlight with new black powder coated LED streetlight.
- The applicant is required to enter into a servicing agreement and provide security for offsite improvements, to the satisfaction of the Director of Engineering and Municipal Operations

No other issues were identified. Staff have noted in the recommendations that the Servicing Agreement (resolving the items noted above), and demolition of the existing buildings and structures are recommended to be completed prior to final adoption of the zoning amendment bylaw.

External Circulation

The application was also forwarded to the Surrey School District #36 for review and comment. School District #36 stated that the projected number of students resulting from this development proposal is one (1) elementary student and one (1) secondary student. These projections do not indicate a significant impact on school capacity.

Advisory Design Panel

As the proposed lot width for the new lots is less than 12.1 metres, the proposal qualifies as “intensive residential development” according to the OCP and is subject to the requirement for a form and character Major Development Permit and evaluated under the Mature Neighbourhood Infill Development Permit Area guidelines. The application process for a form and character Development Permit includes review by the City’s Advisory Design Panel (ADP).

The ADP initially reviewed the application on November 20, 2018.

Following the presentation and discussion, the Panel recommended that the application return to the Advisory Design Panel for further review with revised plans that reflect the applicant’s design intention and address the concerns raised during the Panel’s discussion, including:

- There was some concern that the eventual building heights may project beyond what has been proposed in the plans in order to accommodate features to meet BC Building Code requirements that were not accounted for in the drawings.
- The Panel discussed the ‘mirroring’ interior room layout of the two houses and aligned window placement, and noted that there may be a loss of privacy between the two homes.
- Additional consideration should be given to the entrances of both homes, and the accessibility and light access for both secondary suites.
- Clarification was requested regarding the proposed removal of a tree at the rear of the lot, and the Panel noted that excavation and landscaping improvements may be taking place within the tree protection zone of existing trees on the site.
- Additional soil volumes for plantings would need to be increased to at least one metre to be sufficient for long-term success.
- The Panel requested more information, including a final site grading plan, revised site plan showing driveway locations and detailed plans for landscaping.

The second review of the application by the ADP occurred on April 23, 2019. The applicant responded to the ADP resolution from the first meeting by:

- Confirming they have designed the building to be within the maximum height as measured from average natural grade.

- Illustrating how the windows have been staggered where they previously aligned directly, and also converted to clerestory (above eye level) in one of the units where they are still aligned (regarding the privacy concerns arising from previously aligned window placement between the two new homes).
- Widening the basement wells in the back of the homes to improve the accessibility and light access for both secondary suites.
- Lowering the garage height of the homes to improve the visual prominence of the main entrances to the homes relative to the garages.
- Noting they have addressed the soil depths and simplified the proposed plantings, including converting the rear yards to regular lawn from turf.

The Panel commended the applicant for their changes, with the following items discussed further by the Panel:

- Noting that despite the off-centred location of the windows that it will be possible to view into the other home when looking through the windows at an angle.
- Noting that the driveway for one of the units appears to have a City street light in the boulevard which may be an obstacle for the driveway access.
- The Panel requested that on the shared property line between the two units that dense planting be provided on either side of the driveway to prevent the entire front area from being hardscaped.
- It was suggested that the applicant may need to consider providing continuous pavers on the side yard walkway to the secondary suite for firefighter and resident access.

Following discussion, the Advisory Design Panel recommended that the application for the development proposal at 15894 Roper Avenue proceed to Council subject to the applicant giving further consideration to the following revisions:

1. Consider revising the driveway configuration to account for the impact of the existing City street light in the boulevard, or the potential requirement to relocate the street light; and
2. Consider adding dense planting between the units adjacent to the driveways.

The applicant has subsequently submitted revised drawings to address the above concerns, showing the relocation of the streetlight to the west and dense planting added between the driveways.

Planning Review

OCP Land Use Designation

The proposal is consistent with the objectives and policies of the OCP 'Mature Neighbourhood' land use designation. As the 'Mature Neighbourhood' is characterized by low-scale residential uses, such as single-family dwellings with secondary suites, duplexes, and triplexes, the proposed rezoning and subdivision application meets the intent of the OCP.

The proposed rezoning from RT-1 to RS-4 to accommodate the proposed two-lot subdivision would create further single-detached and gentle infill opportunities, support different housing choices, while maintaining the character of the existing mature single-family neighbourhood. It is anticipated that the two secondary suites within the new homes would provide more affordable housing options in the community relative to if the site were not subdivided and rebuilt as either a new duplex or a larger single family dwelling with either one or no secondary suites. Both

duplexes and secondary suites contribute to broadening the housing options available in the community, and staff support both types of housing.

Development Permit Area Guidelines

The ‘Mature Neighbourhood Infill’ Development Permit Guidelines aim to ensure the compatibility of new infill development within established neighbourhoods and with adjacent existing buildings, while enhancing the character of the built environment in the City. If the proposed lot widths were 12.1 metres or larger, the development would not require a Development Permit or design review and would only be subject to review for compliance with the Building Code.

Staff consider that the proposed building designs provide for some variation in colour, materials and massing between the proposed homes to give each home its own visual identity. The reduction of the garage height in response to the comments from ADP helps to improve the emphasis on the pedestrian entrance. Further, the two-storey height and design expression is deemed appropriate in this context, particularly since the single family home to west has been redeveloped recently with a similar form. Given that most single family builders in White Rock do not use the services of an architect, staff’s expectations for architectural excellence in the drawings and design rationale for these small infill projects is not as high as it is for a commercial, mixed-use, or multi-family development.

A digital rendering of the proposed dwellings and adjacent homes is included in Figure 2 below.

Figure 2: Streetscape Rendering – 15894 Roper Avenue



Additional elevation drawings are provided in the draft Development Permit No. 425 attached as Appendix D.

The applicant’s initial Development Permit Guidelines response is attached.

Development Variance Permit for Lot Width

The proposed lot width is 0.15 metres (6 inches) less than the minimum width typically required in the proposed RS-4 zone. Staff do not object to this minor variance in this instance and it has not been raised as a concern by neighbours.

Public Feedback to Date

At the August 15, 2018 Public Information Meeting, the written responses from all attendees were in support of the application.

BUDGET IMPLICATIONS

Approval of the subdivision following final approval of the rezoning would not result in municipal development cost charges as the increase in number of lots by one is offset by the pre-existing multi-unit (duplex) development.

OPTIONS

The Land Use and Planning Committee can recommend that Council:

1. Give first and second readings to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15894 Roper Avenue) Bylaw, 2019, No. 2310” as presented, authorize staff to schedule a Public Hearing, and direct staff to resolve engineering issues, and demolition of existing structures prior to final adoption of the bylaw;
2. Reject “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15894 Roper Avenue) Bylaw, 2019, No. 2310,” or
3. Defer consideration of “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (RS-4 – 15894 Roper Avenue) Bylaw, 2019, No. 2310” and refer the application to staff to address any issues identified by Council.

Staff recommend Option 1.

CONCLUSION

The City of White Rock has received an application to rezone 15894 Roper Avenue from ‘RT-1 Two Unit (Duplex) Residential Zone’ to ‘RS-4 One Unit (12.1 m lot width) Residential Zone’ to allow the subdivision of the property into two lots.

The proposal is consistent with the objectives and policies of the ‘Mature Family’ OCP land use designation intended for the subject property, and the proposed gentle infill will add to White Rock’s housing stock without significantly changing the character of the existing single family neighbourhood. Staff recommend Council give first and second readings and authorize staff to schedule a Public Hearing for this application.

If Council approves the rezoning application, the associated Development Variance Permit for lot width and Development Permit for form and character would need to be approved by Council prior to subdivision, and would be brought forward in their final form after final adoption of the zoning amendment bylaw.

Respectfully submitted,



Carl Isaak
Director of Planning and Development Services

Comments from the Acting Chief Administrative Officer:

I concur with the recommendations of this corporate report.

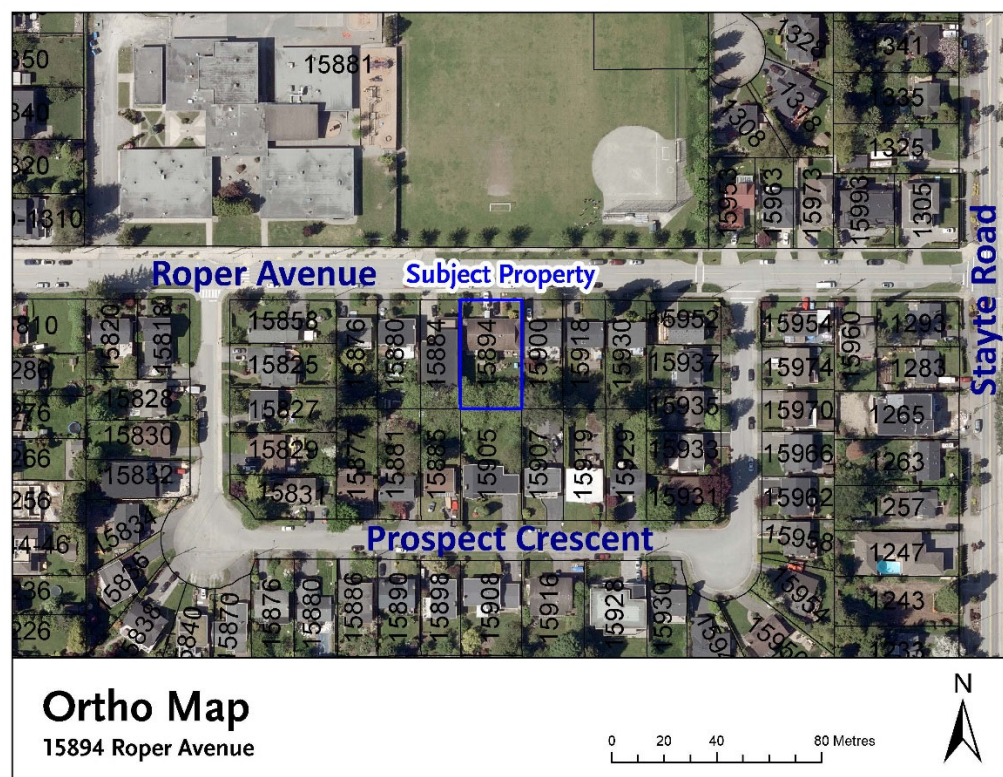
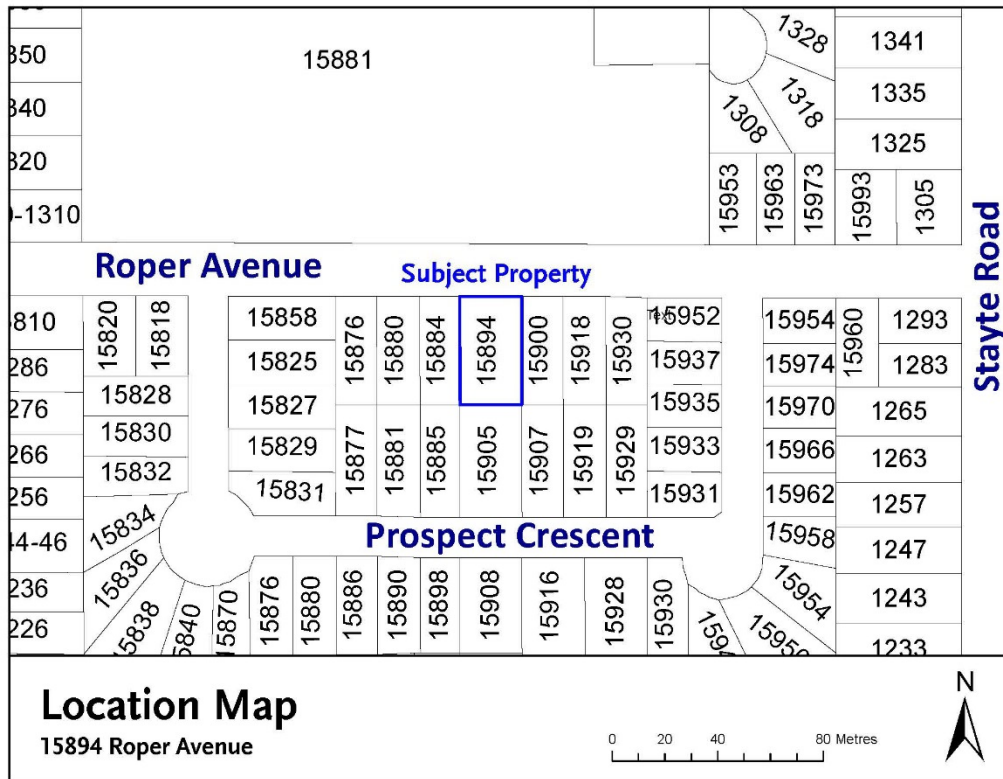
A handwritten signature in black ink, appearing to read "Dan Bottrill", is centered on the page. The signature is written in a cursive, flowing style.

Dan Bottrill
Chief Administrative Officer

- Appendix A: Location and Ortho Photo Maps
- Appendix B: Draft Zoning Amendment Bylaw No. 2310
- Appendix C: Draft Development Variance Permit No. 424
- Appendix D: Draft Development Permit No. 425
- Appendix E: Preliminary Subdivision Plan
- Appendix F: Public Feedback

APPENDIX A

Location and Ortho Photo Maps



The Corporation of the CITY OF WHITE ROCK BYLAW 2310



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 196 Section 11 Township 1 New Westminster District Plan 34131
(15894 Roper Avenue)
PID: 004-510-666

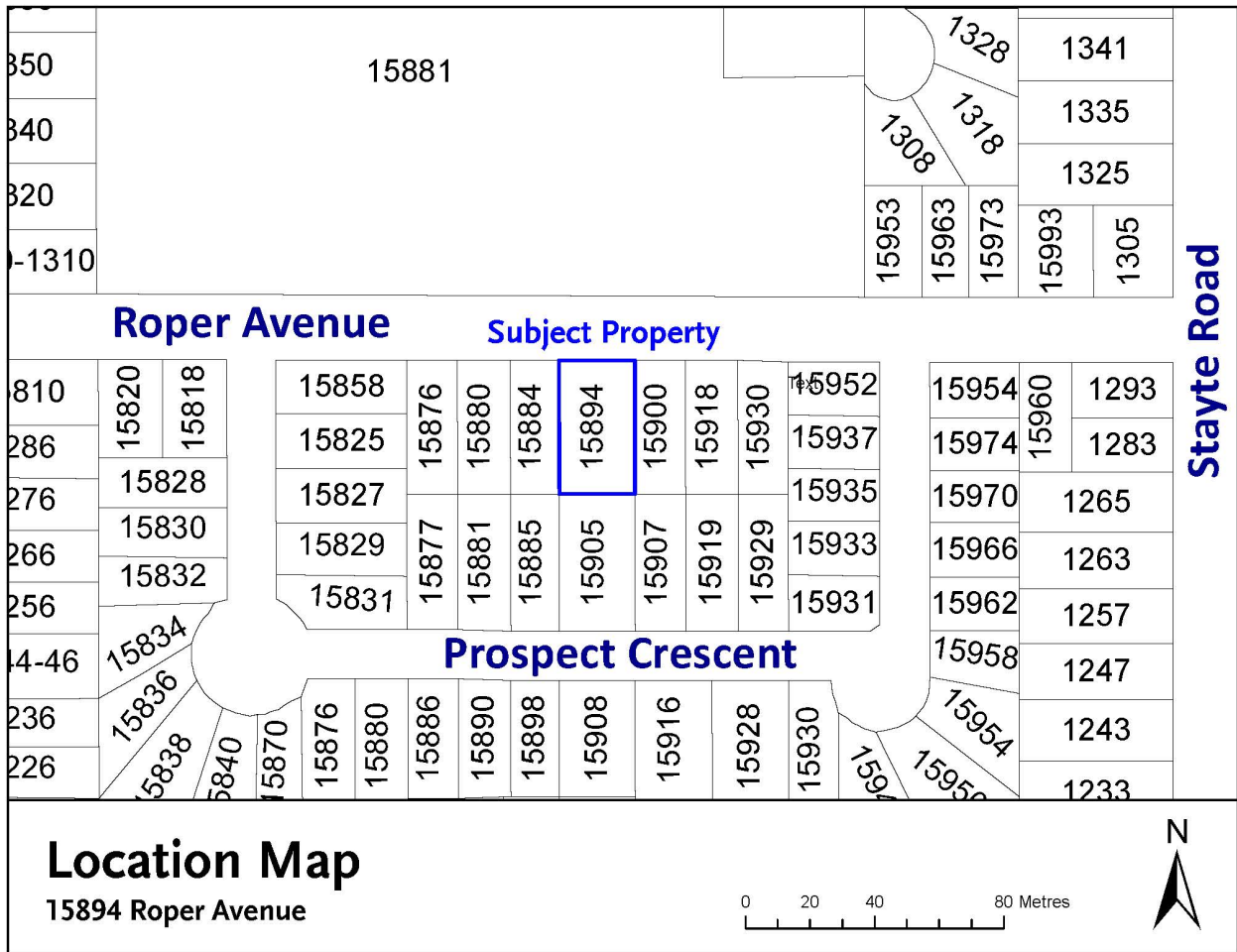
as shown on Schedule "1" attached hereto from the 'RT-1 Two Unit (Duplex) Residential Zone' to the 'RS-4 One Unit (12.1m Lot Width) Residential Zone'.

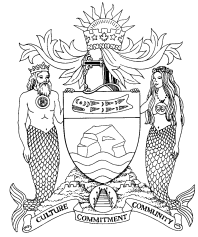
2. This Bylaw may be cited for all purposes as the "White Rock Zoning Bylaw 2012, No. 2000, Amendment (RS-4 – 15894 Roper Avenue) Bylaw, 2019, No. 2310".

| | | | |
|---|------------------|--------|--------------|
| PUBLIC INFORMATION MEETING on the | 15 th | day of | August, 2018 |
| 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





THE CORPORATION OF THE CITY OF WHITE ROCK

DEVELOPMENT VARIANCE PERMIT NO. 424

1. Development Variance Permit No. 424 is issued to **Rosie Saluja** as the owner and shall apply only to ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

Legal Description:

Lot 196 Section 11 Township 1 New Westminster District Plan 34131
(15894 Roper Avenue)

PID: 004-510-666

As indicated on Schedule A – Subject Property Location Map

2. Development Variance Permit No. 424 is issued pursuant to the authority of Section 498 of the *Local Government Act*, R.S.B.C. 2015, Chapter 1 as amended, and in conformity with the procedures prescribed by "White Rock Planning Procedures Bylaw, 2017, No. 2234" as amended.
3. The provisions of "White Rock Zoning Bylaw, 2012, No. 2000 as amended, is varied as follows:
 - (a) Section 6.4.2 is varied to reduce the minimum lot width from 12.1 metres (39.7 feet) to 11.9 metres (39 feet).
4. Said lands shall be developed strictly in accordance with the terms and conditions and provisions of this Development Variance Permit and any plans and specifications attached to this Development Variance Permit which shall form a part hereof.

Terms and Conditions:

- (a) The development shall generally conform to the drawings attached hereto as Schedule B.
 - (b) This permit expires in the event that the constructed development is demolished. Any new buildings or structures will be required to meet the Zoning Bylaw requirements in place at the time of the building permit application.
6. Where the holder of this Development Variance Permit does not receive final approval of a building permit for the proposed development within two (2) years after the date this Permit was issued, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized the extension of the Permit.

Development Variance Permit No. 424 – 15894 Roper Avenue (18-006)

7. This Development Variance Permit does not constitute a building permit.

Authorizing Resolution passed by the City Council on the _____ day of _____, 2019.

This Development Variance Permit has been executed at the City of White Rock, British Columbia, the _____ day of _____, 2019.

The Corporate Seal of THE CORPORATION
OF THE CITY OF WHITE ROCK was hereunto
affixed in the presence of:

Mayor – Darryl Walker
Authorized Signatory

Director of Corporate Administration – Tracey Arthur
Authorized Signatory

Schedule B – Building Elevations

| | | | | |
|---|--|---|--|------------------------|
|  <p>LEFT SIDE ELEVATION</p> | |  <p>FRONT ELEVATION</p> | | <p>CREATIVE SPACES</p> |
|  <p>RIGHT SIDE ELEVATION</p> | |  <p>REAR ELEVATION</p> | | |
| <p>ROPER STREET WHITE ROCK</p> <p>EXTERIOR RENDERINGS</p> <p><small>DRAWN BY: S.A. & J.H. DATE: MARCH, 16TH, 2019 SCALE: NTS SHEET: 01 OF 2</small></p> | | | | |

| | | | | |
|---|--|---|--|------------------------|
|  <p>LEFT SIDE ELEVATION</p> | |  <p>FRONT ELEVATION</p> | | <p>CREATIVE SPACES</p> |
|  <p>RIGHT SIDE ELEVATION</p> | |  <p>REAR ELEVATION</p> | | |
| <p>ROPER STREET WHITE ROCK</p> <p>EXTERIOR RENDERINGS</p> <p><small>DRAWN BY: S.A. & J.H. DATE: MARCH, 16TH, 2019 SCALE: NTS SHEET: 02 OF 2</small></p> | | | | |

**THE CORPORATION OF THE
CITY OF WHITE ROCK**



DEVELOPMENT PERMIT NO. 425

1. This Development Permit No. 425 is issued to **Rosie Saluja** as the owner and shall apply only to ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

Legal Description:

Lot 196 Section 11 Township 1 New Westminster District Plan 34131
(15894 Roper Avenue)

PID: 004-510-666

as indicated on Schedule A

2. This Development Permit No. 425 is issued pursuant to the authority of Sections 490 and 491 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, the “White Rock Official Community Plan Bylaw, 2017, No. 2220” as amended, and in conformity with the procedures prescribed by the “City of White Rock Planning Procedures Bylaw, 2017, No. 2234” as amended.
3. The terms, conditions and guidelines as set out in “White Rock Official Community Plan Bylaw, 2017, No. 2220” as amended, that relate to “Mature Neighbourhood Infill Development Permit Area” shall apply to the area of land and premises hereinbefore described and which are covered by this Development Permit.
4. Permitted Uses of Land, Buildings and Structures
 - (i) Land, buildings, and structures shall only be used in accordance with the provisions of the “RS-4 One-Unit (12.1m Lot Width) Residential Zone” of the “White Rock Zoning Bylaw, 2012, No. 2000” as amended.
5. Dimensions and Siting of Buildings and Structures on the Land

All buildings and structures to be constructed, repaired, renovated, or sited on said lands, following subdivision into two lots, shall be in substantial compliance with the Plans prepared by Creative Spaces and Huckleberry Landscape Design respective to each new lot and attached hereto in accordance with the provisions of Section 491 of the *Local Government Act*:

| | |
|------------|---------------------|
| Schedule B | Landscape Site Plan |
| Schedule C | Building Elevations |

Schedule D Renderings

These Plans form part of this development permit.

6. Terms and Conditions:

- a) The applicant shall enter into a Servicing Agreement to provide frontage improvements and works and services in accordance with Section 506 and Section 507 of the *Local Government Act*, to the acceptance of the Director of Engineering and Municipal Operations; and
 - b) The applicant shall provide landscaping for the development in substantial compliance with the Landscape Plan (Schedule E) to the acceptance of the Director of Planning and Development Services and the Director of Engineering and Municipal Operations.
7. In the interpretation of the Development Permit all definitions of words and phrases contained in Sections 490 and 491 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, and the “White Rock Official Community Plan Bylaw, 2017, No. 2220”, as amended, shall apply to this Development Permit and attachments.
8. Where the holder of this Permit does not obtain the required building permits and commence construction of the development as outlined in this Development Permit within two years after the date this Permit was authorized by Council, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized further time extension of the Permit.
9. This permit does not constitute a subdivision approval, a tree management permit, a demolition permit, or a building permit.

Authorizing Resolution passed by the Council for the City of White Rock on the _____ day of _____, 2019.

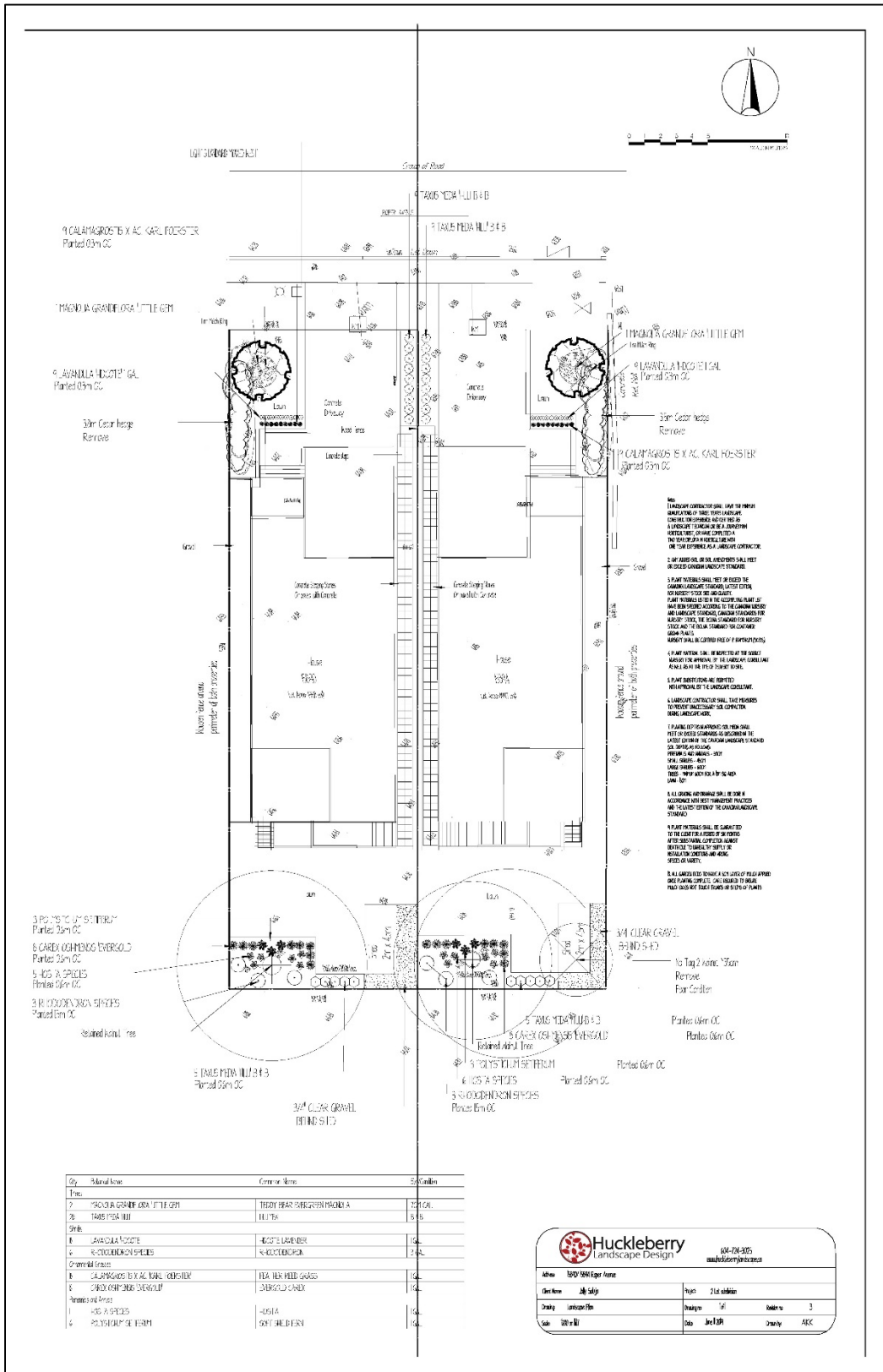
This development permit has been executed at White Rock, British Columbia on the _____ day of _____ 2019.

The Corporate Seal of THE CORPORATION
OF THE CITY OF WHITE ROCK was hereunto
affixed in the presence of:

Mayor
Authorized Signatory

Director of Corporate Administration
Authorized Signatory

Schedule B – Landscape Site Plan



Schedule C – Building Elevations

| | | |
|-----------------------------|------------------------|---|
| | | <p>CREATIVE SPACES</p> |
| <p>LEFT SIDE ELEVATION</p> | <p>FRONT ELEVATION</p> | <p>ROPER STREET WHITE ROCK</p> <p>EXTERIOR RENDERINGS</p> <p><small>DRAWN BY: S.A. & J.H. DATE: MARCH, 16TH, 2019 SCALE: NTS SHEET: 01 OF 2</small></p> |
| | | |
| <p>RIGHT SIDE ELEVATION</p> | <p>REAR ELEVATION</p> | |

| | | |
|-----------------------------|------------------------|---|
| | | <p>CREATIVE SPACES</p> |
| <p>LEFT SIDE ELEVATION</p> | <p>FRONT ELEVATION</p> | <p>ROPER STREET WHITE ROCK</p> <p>EXTERIOR RENDERINGS</p> <p><small>DRAWN BY: S.A. & J.H. DATE: MARCH, 16TH, 2019 SCALE: NTS SHEET: 02 OF 2</small></p> |
| | | |
| <p>RIGHT SIDE ELEVATION</p> | <p>REAR ELEVATION</p> | |

Schedule D – Renderings

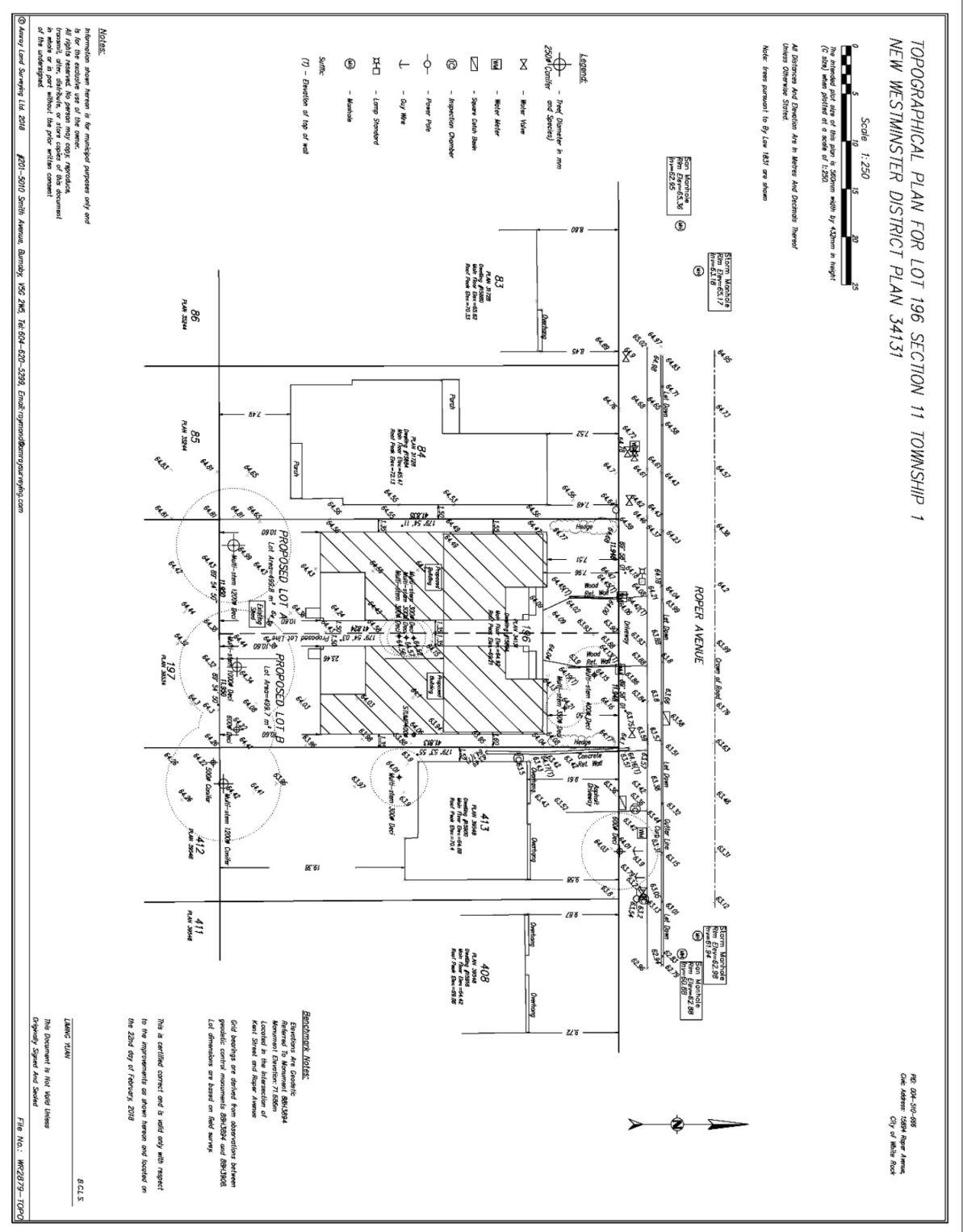


| | |
|--------------|---------------|
| DATE: | TITLE: |
| DRAWN: | 3D RENDERINGS |
| SCALE: | |
| BY TO SCALE: | |
| DRAWING NO.: | CHECKED BY: |

PROPOSED 3D RENDERINGS FOR MR. JOLLY S. SALUJA AT:
 15890 ROPER AVENUE, WHITE ROCK, B.C. – THE HOUSE ON RIGHT HAND SIDE.
 15884 ROPER AVENUE, WHITE ROCK, B.C. – THE HOUSE ON LEFT HAND SIDE.

APPENDIX E

Preliminary Subdivision Plan



**Feedback from Public Information Meeting
Zoning Bylaw Amendment, Development Variance Permit,
Major Development Permit, and Subdivision Application
15894 Roper Avenue
August 15, 2018**

1. Please provide your name and address. (please print clearly)

Name: Christine Makasoff

Address: 15908 Prospect Cres.

2. Do you agree with the proposed development application?

Yes No Undecided

Please comment.

I believe that two single family
homes is more desirable ~~than~~ to buyers
than a duplex. There are many successful
subdivisions in the area that have small lots
and buyers are very interested in them
because they are affordable and independently
owned.

A duplex has less flexibility for the
home owner.

Thank you for your participation. If you have any questions, please contact:

Jessica Jiang
Planner
City of White Rock
604-541-2159
jjiang@whiterockcity.ca

Jolly Saluja
Applicant
604-537-6717
Jollysaluja1@gmail.com

**Please note that your completed feedback form will be disclosed to the public and presented to Mayor and Council as part of the information package attached to this application. Any personal information or commentary you provide on this form will become public record.*

**Feedback from Public Information Meeting
Zoning Bylaw Amendment, Development Variance Permit,
Major Development Permit, and Subdivision Application
15894 Roper Avenue
August 15, 2018**

1. Please provide your name and address. (please print clearly)

Name: GURPREET HANU

Address: 1010 Dolphin Street (WR)

2. Do you agree with the proposed development application?

Yes No Undecided

Please comment. I do support the project.

Thank you for your participation. If you have any questions, please contact:

Jessica Jiang
Planner
City of White Rock
604-541-2159
jjiang@whiterockcity.ca

Jolly Saluja
Applicant
604-537-6717
Jollysaluja1@gmail.com

**Please note that your completed feedback form will be disclosed to the public and presented to Mayor and Council as part of the information package attached to this application. Any personal information or commentary you provide on this form will become public record.*

**Feedback from Public Information Meeting
Zoning Bylaw Amendment, Development Variance Permit,
Major Development Permit, and Subdivision Application
15894 Roper Avenue
August 15, 2018**

1. Please provide your name and address. (please print clearly)

Name: JASBIR SINGH NAHAR

Address: 1390-FINLAY ST. WHITE ROCK, BC

2. Do you agree with the proposed development application?

Yes No Undecided

Please comment.

Happy to see new construction
Replacing old house.
with new landscaping,

Thank you for your participation. If you have any questions, please contact:

Jessica Jiang
Planner
City of White Rock
604-541-2159
jjiang@whiterockcity.ca

Jolly Saluja
Applicant
604-537-6717
Jollysaluja1@gmail.com

**Please note that your completed feedback form will be disclosed to the public and presented to Mayor and Council as part of the information package attached to this application. Any personal information or commentary you provide on this form will become public record.*

Application for Zoning Amendment, Major Development Permit, and Development Variance Permit – 15894 Roper Avenue (ZON/MJP/DVP/SUB 18-006)

Page No. 22

-----Original Message-----

From: [REDACTED] < >
Sent: Monday, August 13, 2018 12:08 PM
To: Jessica Jiang <JJiang@whiterockcity.ca>
Subject: 15895-15890

Hi
2 lot subdivision is at 15894-15890 Roper Avenue White Rock

My address is [REDACTED] Roper ave and I fully support the project

Thank you

[REDACTED]

Information Report Update
1485 (1475) Fir Street

*Revised Rezoning Application and Revised Tenant
Relocation Plan*

WHITE ROCK
My City by the Sea!

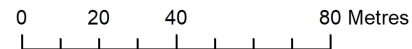
September 30, 2019

Location



Ortho Map

1485 Fir Street



Proposal

- **One six storey building on underground parkade, 80 units total (replacing existing 25 unit three storey building)**
- **2.8 Gross Floor Area Ratio (FAR), 50% lot coverage, 100% rental tenure**

Current Rendering (from Russell and Fir)



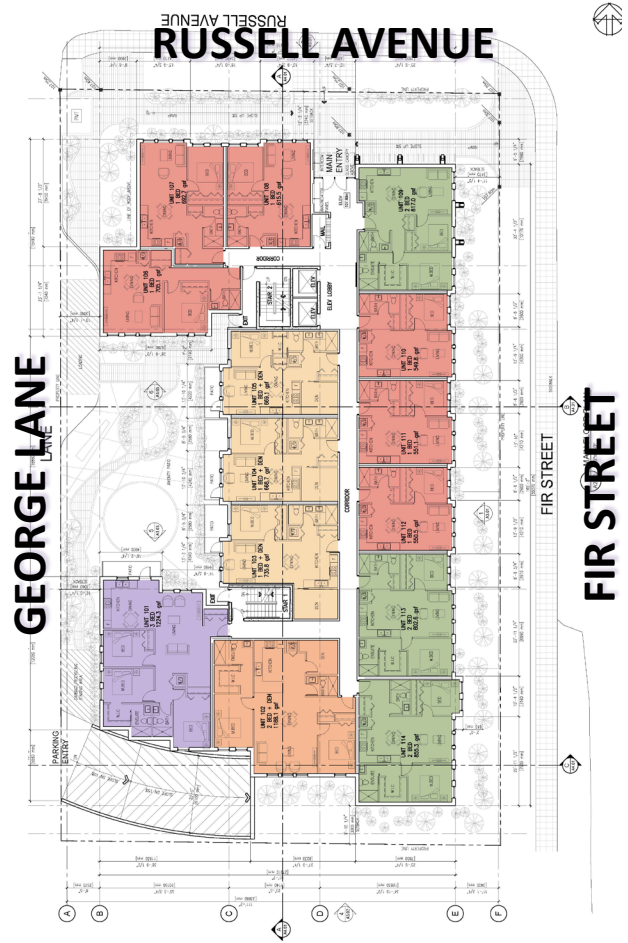
Original Rendering (from Russell and Fir)



Site Plan (outdoor play area relocation)

Revised

Original



Proposed Rent for Returning Tenants

| | Monthly Rent (including parking space, and hot water) | | |
|----------------------|---|---------------------------|--------------------------------|
| Bedrooms | Estimated Market (Average \$2.80/sf) | 10% Below (Policy 514) | 20% Below (Proposed) |
| 1 Bedroom (550 sqft) | \$1,540 | \$1,386 | \$1,232 |
| 2 Bedroom (830 sqft) | \$2,324 | \$2,092 | \$1,859 |

Next Steps

- **Circulation** of application for interdepartmental comments (underway)
- **Development notification signs** installed on the property
- **Public Information Meeting** hosted by the applicant (to be scheduled) and attended by staff will be scheduled to allow residents an opportunity to provide early input on the proposal
- **Advisory Design Panel** will be held meeting to receive advice and direction on the form and character of the proposed development
- **Land Use and Planning Committee** detailed corporate report



WHITE ROCK

My City by the Sea!

Development Statistics Comparison

| | Revised Proposal (August 15, 2019) | Original Proposal (May 9, 2019) |
|--------------------------|--|--|
| Number of Units | 80 (all secured rental) | 84 (all secured rental) |
| Gross Floor Area | 5,706.7 m ² (61,426.8 ft ²) | 6,586.9 m ² (70,900.4 ft ²) |
| Floor Area Ratio (Gross) | 2.8 | 3.23 |
| Lot Coverage | 49.9% | 56% |
| Height (to top of roof) | Six storeys (18.9 metres) | Six storeys (18.9 metres) |
| Parking Spaces | 112 (1.4 per unit) | 115 (1.37 per unit) |

Previous Design Recommendations (Massing)

- **reduced lot coverage (increased open space at the ground level) closer to or less than 50%**
- **deeper setbacks for the upper levels (reducing the perceived height impact), such as stepping levels 4 to 6 at the corner of Russell and Fir and on the south property line**
- **private functional patios for residents on the 1st-4th floors facing the street (open balconies are not included in FAR, but are encouraged in the Development Permit Area guidelines)**
- **increasing the depth of the building's "bays" to break up the massing**

Previous Design Recommendations (Details)

- **varying the fenestration (windows and doors) in size and/or colours (of muntin bars), which are currently the same across the entire building, to accent the residential character of the building**
- **emphasize the vertical elements to provide balance to the building's overall size**
- **consider potential for the reorientation/relocation of the outdoor amenity space to provide relief to the massing impact**
- **providing architectural details on portions of the west façade which are currently blank**
- **increase roofline variability to provide interest and punctuation**
- **consider a low maintenance landscaped (planted) edge on the fourth level roof to soften the appearance of the building and create a horizontal break in the building**

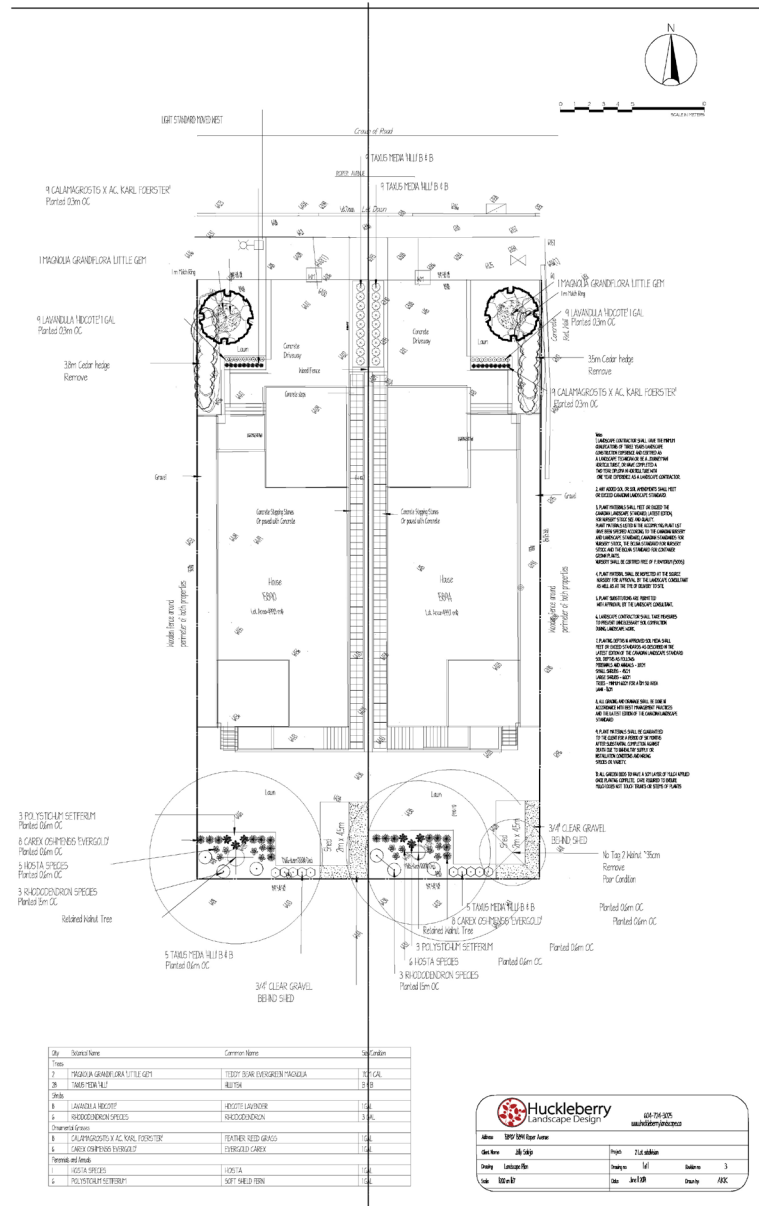
15894 Roper Avenue

Zoning Amendment, Major Development Permit and Development Variance Permit

WHITE ROCK
My City by the Sea!

September 30, 2019

Proposed Two-Lot Subdivision



Proposed Building Design



Recommendation Summary

- **Proposal supports the objectives and policies of the ‘Mature Neighbourhood’ OCP Land Use Designation:**
 - enables gentle residential infill (two SFD vs. one duplex),
 - supports different housing choices (secondary suites), and
 - protects existing character of mature single-family neighbourhoods.
- **Proposal is consistent with RS-4 zone, lot width variance is considered minor.**
- **Staff recommend application moves forward to Public Hearing.**
- **Engineering requirements to be addressed prior to final adoption of Zoning Bylaw (if approved).**

Next Steps

- **Public Hearing**
- **Council Decision on 3rd reading of Zoning Bylaw**
- **If given 3rd reading, applicant to complete final adoption prerequisites (servicing agreement, demolition)**
- **Final adoption**
- **Subdivision approval process (through Approving Officer)**



WHITE ROCK

My City by the Sea!

Zone Comparison (RT-1 – RS-4)

| | RT-1 Zone | RS-4 Zone | Roper Ave Proposed Future Lot Dimensions |
|--------------------------------------|---|--|--|
| Minimum Lot Area | 742.0 m ² / 7,986.82 ft ² | 410.0 m ² / 4,413.2 ft ² | 499.8 m ² / 5,379.8 ft ² |
| Minimum Lot Width | 18.0 m / 59.04 ft | 12.1 m / 39.7 ft | 11.95 m / 39.2 ft (variance required) |
| Minimum Lot Depth | 30.5 m / 100.4 ft | 27.4m / 89.9 ft | 41.8 m / 137.1 ft |
| Maximum Lot Coverage | 45% | 45% | 45%* |
| Maximum Residential Gross Floor Area | 0.5 | 0.5 | 0.5* |
| Maximum Building Height | 7.7 m / 25.26 ft | 7.7 m / 25.26 ft | 7.7 m / 25.26 f*t |
| Minimum Setbacks: Front | 7.5 m / 24.61 ft | 7.5 m / 24.61 ft | 7.5 m / 24.61 ft* |
| Interior | 1.5 m / 4.92 ft | 1.35 m / 4.43 ft | 1.35 m / 4.43 ft* |
| Rear | 7.5 m / 24.61 ft | 7.5 m / 24.61 ft | 7.5 m / 24.61 ft* |
| Off Street Parking | 2 per residential unit; 1 additional for a secondary suite (allowed in RS-4 only) | | |

* Exact dimensions to be determined at time of building design;
dimensions may not exceed the indicated maximum and minimum requirements