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



On Table see page 71

July 3, 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, **JULY 8, 2019** to begin at **6:15 p.m.** for the transaction of business as listed below.

T. Arthur, Director of Corporate Administration

A G E N D A

Councillor Johanson, Chairperson

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

RECOMMENDATION

THAT the Land Use and Planning Committee adopt the agenda for July 8, 2019 as circulated.

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

Page 3

RECOMMENDATION

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

4. **INITIAL OCP AMENDMENT APPLICATION REPORT – 1485 FIR STREET (19-009 OCP/ZON/MJP)**

Page 5

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)”.

RECOMMENDATION

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.

Note: If the applicant is in the audience, due to staff’s recommendation, the Committee may invite the applicant to speak regarding the application. Council may wish to offer comments or suggestions in regard to the application.

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

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

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: 3

1. **CALL MEETING TO ORDER**
The chairperson called the meeting to order at 6:30 p.m.

2. **ADOPTION OF AGENDA**

2019-LU/P-016 **It was MOVED and SECONDED**
THAT the Land Use and Planning Committee adopts the agenda for
June 10, 2019 as circulated.

CARRIED

3. **ADOPTION OF MINUTES**

a) May 27, 2019

2019-LU/P-017 **It was MOVED and SECONDED**
THAT the Land Use and Planning Committee adopts the following meeting
minutes as circulated:

a) May 27, 2019.

CARRIED

4. **WATERFRONT ENHANCEMENT STRATEGY – DRAFT RESOURCE BOOK**

Corporate report dated June 10, 2019 from the Director of Planning and
Development Services titled “Waterfront Enhancement Strategy – Draft
Resource Book”.

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

Discussion ensued and the following comments were noted:

- Suggested that under “Goals”, on page 18, that the wording be adjusted to reflect “*to enhance the West Coast feel / wood and marine look*” which could encourage a vision for the waterfront
- West coast theme aesthetic is noted in the City’s Development Permit guidelines
- The words “Registration Required” could be amended to “Registration Recommended”
- The Community could be asked if there are re-development options along Marine Drive with perhaps a little more height
- It was noted the photo on page 23 be updated to reflect images in White Rock proper

2019-LU/P-018

It was MOVED and SECONDED

THAT the Land Use and Planning Committee recommends that the Waterfront Enhancement Strategy – Draft Resource Book, be amended by adjusting the wording on page 18 to read “*principles for a West Coast Feel (with wood and marine look)*”.

CARRIED

Discussion continued and it was noted that the Development Permit guidelines for the waterfront, height level, theme, or aesthetic can be explored further through the process.

2019-LU/P-019

It was MOVED and SECONDED

THAT Land Use and Planning Committee receives for information the corporate report dated June 10, 2019 from the Director of Planning and Development Services titled “Waterfront Enhancement Strategy – Draft Resource Book”.

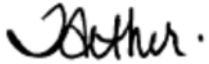
CARRIED

5.

CONCLUSION OF THE JUNE 10, 2019 LAND USE AND PLANNING COMMITTEE MEETING

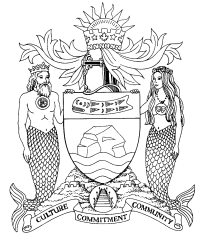
The Chairperson declared the meeting concluded at 6:57 p.m.

Councillor Johanson
Chairperson



Tracey Arthur, Director of
Corporate Administration

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

A rendering of the proposed development is included below as Figure 1, the proposed site plan is included as Figure 2, and a more detailed drawing package is available in Appendix C.

Figure 1: Rendering



Figure 2: Proposed Site Plan (Main Floor Plan)



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 written in a cursive, flowing style.

Dan Bottrill
Chief Administrative Officer

Appendix A: Location and Ortho Photo Maps

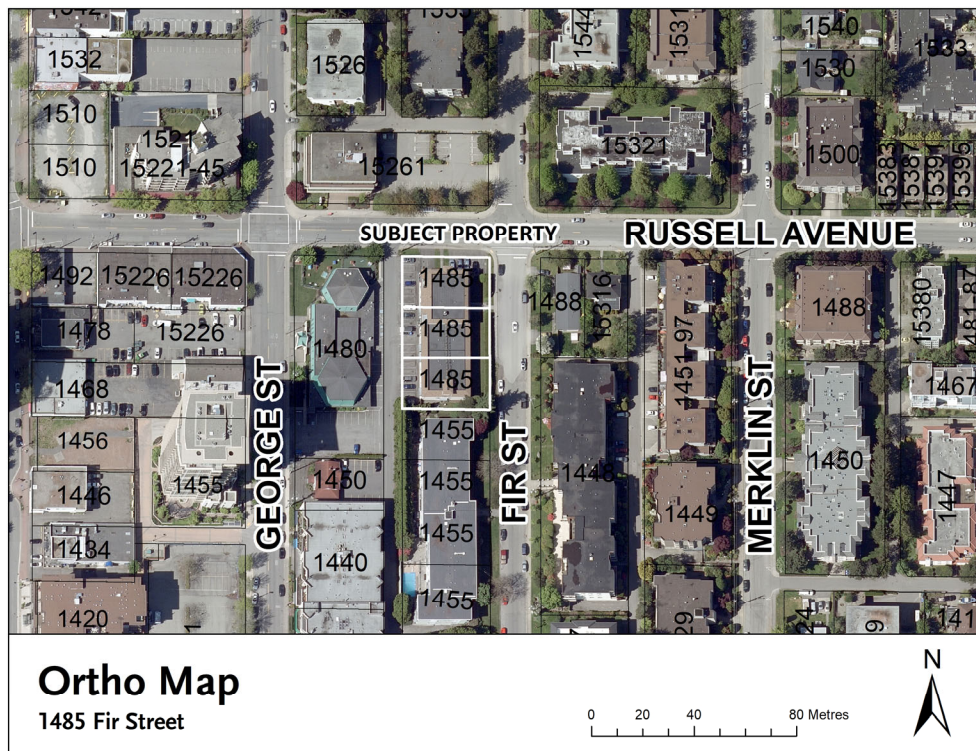
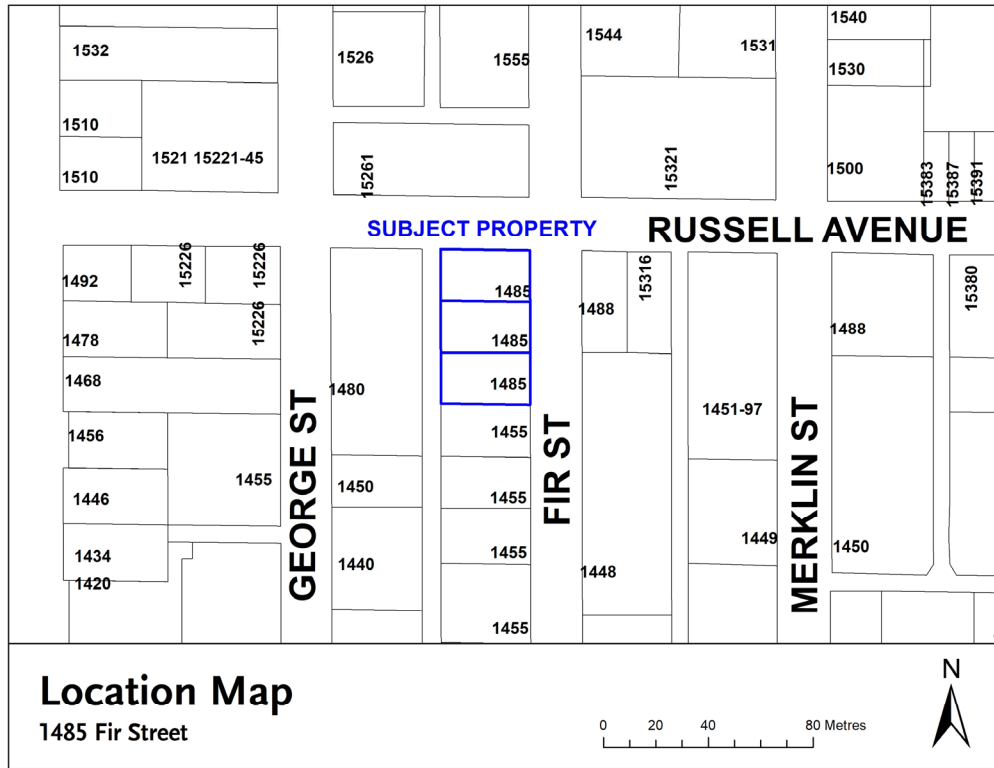
Appendix B: Applicant's Official Community Plan Amendment Rationale Letter

Appendix C: Drawing Package

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

APPENDIX A

Location and Ortho Photo Maps



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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		48.	LANDSCAPE SECTION – COURTYARD
		49.	SHADOW STUDY

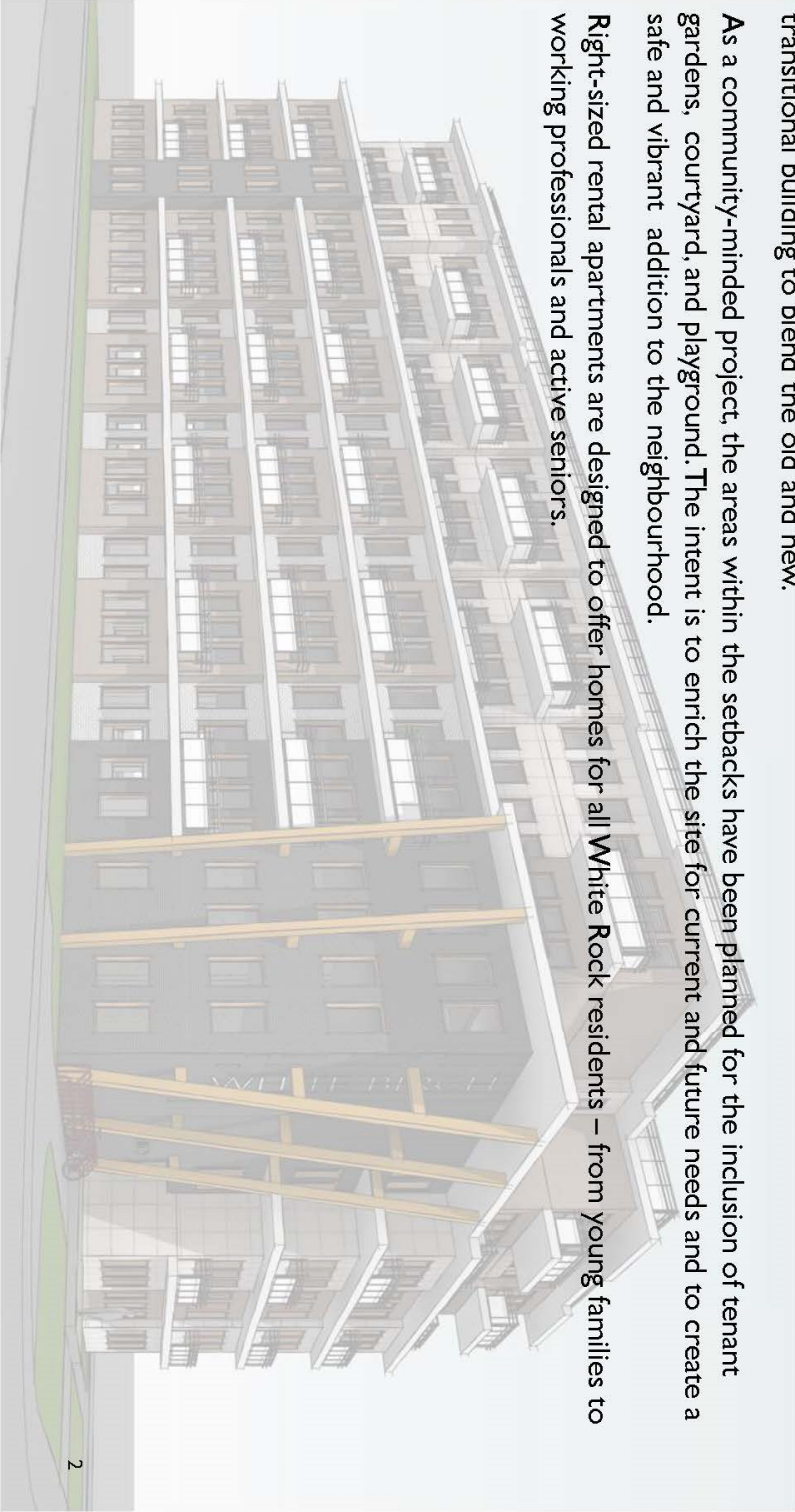
PROJECT INFORMATION

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.

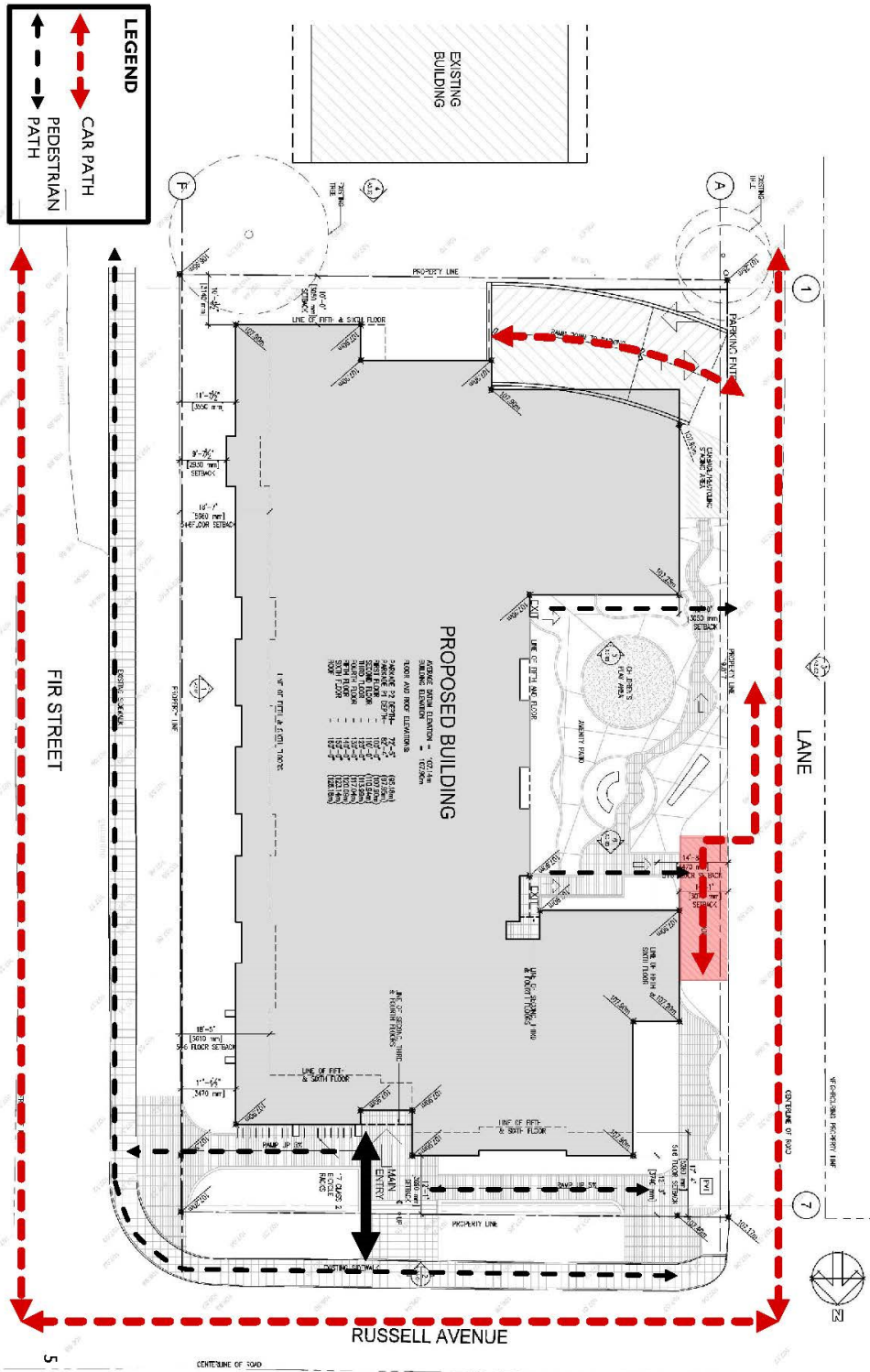
Features:

- 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

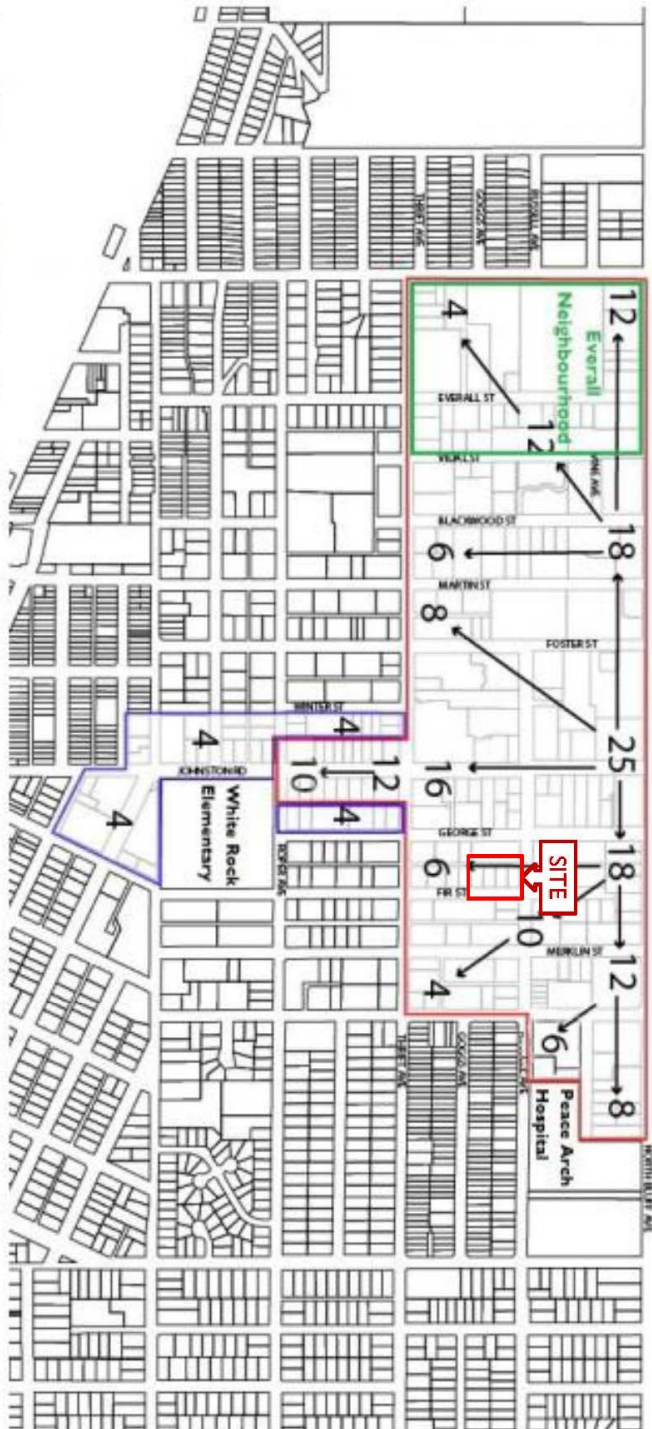


Figure 10 Conceptual Height Transitions in the Town Centre, Town Centre Transition, and Lower Town Centre Areas



MASSING ANALYSIS

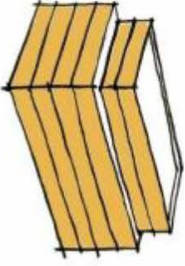
Policy 8.2.2
 Density and Height – Concentrate the highest heights and densities adjacent to the Town Centre along the North Bluff Road.

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.

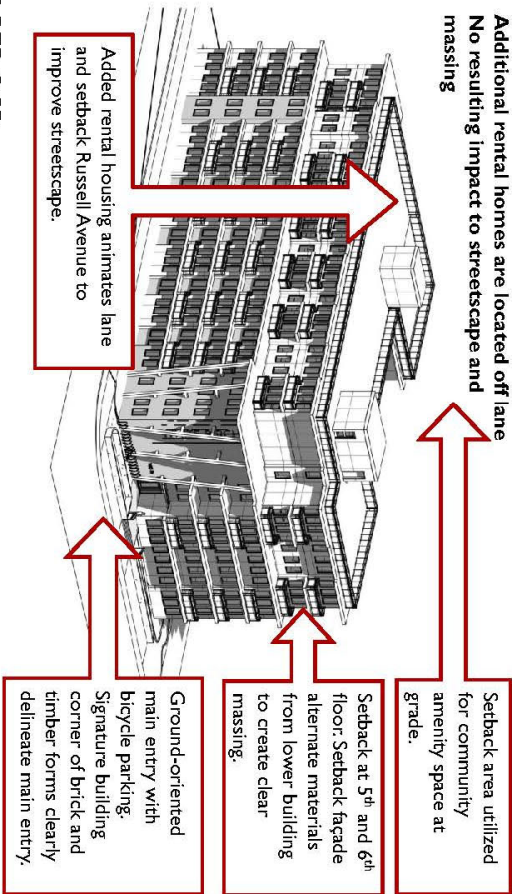
Focus on the establishment of a greenway the town centre and centennial Park as per Sections 13 and 15.



Adjacent to Urban Neighbourhood areas at Thrift Avenue

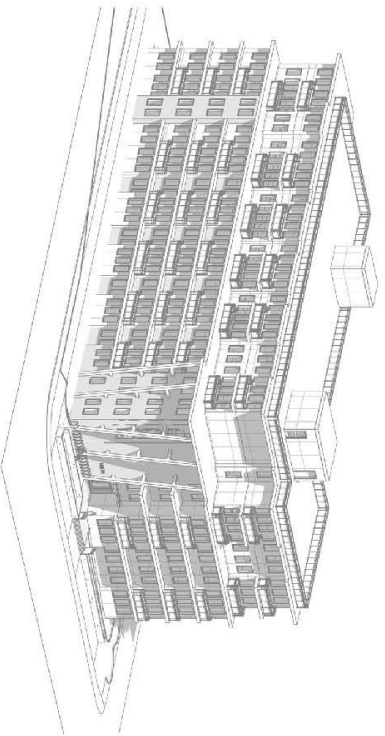
PROPOSED

- 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 REDWOOD
(5)	PAVING WITH 2" MIN. IN. GRANITE
(6)	CONCRETE

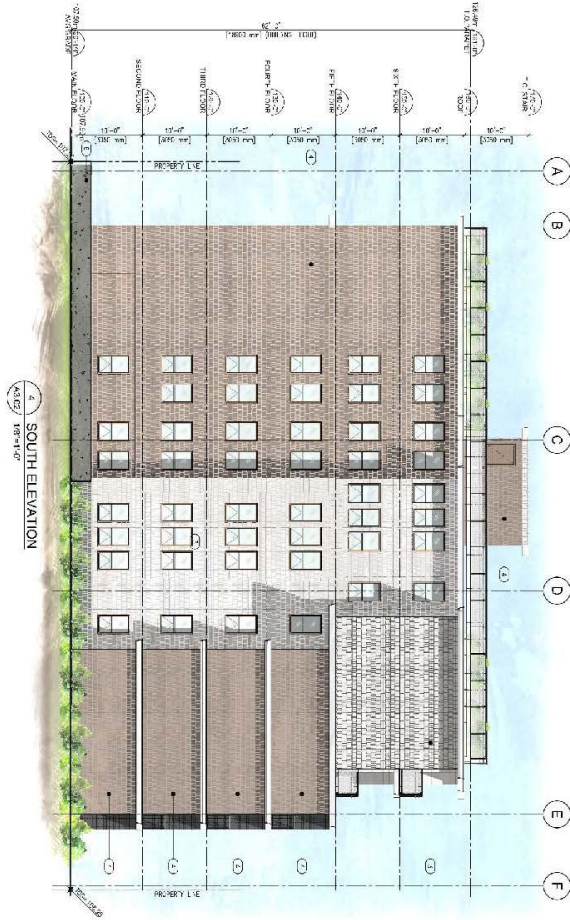




EAST ELEVATION

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)	SMOOTH FINISH - CONCRETE FORM
(5)	PAINTED BRICK WITH GROUT
(6)	TRIM/EIFS



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



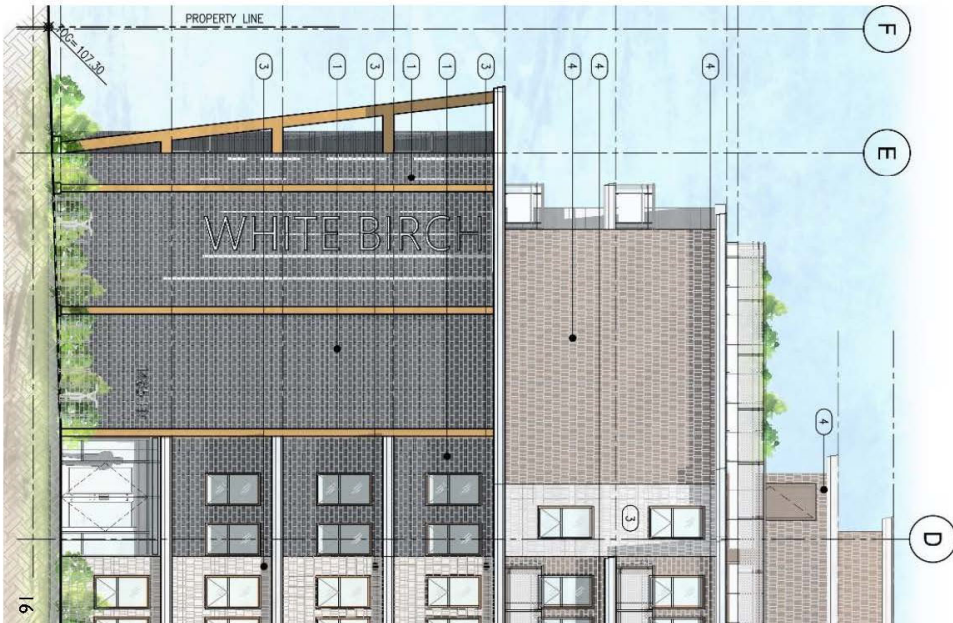
BRICKVENNER
(BLACK)



STAINED CEDAR
SHAKES



BRICKVENNER
(WHITE)



VIEW ANALYSIS



1
VIEW ANALYSIS
FIR STREET (SOUTH)
SCALE: 1/400



2
VIEW ANALYSIS
GEORGE STREET / RUSSELL AVENUE
SCALE: 1/400



3
VIEW ANALYSIS
FIR STREET (NORTH)
SCALE: 1/400



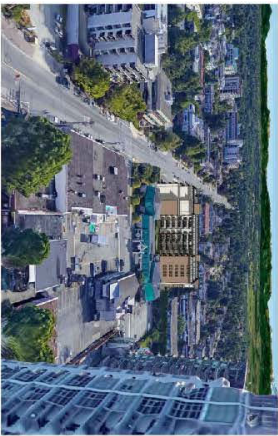
4
VIEW ANALYSIS
RUSSELL AVENUE (WEST)
SCALE: 1/400



5
VIEW ANALYSIS
FIR STREET / RUSSELL AVENUE
SCALE: 1/400



6
VIEW ANALYSIS
RUSSELL AVENUE (EAST)
SCALE: 1/400



7
VIEW ANALYSIS
AERIAL LOOKING EAST (15192 RUSSELL AVENUE)
SCALE: 1/400



8
VIEW ANALYSIS
AERIAL LOOKING NORTHEAST (1455 GEORGE STREET)
SCALE: 1/400



9
VIEW ANALYSIS
AERIAL LOOKING SOUTH (15280 NORTH BLUFF ROAD)
SCALE: 1/400

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

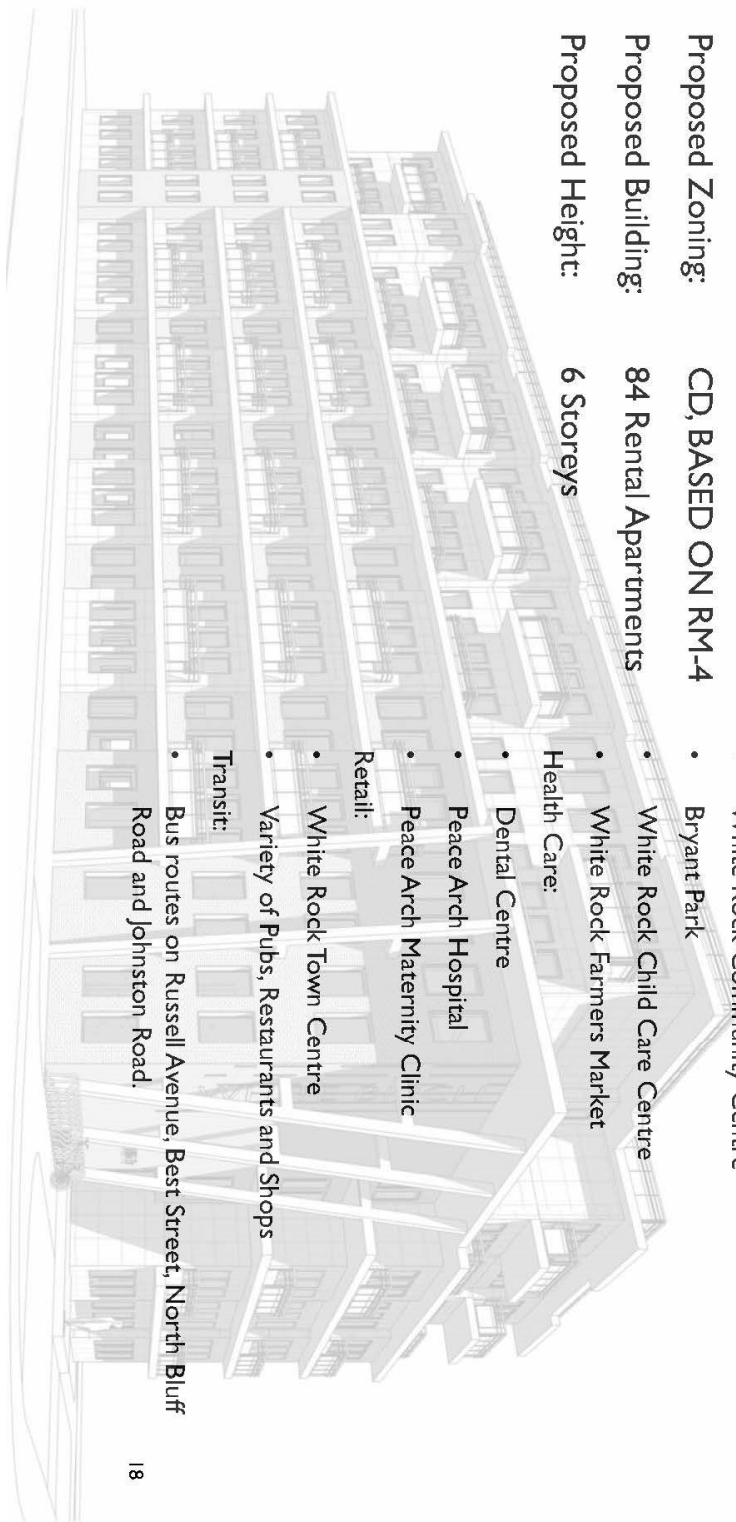
- White Rock Child Care Centre
- White Rock Farmers Market
- Health Care:
- Dental Centre
- Peace Arch Hospital
- Peace Arch Maternity Clinic

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%)

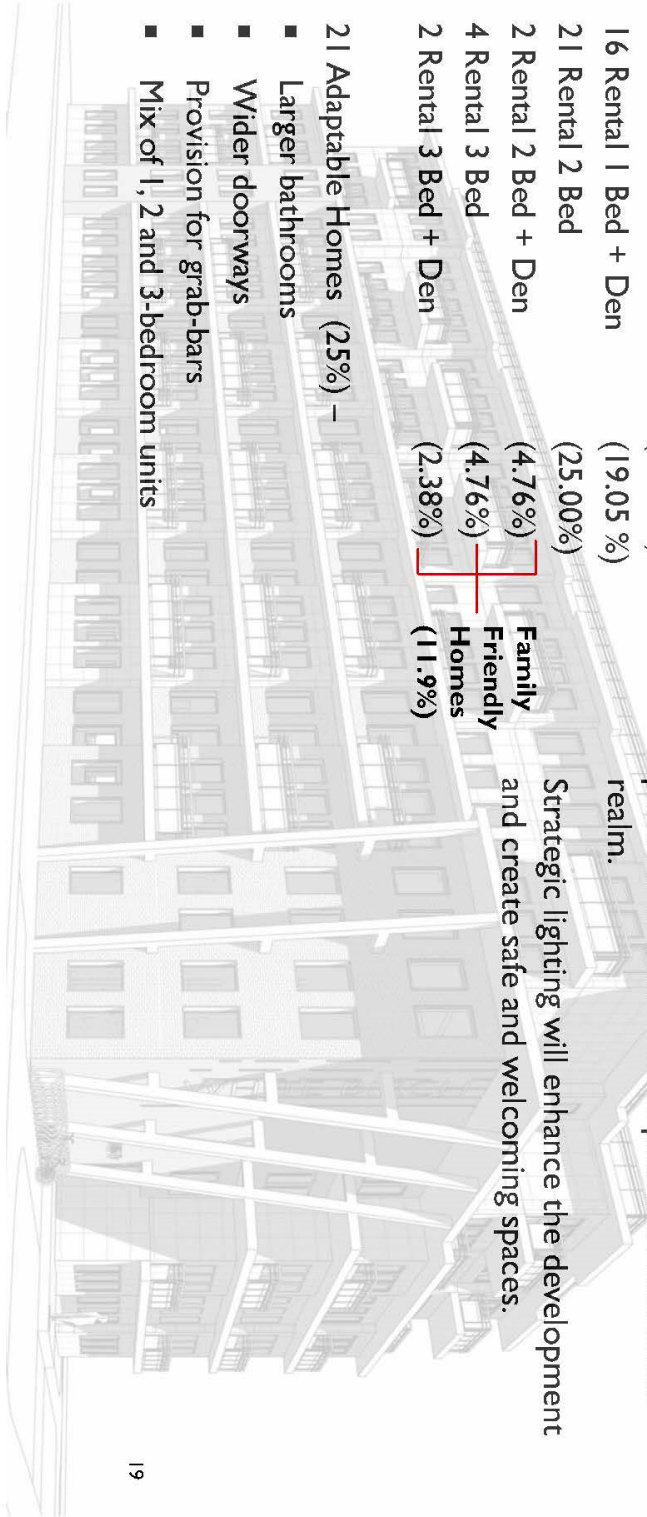
- Larger bathrooms
- Wider doorways
- Provision for grab-bars
- Mix of 1, 2 and 3-bedroom units

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

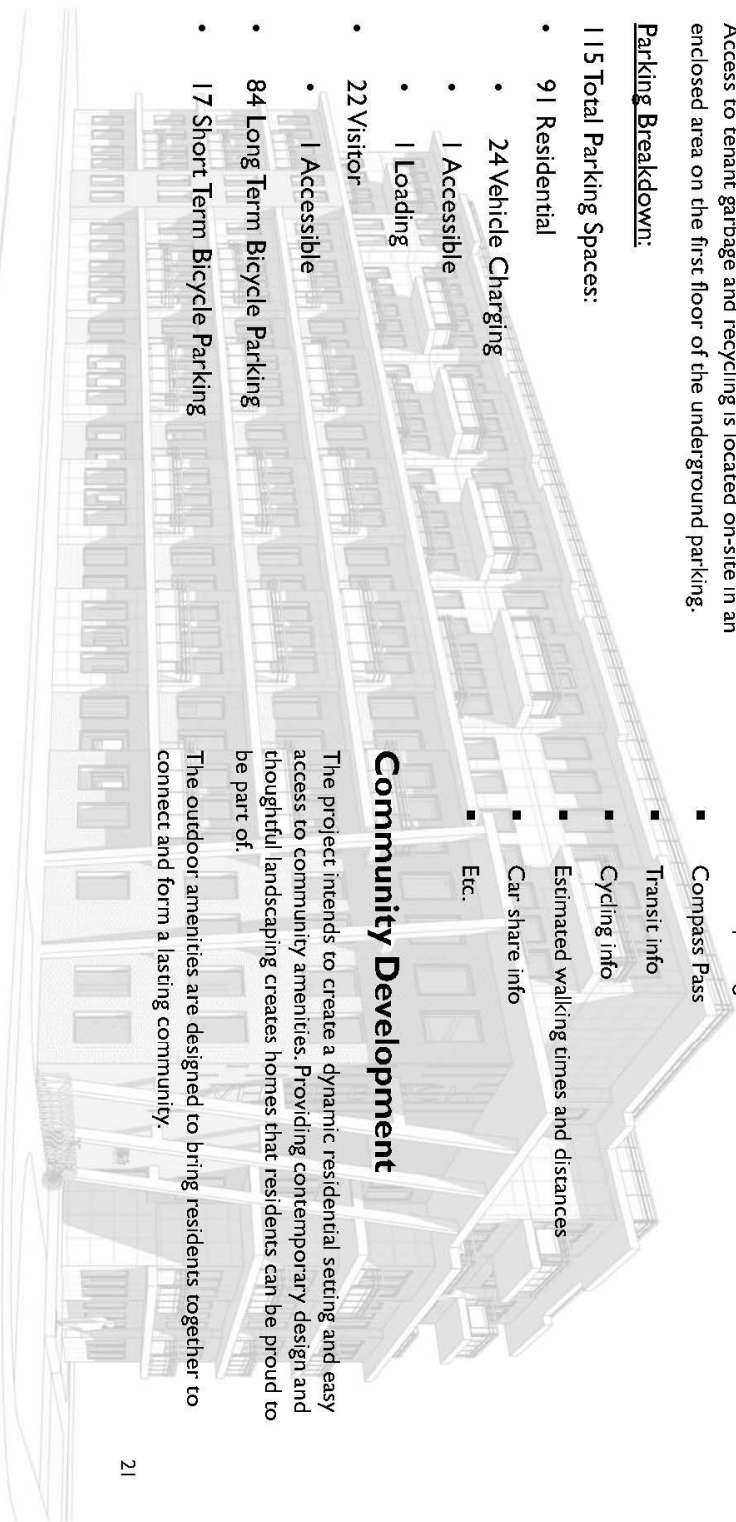
Leave the Car Behind initiatives:

- 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:

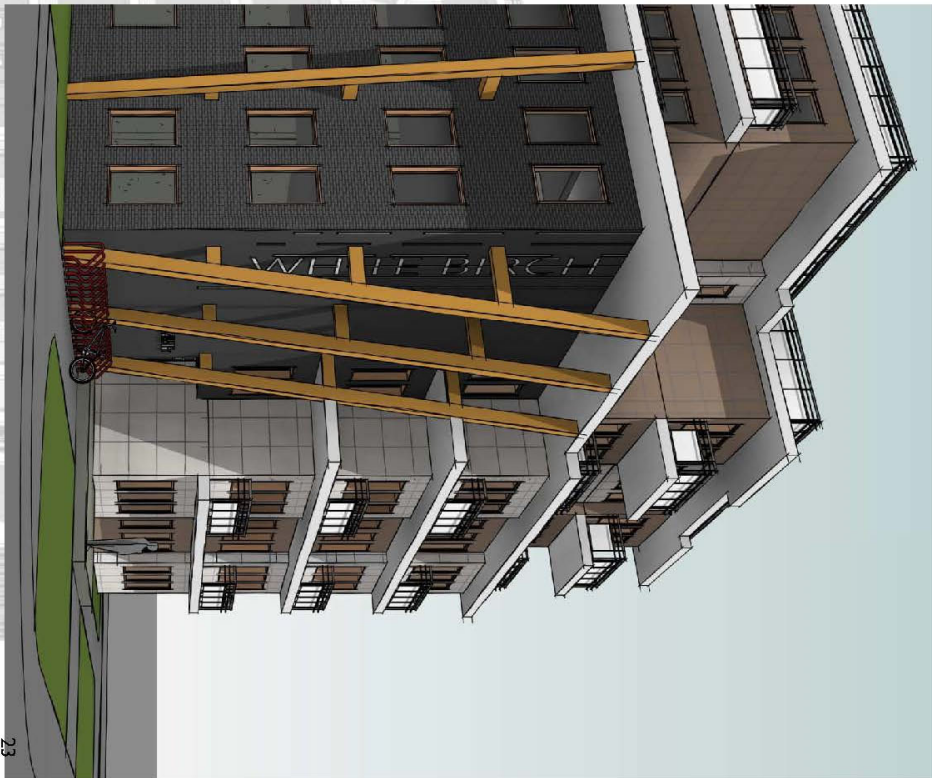
- Located in close proximity to urban center.
- Potential to promote walking to work.
- Near public transit.
- Neighbourhood is cyclist and pedestrian friendly.
- Landscaping includes a variety of permeable surface areas like gardens and lawns.
- The building includes roof gardening.

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 native, 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			
RENTAL 1 BED				16	19.05%			BUILDING			
RENTAL 2 BED				37	44.05%			FSR			
RENTAL 2 BED + DBN				21	25.00%						
RENTAL 3 BED				4	4.76%			BUILDING			
RENTAL 3 BED + DBN				4	4.76%			HEIGHT			
TOTAL # OF UNITS				84	100.00%			ALLOWED			
								N/A			
SETBACKS								PROPOSED			
FRONT LOT LINE	REQUIRED	9'-10"	PROPOSED	11'-4 1/2"	COMMENT			62.0 ft.			
REAR LOT LINE	5'-11"	10'-1 1/4"	9'-10 1/4"	FIRST LANE							
INTERIOR SIDE LOT LINE	3'-11"	9'-10 1/4"	12'-3 1/4"	RUSELVAVE							
EXTERIOR SIDE LOT LINE	9'-10"	12'-3 1/4"									
SITE & ZONING INFO											
SITE AREA (SQ FT)	21917.69	SITE AREA (SQ M)	2036.15								
CURRENT ZONING	RH-2	PROPOSED ZONING	CD, Based on RM-4								
LOT COVERAGE	SQ FT	SQ M									
BUILDING FOOTPRINT	12274.54	1140.30									
% COVERAGE	56.00%	56.00%									
% COVERAGE ALLOWED	60.00%	60.00%									
EFFICIENCY											
GROSS RESIDENTIAL	62706.41										
INDOOR AMENITY	0.00										
TOTAL	62706.41										
GROSS BUILDING	70900.35										
EFFICIENCY	88.44%										

PROJECT DATA INFORMATION

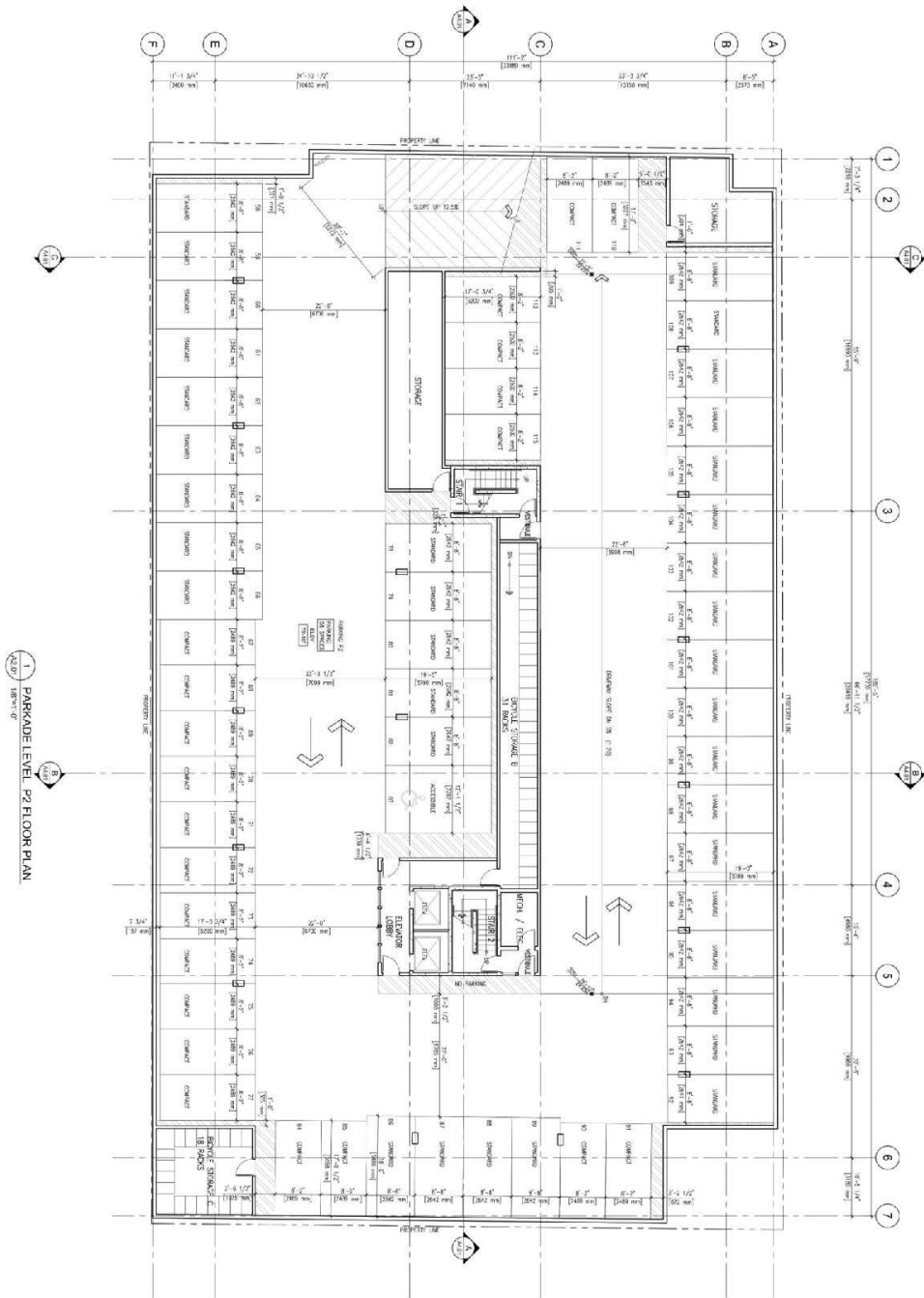
RESIDENTIAL RENTAL UNIT BREAKDOWN									
FLOOR	UNIT #	GROSS AREA (SQ FT)	GROSS AREA (SQ M)	# OF BEDROOMS	FLOOR	UNIT #	GROSS AREA (SQ FT)	GROSS AREA (SQ M)	# OF BEDROOMS
1	101	1224.3	113.7	3 BED	4	401	1285.0	119.4	3 BED
	102	1188.1	110.4	2 + DEN		402	1194.6	111.0	2 + DEN
	103	735.9	68.4	1 + DEN		403	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	111	551.1	51.2	1 BED	411	551.1	51.2	1 BED	
	112	550.5	51.2	1 BED	412	550.5	51.1	1 BED	
	113	802.6	74.6	2 BED	413	802.6	74.6	2 BED	
	114	853.3	79.5	2 BED	414	853.3	79.5	2 BED	
	14	10625.6	987.1		14	11036.7	1025.3		
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
	206	801.4	74.5	1 BED		506	694.4	64.5	1 BED
	207	692.7	64.4	1 BED		507	582.3	54.1	1 BED
	208	852.5	79.2	2 BED		508	596.3	55.4	1 + DEN
	209	830.6	77.2	2 BED		509	519.6	48.3	1 BED
	210	549.8	51.1	1 BED		510	506.9	47.1	1 BED
	211	551.1	51.2	1 BED		511	506.9	47.1	1 BED
	212	550.5	51.1	1 BED		512	508.7	47.3	1 BED
	213	802.6	74.6	2 BED		513	740.1	68.8	2 BED
	214	853.3	79.5	2 BED		514	785.0	72.9	2 BED
14	11036.6	1025.3		14	9485.5	881.2			
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	582.3	54.1	1 BED
	308	852.5	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
	311	551.1	51.2	1 BED		611	506.9	47.1	1 BED
	312	550.5	51.1	1 BED		612	508.7	47.3	1 BED
	313	802.6	74.6	2 BED		613	740.1	68.8	2 BED
	314	853.3	79.5	2 BED		614	785.0	72.9	2 BED
14	11036.7	1025.3		14	9485.4	881.2			

SITE



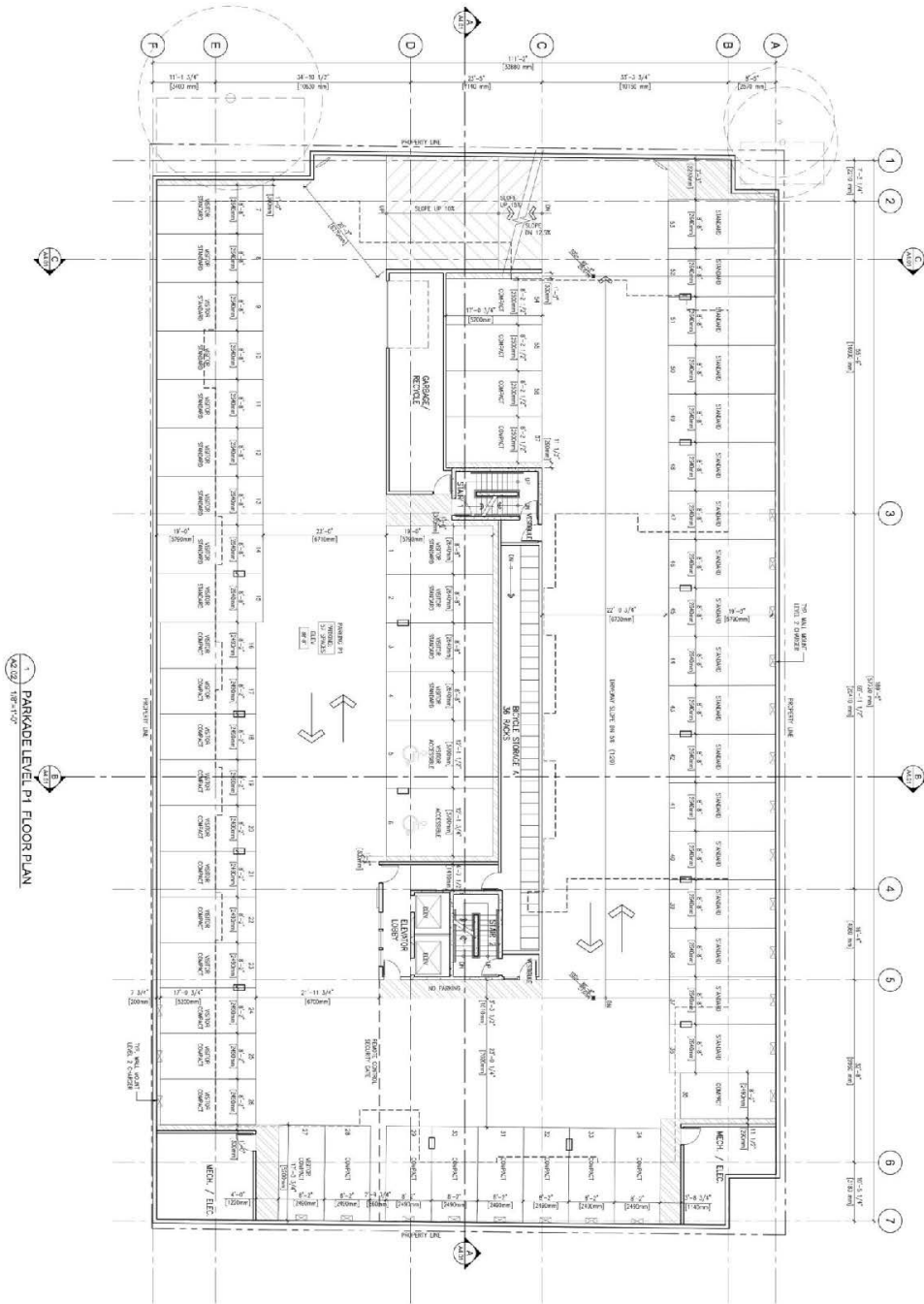
1 SITE PLAN
 ALSO SEE 10

PARKING FLOOR 2



1 PARKADE LEVEL P2 FLOOR PLAN

PARKING FLOOR I



1 PARADE LEVEL, P1 FLOOR PLAN



MAIN FLOOR



SECOND FLOOR



1 SECOND FLOOR PLAN
 1/2" = 1'-0"



THIRD FLOOR



FOURTH FLOOR



1 FOURTH FLOOR PLAN

FIFTH FLOOR



1 FIFTH FLOOR PLAN

SIXTH FLOOR



1 SIXTH FLOOR PLAN

ROOF

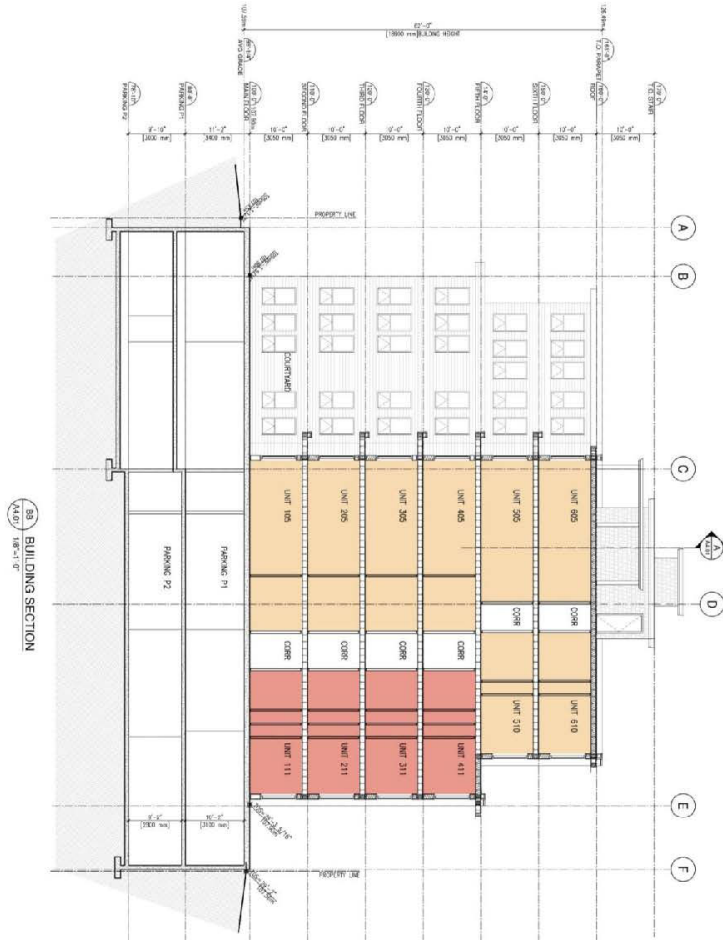


1 ROOF PLAN
 1/8" = 1'-0"

BUILDING SECTION AA



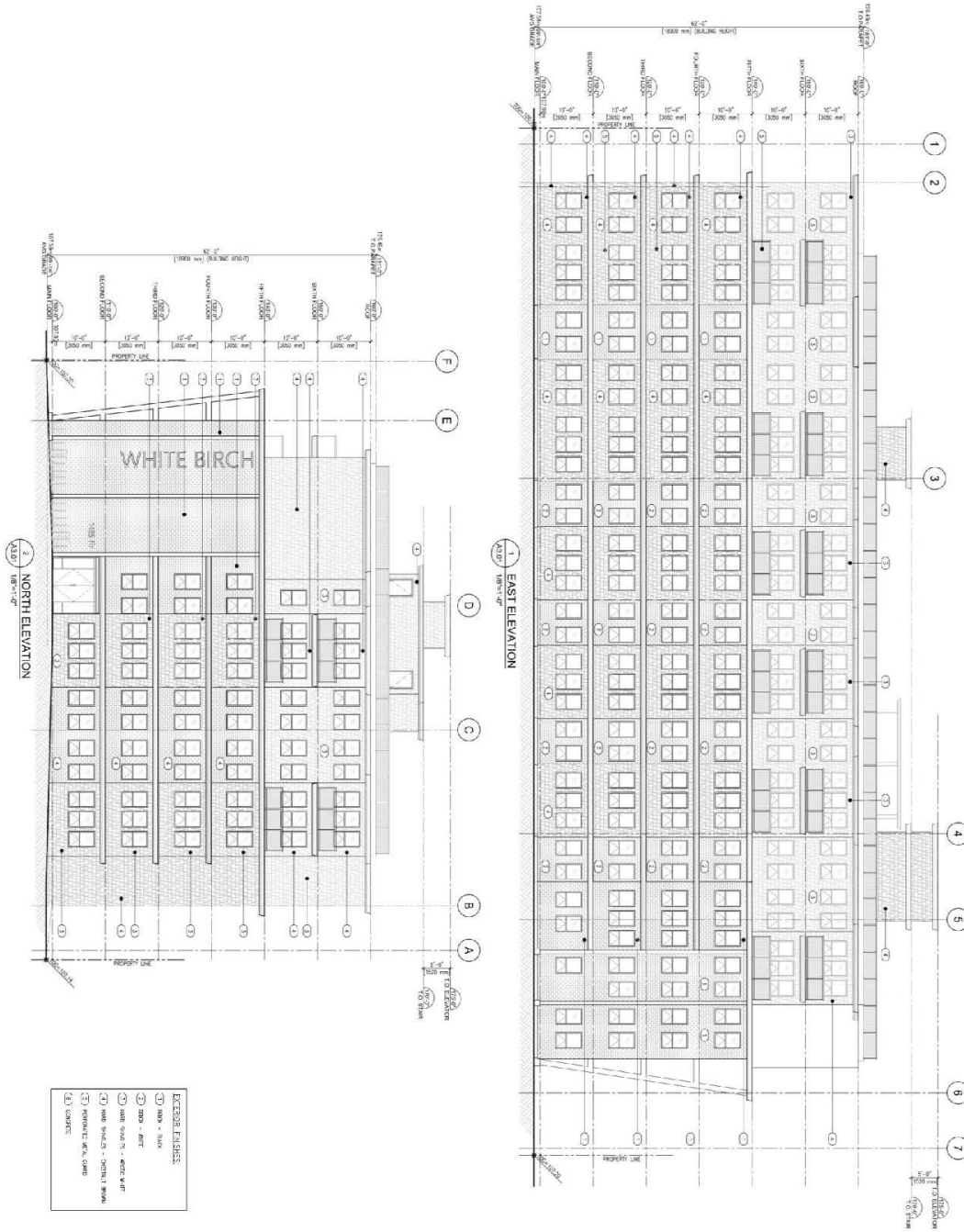
BUILDING SECTION BB



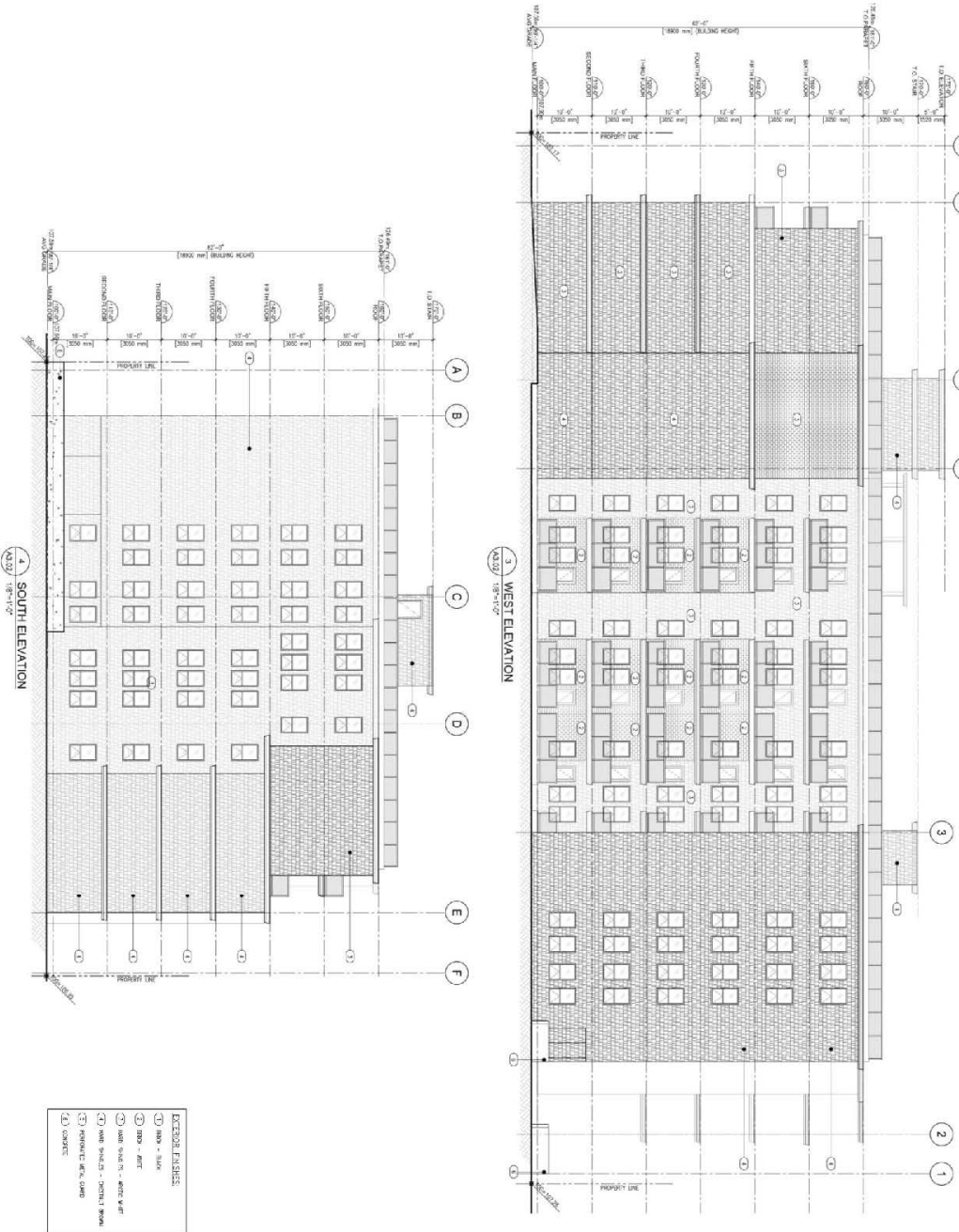
BUILDING SECTION CC



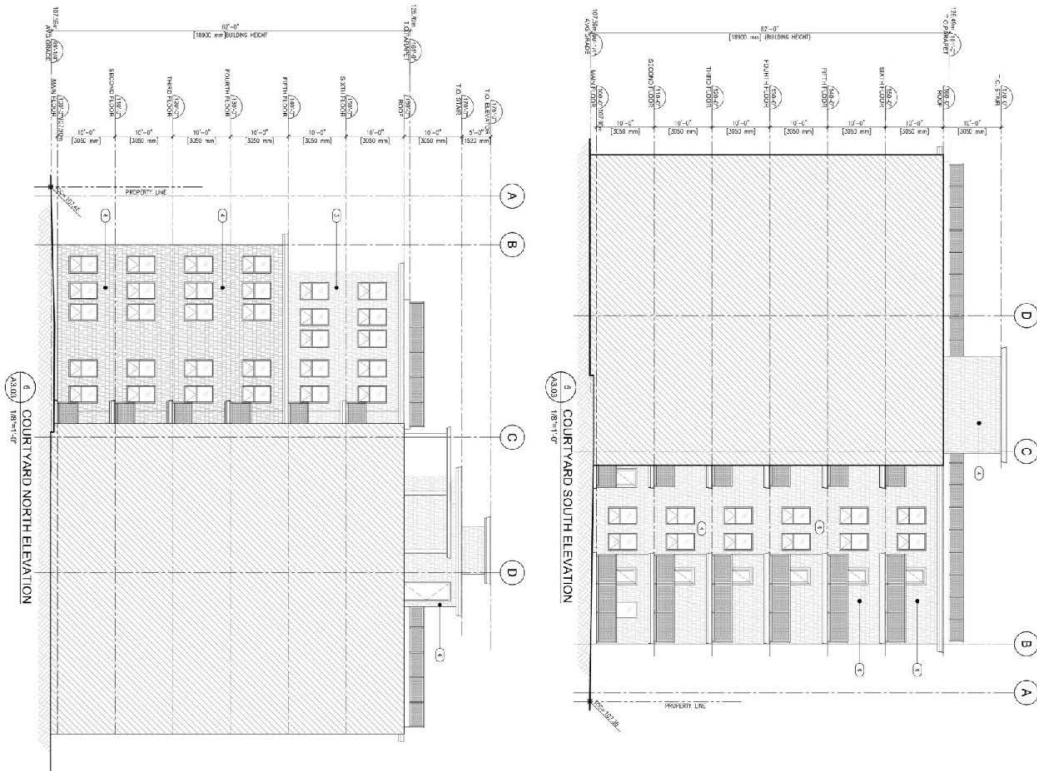
NORTH AND EAST ELEVATION



SOUTH AND WEST ELEVATION



COURTYARD ELEVATIONS



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

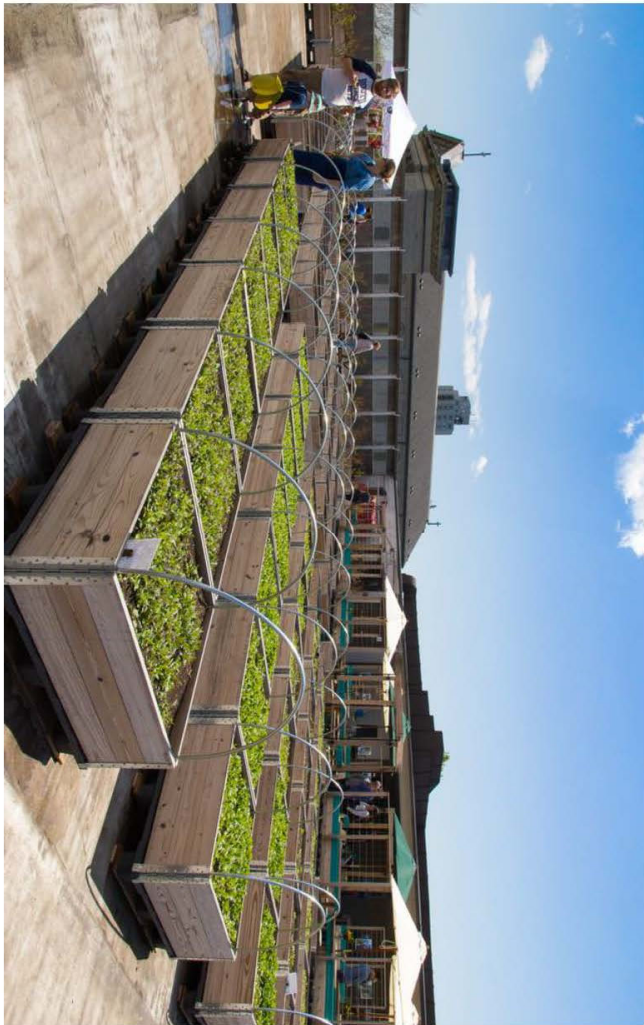


LANDSCAPE ROOFTOP

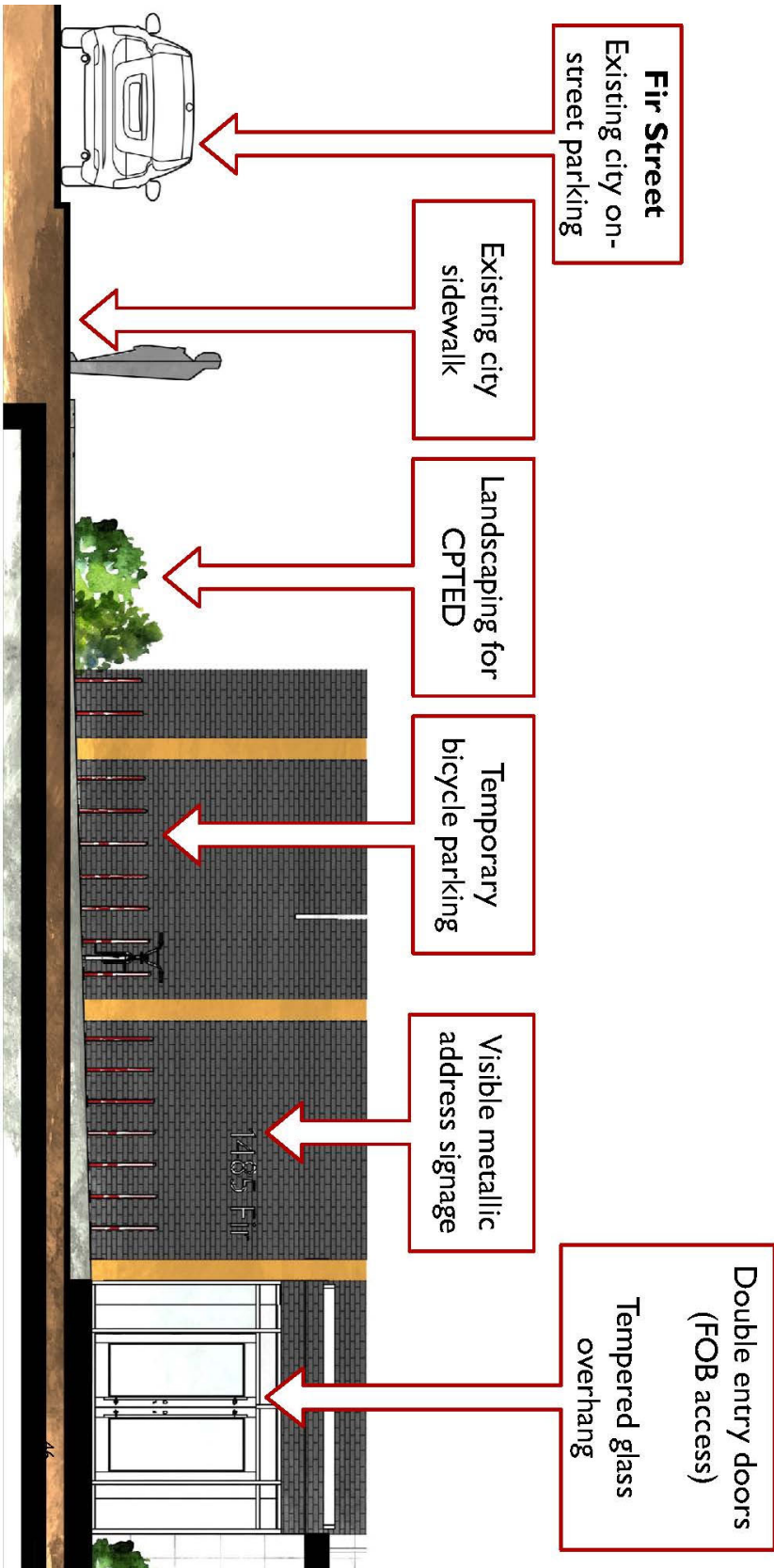
The rooftop will provide space for residents to have private social gatherings, a children's play area, and personal gardens.

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

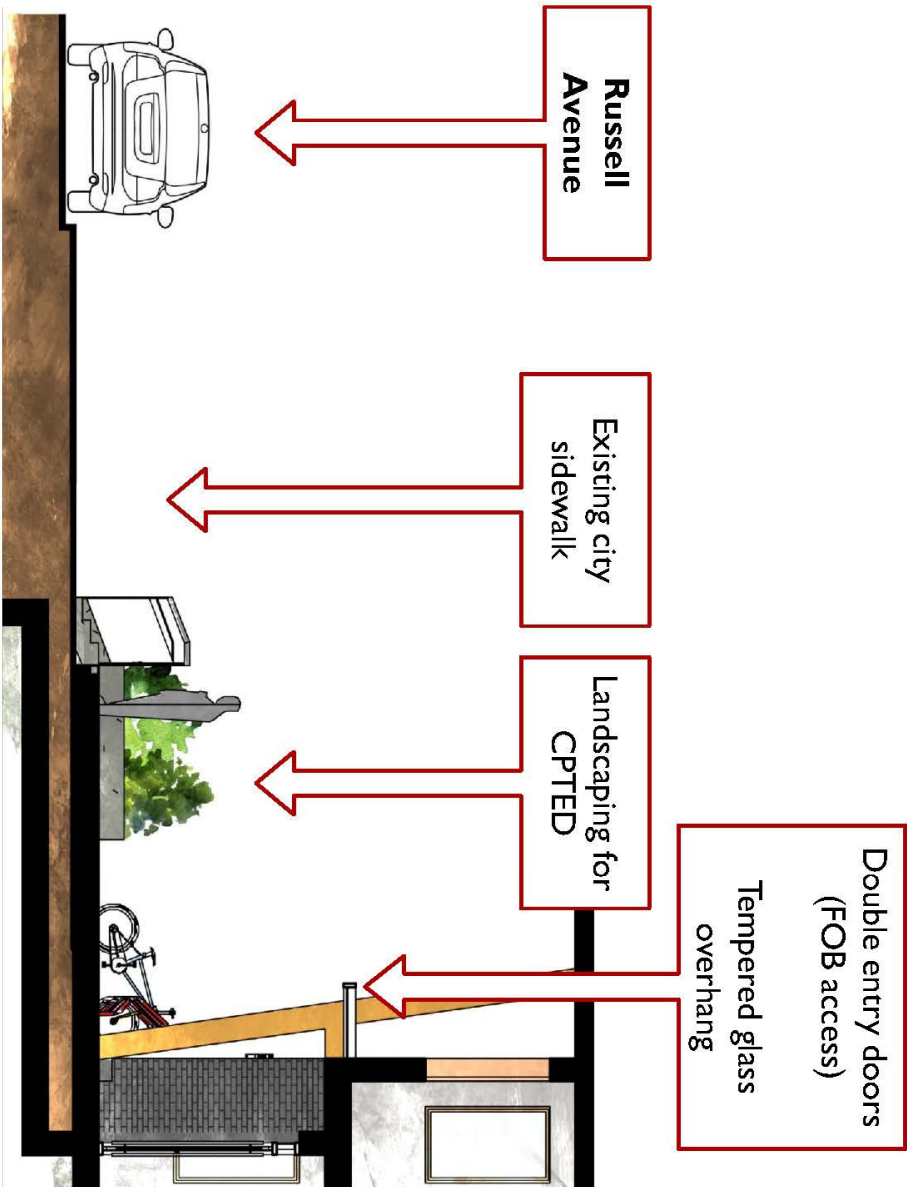
Final plans will be made in consultation with the landscape architect (to be named).



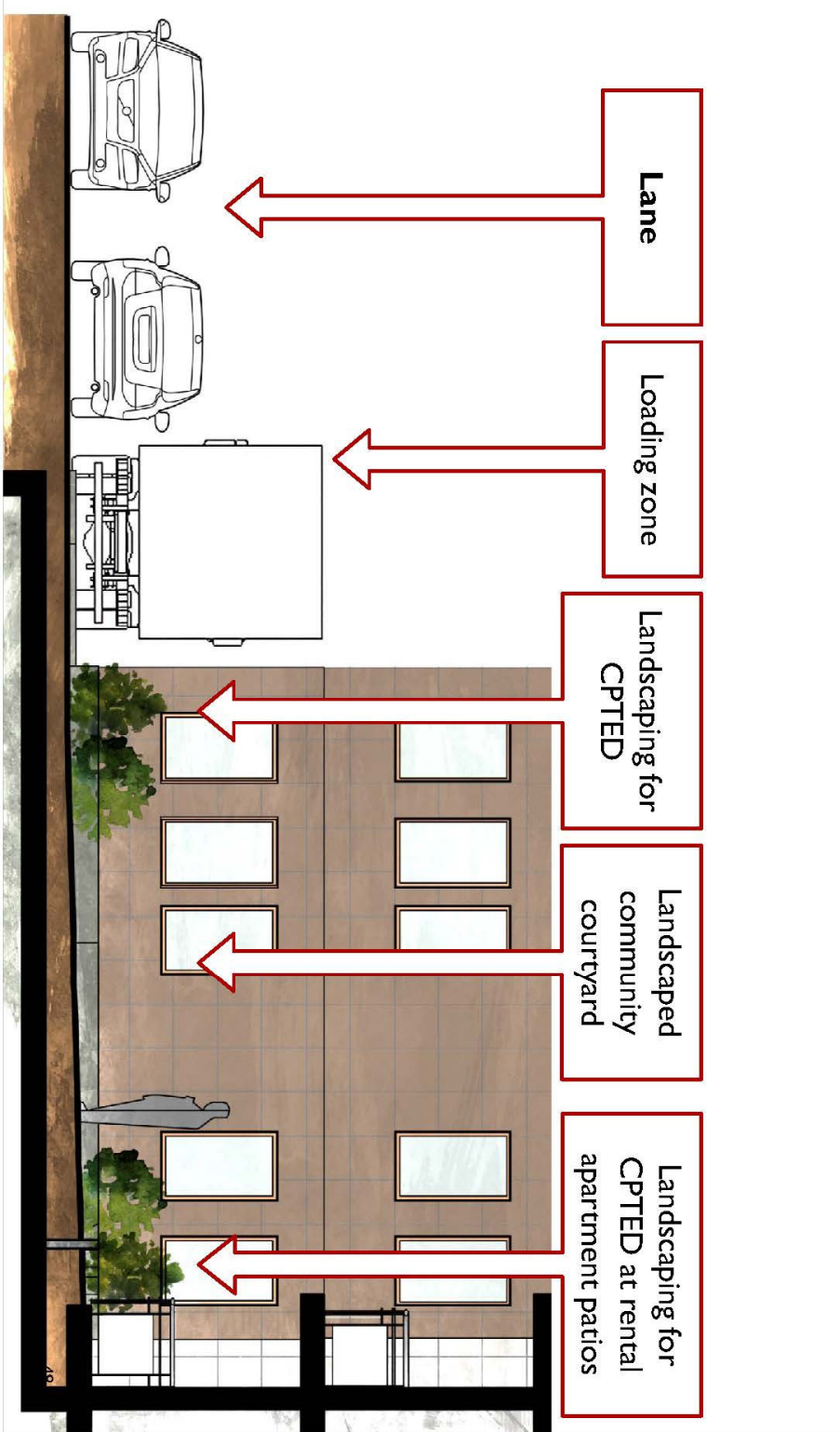
LANDSCAPE FIR STREET



LANDSCAPE RUSSELL AVENUE



LANDSCAPE COURTYARD



SHADOW STUDY

DECEMBER 21

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



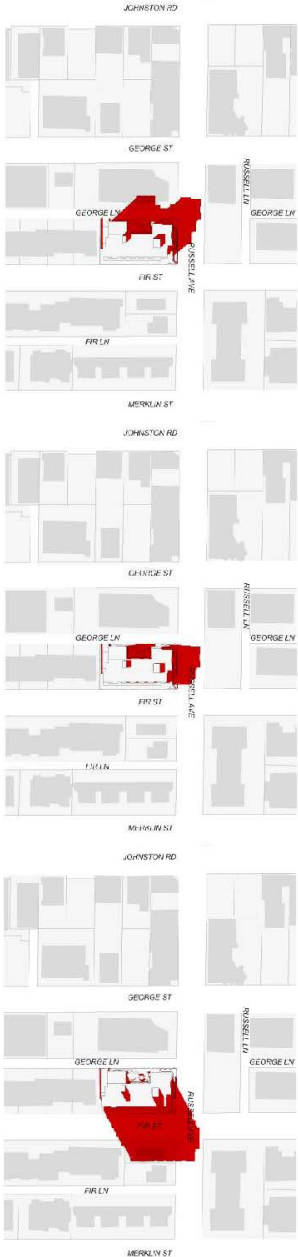
JUNE 21

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



MARCH 21

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





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

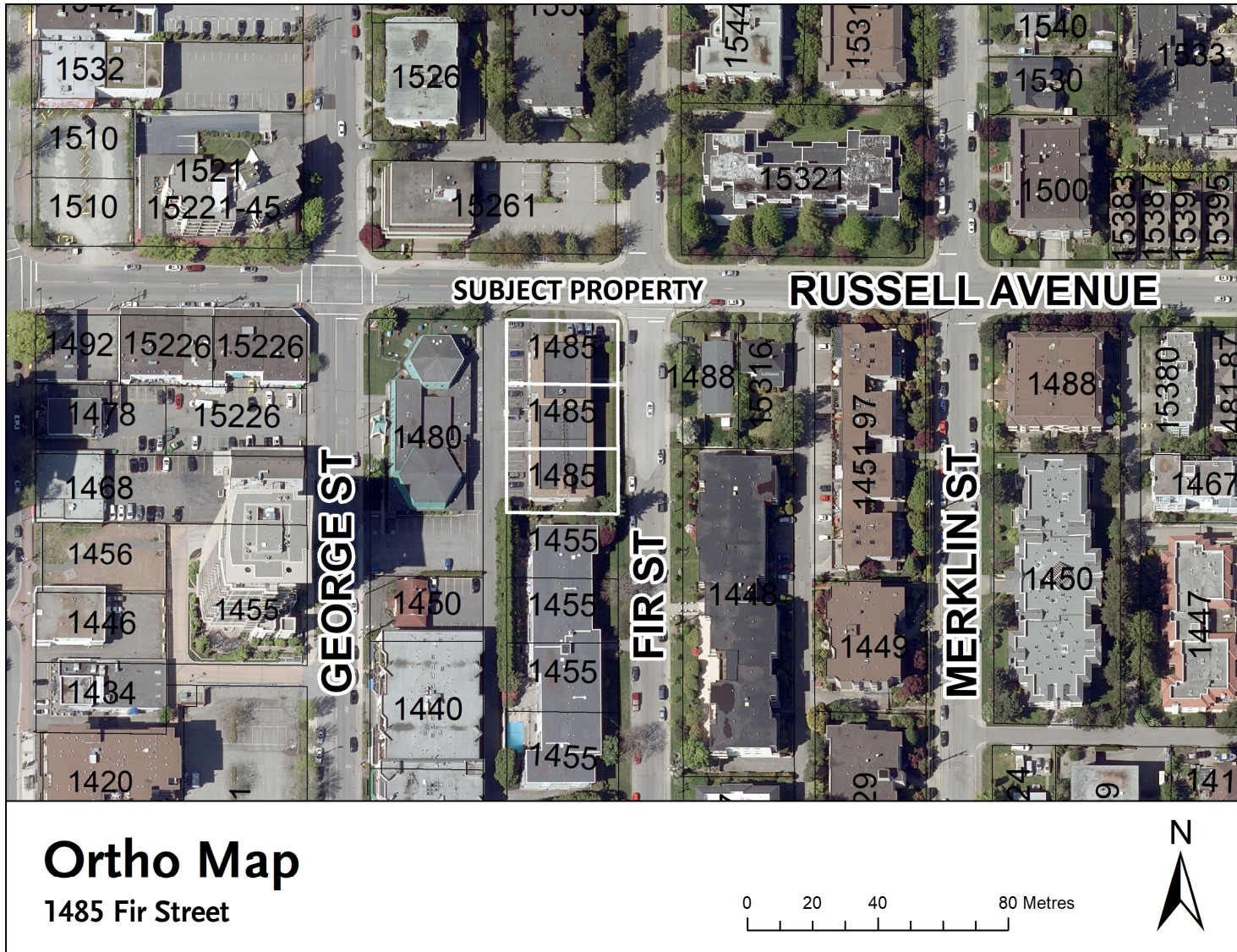


Initial Information Report
1485 (1475) Fir Street
OCP Amendment Application

WHITE ROCK
My City by the Sea!

July 8, 2019

Location



Site Plan



ALL RIGHTS RESERVED. PROPERTY OF THE ARCHITECTS. USE OR REPRODUCTION PROHIBITED WITHOUT PRIOR WRITTEN PERMISSION.

THE CONTRACTOR SHALL VERIFY THE DIMENSIONS FOR CONSTRUCTION. APPROVED AS SHOWN AND SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

DO NOT SCALE THE DRAWINGS.

THIS DRAWING IS INTENDED FOR INFORMATION ONLY. THE CONTRACTOR SHALL VERIFY THE DIMENSIONS FOR CONSTRUCTION. APPROVED AS SHOWN AND SHALL BE RESPONSIBLE FOR ANY DISCREPANCIES. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE ARCHITECT.

NO.	DATE	REVISION
1	8.11.2018	ISSUE FOR PRELIMINARY
2	9.11.2018	ISSUE FOR DP
3	24.02.2019	ISSUE FOR DP
4	11.04.2019	REVISION FOR DP



#701 - 625 Fifth Avenue
New Westminster, B.C. Canada,
V6M 1X4
(604) 619-0529
info@billardarchitecture.ca
www.billardarchitecture.ca

PROJECT: **WHITEBIRCH APARTMENTS**
1495 FIR STREET
WHITEROCK, BC

SHEET TITLE: **MAIN FLOOR PLAN**

SCALE: 1/8"=1'-0"
SHEET NO: **A2.10**
PROJECT NO: 18-0414

Proposal

- One six storey building on underground parkade, 84 units total (replacing existing 25 unit three storey building)
- Proposed 3.23 Gross Floor Area Ratio (FAR), 56% lot coverage, 100% rental tenure
- Existing OCP designation allows up to 2.8 FAR with 0.4 FAR minimum rental tenure

Rendering (from North East)



Staff Recommendation

- **Refuse the OCP amendment (increase in FAR), and revise the rezoning application, using feedback from Public Information Meeting and Advisory Design Panel to further refine & sculpt buildings and increase building separation in a way that better fits the buildings to the site/context, within the 2.8 FAR allowed.**

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**

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**

Options for LUPC Consideration

LUPC may give staff direction, amongst other feedback, to:

1. **Work with the applicant to revise the rezoning application to within a 2.8 FAR (OCP compliant density) and refined design;**

or

2. **Continue to process the entire application in its current form (moving forward to Public Information Meeting and ADP).**

Feedback

WHITE ROCK
My City by the Sea!

North Elevation

NORTH ELEVATION

EXTERIOR FINISHES:	
1	BRICK - BLACK
2	BRICK - WHITE
3	INOX SI ROLES - ARCTIC WHITE
4	WALL SHINGLES - CRISTALINO PINKO
5	PERFORATED METAL CLADDING
6	CONCRETE



East Elevation

EAST ELEVATION

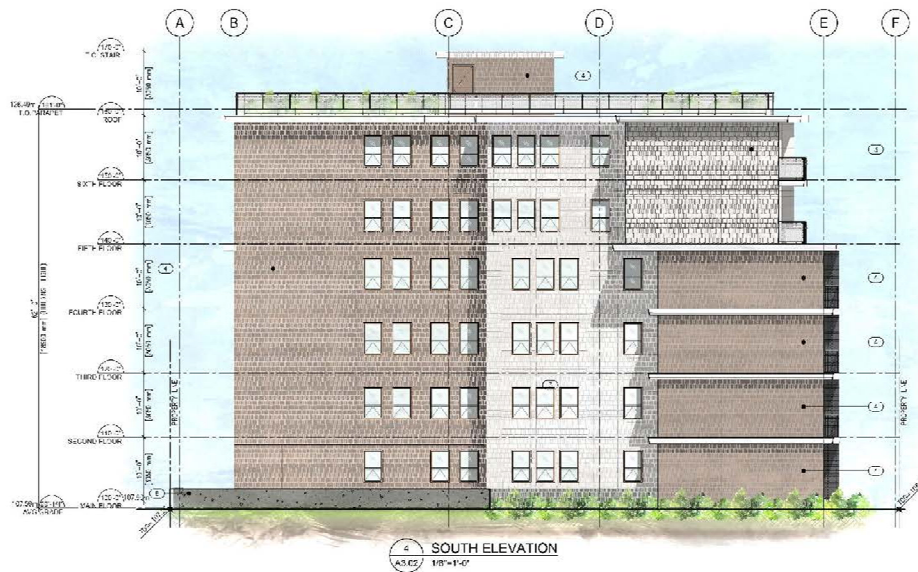
EXTERIOR FINISHES	
1	BRICK - BLACK
2	BRICK - WHITE
3	IMP. SINGLE - ARCTIC WHITE
4	IMP. SINGLE - CRISTALLI BROWN
5	PORCELANATO METAL OURED
6	ZENITH



South Elevation

SOUTH ELEVATION

EXTERIOR FINISHES:	
1	BRICK - BLACK
2	BRICK - WHITE
3	IMP. SINGLE - ARCTIC WHITE
4	IMP. SINGLE - CRYSTAL BROWN
5	PERFORATED METAL CLAD
6	ZENITH



West Elevation

WEST ELEVATION

EXTERIOR FINISHES	
1	BRICK - BLACK
2	BRICK - WHITE
3	IMP. SI NGLES - ARCTIC WHITE
4	IMP. SI NGLES - CRISTALLI BROWN
5	PERFORATED METAL CLAD
6	CERAMIC



View Analysis

VIEW ANALYSIS



1
VIEW ANALYSIS
FIR STREET (SOUTH)
SCALE: -



2
VIEW ANALYSIS
GEORGE STREET / RUSSELL AVENUE
SCALE: -



3
VIEW ANALYSIS
FIR STREET (NORTH)
SCALE: -



4
VIEW ANALYSIS
RUSSELL AVENUE (WEST)
SCALE: -



5
VIEW ANALYSIS
FIR STREET / RUSSELL AVENUE
SCALE: -



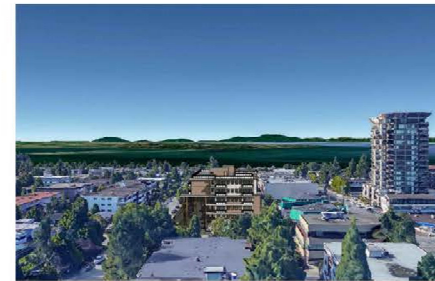
6
VIEW ANALYSIS
RUSSELL AVENUE (EAST)
SCALE: -



7
VIEW ANALYSIS
AERIAL LOOKING EAST (15152 RUSSELL AVENUE)
SCALE: -



8
VIEW ANALYSIS
AERIAL LOOKING NORTHEAST (1465 GEORGE STREET)
SCALE: -



9
VIEW ANALYSIS
AERIAL LOOKING SOUTH (15280 NORTH BLUFF ROAD)
SCALE: -