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



May 22, 2019

ON TABLE see page 41

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, MAY 27, 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 Kristjanson, Chairperson

1. CALL MEETING TO ORDER
2. ADOPTION OF AGENDA

RECOMMENDATION

THAT the Land Use and Planning Committee adopt the agenda for May 27, 2019 as circulated.

3. ADOPTION OF MINUTES Page 2
 - a) April 8, 2019 – Land Use and Planning Committee Meeting

RECOMMENDATION

THAT the Land Use and Planning Committee adopt the minutes of the April 8, 2019 meeting as circulated.

4. INITIAL OCP AMENDMENT APPLICATION REPORT – RUSSELL AVENUE / MAPLE STREET (18-008 OCP&ZON&MJP) Page 4

Corporate report dated May 27, 2019 from the Director of Planning and Development Services titled “Initial OCP Amendment Application Report – Russell Avenue / Maple Street (18-008 OCP&ZON&MJP)”.

RECOMMENDATIONS

THAT the Land Use and Planning Committee (LUPC):

1. Receive for information the corporate report dated May 27, 2019 from the Director of Planning and Development Services, titled “Initial OCP Amendment Application Report – Russell Avenue / Maple Street (18-008 OCP&ZON&MJP);” and
 2. Recommend that Council defer this Official Community Plan (OCP) Amendment application until the outcomes and recommendations regarding the initial public feedback from the OCP City-wide building height review are considered by LUPC.
5. CONCLUSION OF THE MAY 27, 2019 LAND USE AND PLANNING COMMITTEE MEETING

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

ABSENT: Mayor Walker

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

Press: 0
Public: 4

1. **CALL MEETING TO ORDER**
The Chairperson called the meeting to order at 6:36 p.m.

2. **ADOPTION OF AGENDA**

2019-LU/P-008 **It was MOVED and SECONDED**
THAT the Land Use and Planning Committee adopts the agenda for
April 8, 2019 as circulated.

CARRIED

3. **ADOPTION OF MINUTES**
March 11, 2019 – Land Use and Planning Committee Meeting

2019-LU/P-009 **It was MOVED and SECONDED**
THAT the Land Use and Planning Committee adopts the minutes of the
March 11, 2019 meeting as circulated.

CARRIED

4. **APPLICATION FOR ZONING AMENDMENT – 1541/1551 CHESTNUT STREET (ZON/SUB 18-018)**
Corporate report dated April 8, 2019 from the Director of Planning and Development Services titled “Application for Zoning Amendment – 1541/1551 Chestnut Street (ZON/SUB 18-018)”.

2019-LU/P-010 **It was MOVED and SECONDED**
THAT the Land Use and Planning Committee receives for information Land Use report dated April 8, 2019, from the Director of Planning and Development Services, titled “Application for Zoning Amendment – 1541/1551 Chestnut Street (ZON/SUB 18-018)”.

CARRIED

Discussion ensued and the following comments were noted:

- At minimum the consulting in regard to the application should be with the entire neighbourhood / this could be a large change to the neighborhood and must ensure this is right
- Would like to see a comprehensive review of this area / a similar change occurred at the 1200 Block of Kent Street and it changed the nature of the neighbourhood
- Concern with the location of this proposal with it being in the middle of the block, it could set a precedent

2019-LU/P-011

It was MOVED and SECONDED


THAT the Land Use and Planning Committee refers back to staff the application for Zoning Amendment – 1541/1551 Chestnut Street (ZON/SUB 18-018) for potential revisions, pending the outcomes of a neighbourhood-level public consultation on redevelopment of large lots in this area, similar to the East Side Large Lot Infill Area process, that is to be incorporated in the Official Community Plan Review.

CARRIED

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

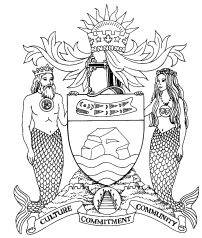
The Chairperson declared the meeting concluded at 6:49 p.m.

Scott Kristjanson, Deputy Mayor



Tracey Arthur, Director of
Corporate Administration

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: May 27, 2019

TO: Land Use and Planning Committee

FROM: Carl Johannsen, Director of Planning and Development Services

SUBJECT: Initial OCP Amendment Application Report – Russell Avenue / Maple Street
(18-008 OCP&ZON&MJP)

RECOMMENDATIONS

THAT the Land Use and Planning Committee:

1. Receive for information the corporate report dated May 27, 2019 from the Director of Planning and Development Services, titled “Initial OCP Amendment Application Report – Russell Avenue / Maple Street (18-008 OCP&ZON&MJP);” and
 2. Recommend that Council defer this OCP Amendment application until the outcomes and recommendations regarding the initial public feedback from the OCP City-wide building height review are considered by LUPC.
-

EXECUTIVE SUMMARY

An Official Community Plan (OCP) Amendment, a Zoning Amendment, and a Major Development Permit application has been received regarding a development proposal on an assembly of six adjacent properties at 15631 Russell Avenue, and 1509, 1529, 1539, 1549, and 1559 Maple Street (the “subject properties”).

The proposal is comprised of two multi-unit residential buildings, each containing a mixture of ground-oriented (i.e. front entry accessible at street level) townhouse units and apartment units. The overall development proposes 59 dwelling units (34 townhouse units and 25 apartment units) over one level of underground parking. An overall Gross Floor Area Ratio (FAR) of approximately 1.46 (~71,637 square feet) is proposed for this site, which is within the 1.5 FAR maximum density permitted on these properties under the East Side Large Lot Infill OCP Land Use Designation.

While the proposal is within the maximum density permitted by the OCP, the proposal does not conform to the OCP policies in the inclusion of low-rise apartment units (i.e. entries not accessible at street level) on the fourth and fifth storeys of the buildings, whereas the OCP calls for ground-oriented townhouse in this location in buildings up to three (3) storeys. The applicant is proposing increasing the permissible height for this area to a maximum of five (5) storeys on the western portion of the site, stepping down to four (4) storeys along Maple Street.

Immediately west of the subject properties is the site of the ‘Altus’ development, which was issued a Development Permit in September 2017 and is now under construction. This mixed use (two levels of commercial with residential above), 13-storey building was approved prior to the

adoption of the current OCP in October 2017. The applicant is proposing that their proposed height transition with five (5) storey apartments interfacing with the 13 storey Altus building is a better fit with this built form context than a three-storey townhouse form.

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

1. Deferring this OCP Amendment application until the outcomes and recommendations regarding the initial public feedback from the OCP City-wide building height review are considered by LUPC;
2. Directing staff to continue processing this OCP Amendment application in its present form; or
3. Referring this OCP Amendment application back to staff, with specific feedback and direction to staff regarding this application; or
4. Refusing this OCP Amendment application.

Staff support Option 1.

PAST PRACTICE / POLICY / LEGISLATION

White Rock Official Community Plan, 2017, No. 2220

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

The subject properties are designated under the ‘East Side Large Lot Infill’ OCP Land Use Designation (the “East Side designation”). The objective of this land use policy area is to enable a mix of residential forms and choices in the area east of the Peace Arch Hospital – as well as select commercial uses to support the Hospital – that are compatible with adjacent Mature Neighbourhood areas and supportive of transit along North Bluff Road.

This designation contemplates a variety of multi-unit residential building typologies in the form of townhouses and low-rise buildings, mixed-use buildings (commercial/office/residential), and single family homes. In reference to permissible densities and heights for the subject properties in the East Side designation, Policy 8.7.2 states the following:

“Allow mixed-use buildings on Finlay Street between Russell Avenue and North Bluff Road with a maximum density of 2.5 FAR in buildings of up to six storeys in height.

Allow ground-oriented townhouses on Maple Street between Russell Avenue and North Bluff Road and townhouses and low-rise apartments on North Bluff Road, with a density of 1.5 FAR in buildings of up to three storeys.

Density and height maximums for single family homes shall be as required in the City’s Zoning Bylaw.”

[emphasis added in bold]

As the proposal exceeds three storeys in height (four to five storeys) and includes apartment dwelling units, the above bolded section of the OCP would require amendment to accommodate the proposal. According to Section 19.3 (page 76) of the OCP, each OCP Amendment application must clearly demonstrate how the proposal conforms with and will help realize the OCP’s vision, principles, goals, and objectives. The applicant’s OCP Amendment Rationale Letter is attached as Appendix B.

The subject properties are also located within the ‘East Side Large Lot Infill Development Permit Area’ and is subject to the associated Development Permit Area guidelines.

White Rock Planning Procedures Bylaw, 2017, No. 2234

The *City of White Rock Planning Procedures Bylaw, 2017, No. 2234* (the “Procedures Bylaw”) is the principal Bylaw that defines planning application procedures in the City of White Rock and provides information regarding the processing of OCP Amendment applications.

Sections D and E of Schedule G of the Procedures Bylaw state the following:

- (d) Staff may then prepare an Information Report on an Initial Application for Council. Council may forward the application to Public Information Meeting or refuse the application.
- (e) Council passes a public consultation strategy resolution that sets out the consultation process for the development of the plan amendments, and the strategy will identify one or more opportunities Council considers appropriate for consultation with specific persons, organizations, and authorities Council consider will be affected.

If the application is refused, then the applicant could be directed to amend their plans for a three-storey ground-oriented townhouse development. However, if Council directs that the application continue through the application process, then Council will need to pass a public consultation strategy resolution identifying the appropriate method of consultation, and who will be consulted as part of this process. The scope and scale of this consultation process is contemplated in Council Policy 512: Official Community Plan Consultation. Staff also note that since an OCP height review is being undertaken Council could also defer consideration of this OCP amendment until the OCP Review is complete or initial feedback on building heights in this neighbourhood has been received.

ANALYSIS

Site Context

All of the subject properties are currently zoned ‘RS-1 One Unit Residential Zone’ which permits one-unit residential units with a 7.7 metre (25.26 feet) maximum height, and each is currently occupied by a detached single family dwelling. Altogether, the six properties are approximately 1.128 acres (4,566 square metres, or 49,148 square feet) in overall size.

The surrounding neighbourhood is generally comprised of low density, detached residential homes to the east and south. The 13-storey mixed-use commercial and multi-unit residential building (the “Altus”) is located immediately west of the subject property, while the ‘Altus’ sales centre and contractor parking lot is located immediately north of the subject properties.

There is another development proposal located in the immediate vicinity of this proposal (the ‘Beachway’), which is a mixed townhouse and apartment complex development. This proposal is for an affordable rental development comprised of two distinct parts: a five-storey apartment building intended wholly for affordable rental purposes and a six-storey apartment for market sale on the properties fronting onto North Bluff Road, with a three-storey townhouse complex located on the properties fronting onto Maple Street. This application was reviewed at the Advisory Design Panel meeting on April 23, 2019 and the Panel recommended that the application move forward for consideration by the Land Use and Planning Committee.

Several institutional uses are also in close proximity to the site, with the BC Hydro substation and Peace Arch Hospital to the west, and Earl Marriott Secondary School (in Surrey) and Maccaud Park to the east. The subject properties are located within 100 metres of North Bluff Road, which is a major arterial that is part of TransLink’s Major Road Network (MRN) and has

bus service and direct access to Highway 99. A context map is provided for reference below, highlighting and outlining the subject properties in yellow.

Figure 1: Site Context Map



Development Proposal

The proposal is comprised of two interconnected (through above-grade walkways) multi-unit residential buildings, each containing a mixture of townhouse units and apartment units. One building consists of the units facing Maple Street, and the other, ‘L-shaped’, building consists of the units facing Russell Avenue as well as the units on the shared property line with the Altus site. The overall development would contain 59 dwelling units (34 townhouse units and 25 apartment units) over one level of underground parking. An overall Gross Floor Area Ratio (FAR) of approximately 1.46 (~71,637 square feet) is proposed for this site, which is consistent with the East Side Large Lot Infill OCP Land Use Designation (1.5 FAR). A rendering facing southwest is provided for reference below:

Figure 2: ‘The Russell and Maple’ - Rendering Facing Southwest



Each building would be comprised of a number of apartment units (ranging from one storey to two-storeys in size) stacked on top of a base of two-storey townhouse units. The top-most storeys of each proposed building would be comprised of a small living space (typically 135 to 180 square feet) shared with a private rooftop patio. Figure 3 below provides an example of the unit configuration for a street-fronting four-storey building (‘Russell Avenue Building’).

Figure 3: ‘The Russell and Maple’ – Maple Street Frontage



The space between the buildings forms a shared interior courtyard feature. The townhouse units are accessed from the shared interior courtyard and from the street frontages, while the apartment

units are accessible from covered outdoor walkways. Access to the underground parkade is provided through two elevators located near the centre of the development.

This OCP amendment would accommodate an increase in height for the proposed development. For these properties, the East Side Large Lot Infill designation contemplates a maximum of three storeys for multi-unit residential development, in a ground-oriented form (or ‘building typology’). The applicant is proposing increasing the permissible height for this particular area of the East Side Large Lot Infill designation to a maximum of five storeys on the western portion of the site, stepping down to four storeys along Maple Street and Russell Street, and including residential units that are not ground-oriented townhouses. The applicant’s drawing package, including landscaping plans, is attached to this report as Appendix C.

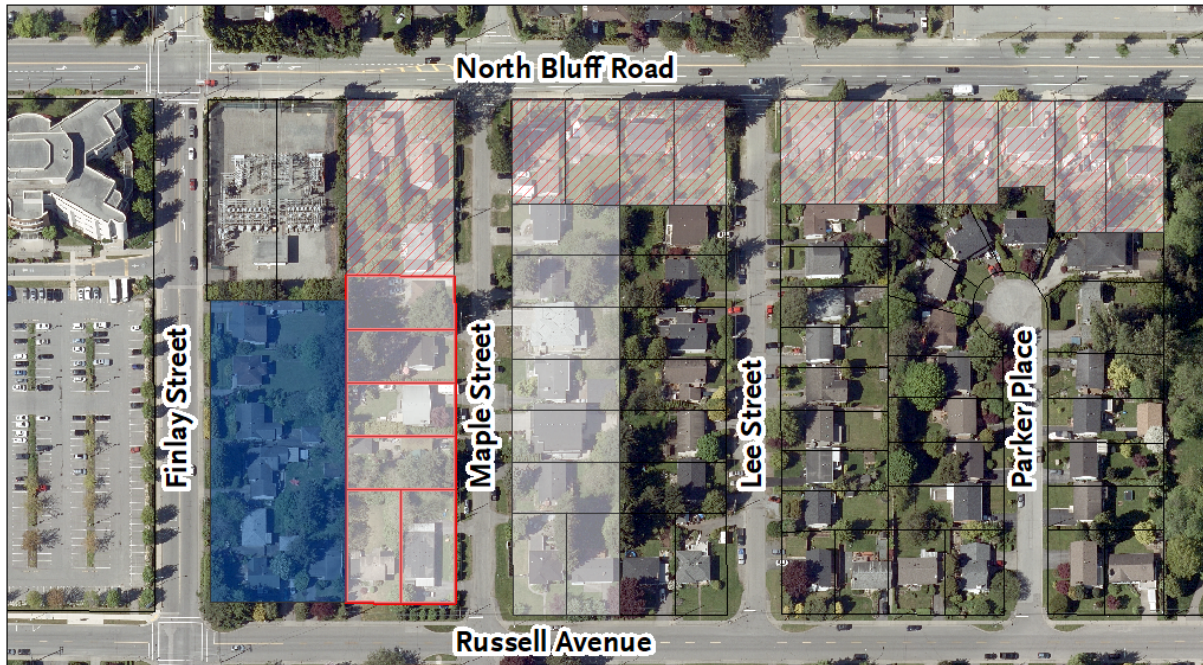
Planning Review

OCP amendment applications must be reviewed in relation to the OCP’s vision, goals, objectives and policies. Staff’s review and commentary regarding this proposed OCP Amendment is summarized below.

OCP Review: Height Review and Surrounding Site Context

The subject properties are located within the East Side Large Lot Infill Land Use Designation. Allowable uses, heights, densities and building types for certain properties located within this designation are expressly stated in OCP Policy 8.7.2. Other policies, such as the OCP Potential Affordable Rental Housing sites, are also applicable to certain properties within this neighbourhood. This is detailed in Figure 4: East Side Designation – Density and Heights below.

Figure 4: OCP Land Use East Side Designation – Density and Heights



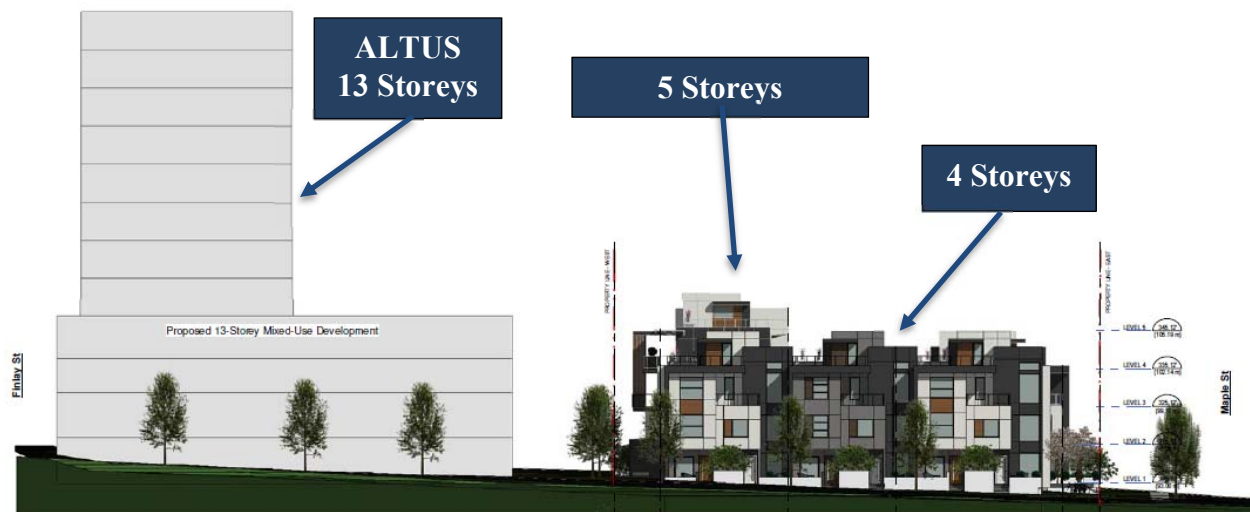
Under the current OCP, and as shown in red outline above, the subject properties are located within a part of the East Side designation that allows multi-unit residential development in buildings up to three storeys in height, and up to 1.5 FAR. The properties immediately to the north along North Bluff Road (shown with red diagonal hatching) are subject to the same conditions, but development on these properties can be intensified by up to six storeys and to 2.5 FAR assuming that 30% of the units are secured as affordable rental units for low to moderate income households.

The property immediately to the west of the subject properties (blue shading) is the Altus, a 13 storey mixed-use development which was approved by Council in September 2017, prior to the adoption of the OCP in October 2017. A building permit for the Altus development was issued in May 2019 and construction of this building is underway. The original intent for this area in the draft OCP was 2.5 FAR and 6 storeys, prior to the approval of the Altus.

Under current OCP policy conditions, the subject properties would only be permitted to accommodate multi-unit residential developments no greater than three storeys in height. This would constitute a significant transition in height and massing in the surrounding built environment from 13 storeys to the west down to three (3) storeys on the subject properties. This amendment application would also respond to a previous OCP amendment application that occurred prior to the adoption of the new OCP, allowing for a more sensitive height transition.

The proposed building heights of this development (four-five storeys for the Russell Avenue Building, and four storeys for the Maple Street Building) would allow for a more gradual transition from the Altus development to the west (13 storeys) and the affordable rental housing site to the north (potentially six storeys), to the rest of the surrounding neighbouring context (three storeys to the east side of Maple Street, and the two-storey single family dwellings to the south). This transition is illustrated in Figure 5: South Elevation Drawings below:

Figure 5: South Elevation Drawings



OCP Vision and Guiding Principles

The OCP is strategically guided by a Vision and six Guiding Principles (the “Principles”) that articulate strategic elements and opportunities inherent in the Vision. These Principles are based upon ‘Smart Growth’ planning principles that are appropriate to the White Rock context, particularly given their relevance to key issues and concerns raised by the community during Phase 1 of the Imagine White Rock 2045 OCP Planning process (such as growth, design, transportation, environmental management). They provide the foundation for more detailed goals, objectives, and policies contained within this document. The Vision and the six Principles are summarized in Appendix C: White Rock OCP – Vision, Guiding Principles, and Goals.

While there are some Principles that would not be applicable or relevant in this circumstance (e.g. Principle 1 – Connect to the Water, Principle 2: Enjoy the Town Centre, and Principle 5: Share the Streets), this application reinforces Principles 3 and 4 listed below:

Principle 3: Grow Up & Grow Old in the Same Neighbourhood

While there is an opportunity to create a more site-specific height transition through this OCP amendment, the applicant’s proposal also provides for a mixture of different housing typologies on the subject properties. Through the provision of different housing types on the same site (ground-oriented townhouses and upper-level apartment units), this proposal promotes White Rock as a community that provides a mix of high quality housing choices, including diverse forms that accommodates future residents of differing incomes, abilities, and lifestyles.

Principle 4: See the Sea

The proposed fourth and fifth storeys of the development available to the top-most apartment dwelling units also enables the addition of private outdoor space to a part of this development that may not otherwise be able to capture this use. Through the addition of rooftop decks and indoor living space, future residents would be able to enjoy an opportunity to ‘see the Sea’.

More importantly, view impact from the requested increase in height is minimized due to the uphill location of the proposed development. As the proposal is located on the northwestern block of the intersection between Maple Street and Russell Avenue, future development to the north would be able to potentially capitalize on views to the south through the six-storey affordable rental policy maximum, while the adjacent property to the west (the Altus) already provides views to residents and employees due to its height and terracing features (e.g. shared outdoor decks).

The layout and configuration of the proposed development relates to Principle 6 of the OCP.

Principle 6: Live and Play in Green Spaces

The proposed development would require a full lot excavation to accommodate the level of underground parking. This, in turn, would necessitate the removal of all trees and landscaping located on and around the subject property. However, the applicant has proposed the inclusion of a shared outdoor courtyard scheme and private outdoor patio spaces that promotes pedestrian and bicycle circulation within and around the site. These areas would also be landscaped with grasses, shrubs, and small trees.

The planting of street trees along the Maple Street and Russell Avenue frontages would also occur through this development, allowing for some mitigation to the loss of existing tree canopy on site. The applicant is also proposing the inclusion of a ‘parkette’ on the corner of Russell and Maple, which will feature benches, bicycle parking, and plantings for privacy and buffering. For reference, the applicant’s landscaping drawings are included in Appendix D.

OCP Goals, Objectives, and Policies

The recently adopted White Rock OCP is further broken down into a number of Goals, objectives, and policies. There are 13 Goals that serve as the foundation of each policy chapter located in OCP Part B: Policies. The summary list of these 13 Goals are included in Appendix C: White Rock OCP – Vision, Guiding Principles, and Goals.

Staff have identified three specific Goals, along with associated objectives and policies that relate directly to the applicant’s requested OCP amendment to height:

Goal 2 (Section 7.0) - Growth Management

The City of White Rock encourages citizen involvement while managing growth and development, characterized by high-quality design and the provision of community amenities and infrastructure.

There is some support provided to the applicant’s request to amend permissible height for the subject property under Policy 7.2.2 – Height Variation, which encourages some variation in

building heights within the general transition to lower heights moving away from the intersection at Johnston and North Bluff Road.

Goal 3 (Section 8.0) – Land Use

The City of White Rock maximizes its limited land resource by creating a complete community where residents have convenient access to jobs, services, open space, and amenities.

While allowable heights and densities for the East Side designation are established in OCP Policy 8.7.2, the overview section of the East Side designation states that “the area is characterized by a diverse mix of homes, ranging from single-detached houses to low-rise apartments, that respond to both surrounding Mature Neighbourhoods and the activities and scale of the Peace Arch Hospital area.”

The intensity of activity and scale of the Peace Arch Hospital area has changed with the approval of the 13-storey Altus development immediately west of the subject properties. Consequently, the requested transition in height (from five to four storeys) would allow the proposed development to more appropriately ‘bridge the gap’ between surrounding Mature Neighbourhoods and previously approved development.

Goal 6 (Section 11.0) – Housing

The City of White Rock has a mix of housing choices that are appropriate and affordable for residents at various stages of their lives.

OCP Objective 11.1 promotes the expansion of housing choices for existing and future residents, and contemplates increasing the diversity of housing types for a variety of households, sizes, incomes, tenures, needs, and preferences. This helps to achieve a population with a good demographic mix. White Rock, unlike nearby portions of Surrey such as Grandview Heights, does not have significant undeveloped areas of land where new ground-oriented housing such as duplexes and townhouses can be built. Ground-oriented housing forms typically appeal more to families with younger children rather than apartment dwellings, and incorporating apartments in the proposal, with a higher propensity for downsizers and other households without children, may reduce the appeal of this development to families with children. The proposal to incorporate apartment units within this development may broaden the relative mix of households within the project but lessen the overall number of families with children, in comparison with a project that includes only ground-oriented townhouses.

The proposal also conforms to various elements of the OCP Family-Friendly Housing policies. All 34 townhouse units with front door access on the ground level to the street or the shared outdoor courtyard. Additionally, all 59 dwelling units contain either two or three bedrooms (100%), and the overall proposal includes 41 three bedroom units (71.2%). For reference, this policy (OCP Policy 11.1.1 (b)) calls for a minimum of 10% three bedroom units and 35% either two or three bedrooms.

Community Amenity Contribution (CAC) Policy

This application is subject to Council Policy 511 (Density Bonus / Community Amenity Contributions), which requires an applicant to contribute to the City a share of the increase in land value or ‘land lift’ that occurs from rezoning a property to a higher density. This share, in the form of a cash contribution (or ‘CAC’) can then be utilized by the City, according to Policy 511, to fund a range of public amenities and/or affordable housing. Policy 511 also enables Council to consider up to a 50 percent reduction in this CAC amount, if the applicant is

proposing to include market rental housing (secured as rental for the life of the building, by way of a Housing Agreement Bylaw adopted by Council) in their application.

The required market report provided by the applicant, which is used to determine the CAC, estimates that the rezoning of the subject properties would result in a land lift of approximately \$490,000 over the current (2018) assessed value plus a 5% premium to reflect additional costs for assembly. The applicant is proposing a CAC of \$245,000, representing an equal share of the land lift should Council approve the proposed rezoning. If this application is moved forward by LUPC, staff may consider obtaining a second market report (from an alternate consultant) regarding the proposed CAC.

The applicant is also proposing to secure eight (8) of the apartment units in the project as market rental units, for the life of the building. These units, each slightly above 1,000 square feet (i.e. 2 bedroom / 2 bedroom plus den units) in size, are to be located on the third level of the buildings on the west side of the property. The eight (8) rental units constitute 13.6 percent of the total units (59) in this proposed development.

Proposed OCP Amendment, Consideration of Public Benefit and CAC Contribution

Staff note that applications to amend the OCP, particularly those that proposed an increase in density and/or height, should provide an additional ‘public benefit’ as a part of the proposed amendment, including but not limited to additional park space, public realm improvements and/or affordable housing units.

The applicant’s proposed contribution of eight (8) rental units, secured as rental for the life of the building, would expand the City’s rental housing supply and provide a more affordable housing option relative to strata condo units. Staff also note that while the eight (8) rental units represents a tangible public benefit, staff also recommend, on the basis that the applicant is seeking additional height beyond the OCP, that the entire CAC be provided to the City and no CAC reduction be provided by Council. The CAC can then be used to provide additional public benefit through funding amenities or affordable housing initiatives elsewhere in the City.

OCP Review

Council has directed staff to undertake a targeted review of the OCP, including a review of building heights on a sector (neighbourhood) basis. A corporate report outlining the scope and schedule of this process was provided in the agenda of the Regular Council Meeting on March 11, 2019. A public open house to build awareness of this review and obtain early public input has been scheduled for June 25, 2019, and an online survey for the OCP Review will be launched shortly on talkwhiterock.ca.

Recommendation

As outlined above, this OCP Amendment application does include a tangible public benefit in the proposed rental housing and CAC contribution. However, since this application proposes a 4 to 5 storey building height within an OCP land use that supports three-storey townhouses, and given that a City-wide building height review is being undertaken as a part of the OCP Review, staff recommend that this application be deferred until initial public feedback is obtained for this (‘Eastside’) area through upcoming OCP Review-related public consultation (June/July 2019). Once this feedback is obtained and analyzed, staff will report back to LUPC with an information report regarding public feedback and analysis on building heights in this area, for LUPC’s consideration and further direction to staff regarding this application.

OPTIONS

The Land Use and Planning Committee can:

1. Defer this OCP Amendment application until the outcomes and recommendations regarding the initial public feedback from the OCP City-wide building height review are considered by LUPC; or
2. Direct staff to continue processing this OCP Amendment application in its present form; or
3. Refer this OCP Amendment application back to staff, with specific feedback and direction to staff regarding this application; or
4. Refuse this OCP Amendment application.

Staff recommend Option 1.

CONCLUSION

An Official Community Plan (OCP) Amendment application has been received regarding a development proposal on an assembly of six adjacent properties at 15631 Russell Avenue, and 1509, 1529, 1539, 1549, and 1559 Maple Street.

The proposal is within the maximum density permitted by the OCP, however the proposal does not conform to the OCP policies in the inclusion of low-rise apartment units in buildings four (4) and five (5) storeys in height, where the OCP supports ground-oriented townhouse in this location in buildings up to three (3) storeys. The applicant is proposing increasing the permissible height for this area to a maximum of five (5) storeys on the western portion of the site, stepping down to four (4) storeys along Maple Street.

Staff seeks feedback from the Land Use and Planning Committee on whether this OCP Amendment application should be:

- deferred until the outcomes and recommendations regarding the initial public feedback from the OCP City-wide building height review are considered by LUPC;
- processed in its present form; or
- referred back to staff with specific feedback and direction to staff regarding this application; or
- refused.

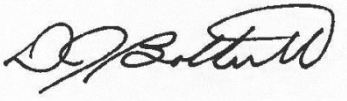
Respectfully submitted,



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 written over a light gray rectangular background.

Dan Bottrill
Chief Administrative Officer

Appendix A: Location and Ortho Photo Maps

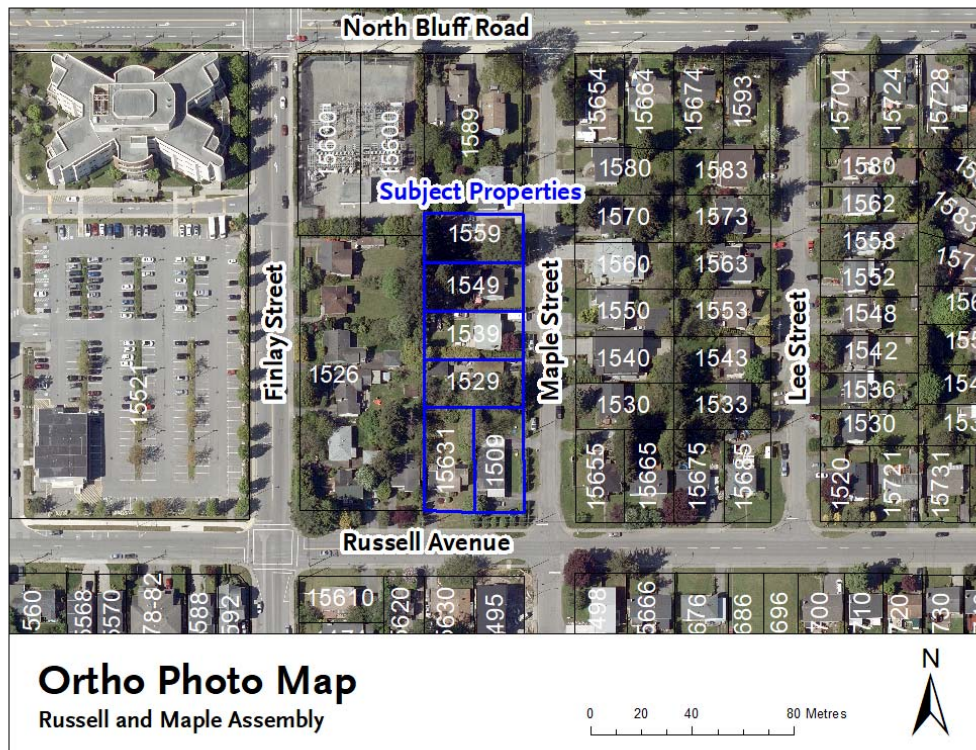
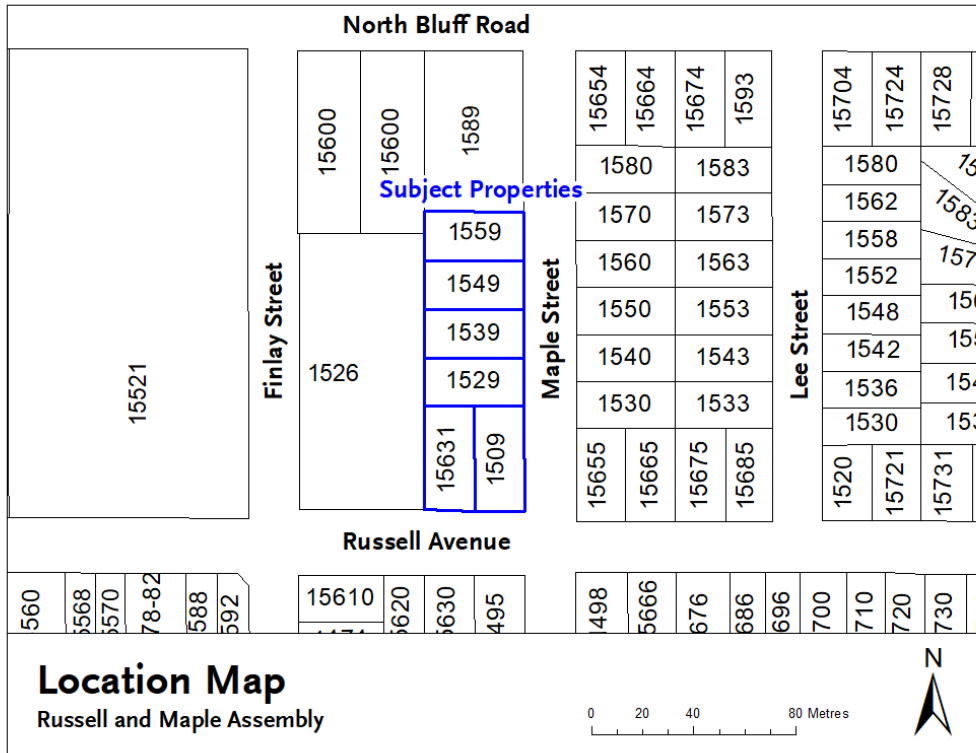
Appendix B: Applicant's Official Community Plan Amendment Rationale Letter

Appendix C: White Rock OCP – Vision, Goals, and Guiding Principles

Appendix D: Excerpts from Architectural and Landscape Drawings

APPENDIX A

Location and Ortho Photo Maps



APPENDIX B

Applicant’s Official Community Plan Amendment Rationale Letter

Context & Site Description:

This large (1.3 acre) site is located directly adjacent the proposed, very large terraced 13 story residential building located to the immediate west of the subject property. The SE corner of the site is located on the corner of Russell and Maple. Existing single-family dwellings are located on the opposite side of Maple Street and will likely be developed in the near future under the current OCP designation (townhomes). Located at the NW corner of the site is a large BC Hydro Substation. The site gently slopes to the north and will offer tremendous views to Mount Baker, Semiahmoo Bay and the Strait of Georgia.

Official Community Plan (OCP) Conformance:

It must be clearly noted that this project in every way conforms to the current OCP, with two exceptions – height and unit typology. The proposed use, density, parking setbacks, etc. all are in strict conformance to the OCP. The following OCP excerpts are applicable and included in this proposal:

Objective 11.1 – *“To expand housing choices for existing and future residents, and to increase diversity of housing types for a variety of household sizes, incomes, tenures, needs and preferences.”* (Please refer to Items 1-3).

Policy 11.1.1 *“Family-Friendly Housing – increase the attractiveness and affordability of housing in White Rock for families by:*

- a. *Encourage applicants to provide ground-floor units with front door access to the street in all rezoning applications for residential developments greater than three storeys in height;”*. (Please refer to Item 1).
- b. *Providing a minimum of 10% of units with three bedrooms and a minimum of 35% with either two or three bedrooms in all rezoning applications...”*. (Please note that NO studios nor one-bedrooms are being proposed in this proposal but rather the proposal is entirely comprised of 3-bedroom plus den (68% of units), or 2-bedroom plus den (32%).
- c. *Establishing outdoor amenity space requirements for multi-family developments.* (Please note that ample outdoor space, both communal and private are offered for each unit).

Policy 11.1.2 – *“Age-Friendly Housing for People with Disabilities.”* (Please refer to Item 4.).

Policy 11.1.13 – *“Housing Choices Everywhere ... ensure housing choices are distributed throughout the city in all neighbourhoods”.*

OCP Variance Rationale (Height):

22.8.1 Buildings:

- a. *Ensure buildings are complimentary to adjacent developments in terms of height, density, and design”.*

While the adjacent property (Altus) received approval for a major height relaxation (from 3 stories to 13 under the same OCP designation), this proposal seeks a relatively minor height relaxation – from 3 stories as designated in the OCP to 4 along the west property line (plus pop-up roof garden access). The proponent is also seeking the same pop-up roof garden access on top of the 3 stories for those units fronting Maple Street. The primary rationale for the height relaxation is massing: With an adjacent building towering 13 stories over a 3-story massing on the subject property, the transition between the two built forms would be inappropriate and far too extreme if a 3-story building was located along the west property line. Rather, a terraced massing that acknowledges the adjacent building, and terraces down towards Maple Street to a 3-story built form (plus subordinate roof garden access) is deemed far more appropriate and is in conformance with the OCP Objectives noted above. Further, from a precedent standpoint, having a 3-story built form located along the west side of Maple Street will ensure 3-story built form is provided along the east side of Maple.

OCP Variance Rationale (Unit Typology):

Referring to the Land Use Designation for East Side Large Lot Infill Guidelines clause (Policy 8.7.2) refers to “ground-oriented townhouses on Maple Street between Russell Avenue and North Bluff Road”.

While the majority (approximately 60%) of the proposed units are indeed townhomes, and the project on both streetscapes reads as townhomes, there are several reasons why this project instead proposes a variety of townhomes and one-level condominiums:

1. Conformance to the OCP:

One of the main “Objectives and Policies” (11.1) outlined in the OCP is “to expand housing choices for existing and future residents, and to increase the diversity of housing types for a variety of household sizes, tenures, needs and preferences.”

The site and resulting project are relatively large and in order to make the project *all-inclusive*, it is important to create a variety of housing typologies throughout the project vs. only providing one typology – three story townhomes. Our early consultation with the local real estate community as well as the general public determined that the project would be mostly limited to young families if it was designed as 100% townhomes.

The current design configuration allows for a wide variety of condominiums and townhomes ensuring product availability to a wide variety of socio-economic demographics including the move-down market (empty nesters), first time purchasers, seniors (100% of the units are accessible), the disabled and families. Conversely, a consistent 3-story massing throughout the site results in very large townhomes severely limiting the variety of future residents.

2. Affordability:

Providing only 3-story townhomes throughout the site results in very large townhomes, which become very expensive in today's market. By creating condominiums above 2-story townhomes averages down the sizes of the townhomes, making them more affordable for young families. The proposed design also results in smaller, single-level living for those residents such as seniors and the disabled who would otherwise not be able to live in the development. This is consistent with Policy 11.1.1.

3. Livability:

Referring again to Policy 11.1.1 "Family-Friendly Housing" – it notes that applicants are encouraged to "provide ground floor units with front door access to the street in all rezoning applications ... greater than 3 storeys in height".

The current proposal ensures that all townhomes are located at the ground level, all have front door access, have large patios on both ends of the units, as well as direct access to the large, spacious central courtyard that is programmed with large outdoor play areas for children and separate meaningful quieter areas for adult gatherings. The upper condominium units also have indirect access to the central courtyard as well as their own private roof gardens that take advantage of the southerly views described earlier. This is consistent with "Principle 4 – See the Sea".

4. Accessibility:

3-storey townhomes such as those described in the OCP result in 3-levels of living and raise significant accessibility challenges. The stacked unit design proposed for the development, will enable all units to be accessible from the street level, or via flat paths from the elevators accessing single-level dwellings for those demographics described earlier. This is entirely consistent with Policy 11.1.2 "Age-Friendly Housing for People with Disabilities".

Public Consultation:

Naturally, no OCP amendment should be considered without adequate opportunity for the surrounding neighbours to be consulted and provided the opportunity to provide meaningful feedback on the proposal. Accordingly, a Public Information meeting was

held on December 6th, 2017 where 29 residents attended. Of those, only one person who attended the meeting did not feel the proposed massing was appropriate, and the overall comments were extremely positive. Further, there were no objections to the mixed unit typology – a combination of townhomes and single-level living condominiums.

Summary:

The proposed design is very fitting and entirely appropriate with the surrounding context and does the best job possible of creating a future all-inclusive community, while adhering to the primary objectives of the Official Community Plan. We seek Council's support in moving the project forward to the next stages of consideration – additional community consultation, design panel etc. We also seek Council's feedback during this preliminary stage, so we have the opportunity to address any concerns as the project evolves.

APPENDIX C

White Rock OCP – Vision, Guiding Principles, and Goals

3.0 Vision, Guiding Principles, and Goals

This Official Community Plan (OCP) is the culmination of two years of broad and meaningful engagement with thousands of residents. The Vision paints a picture of what White Rock will be like in 2045 and, along with the Guiding Principles and Goals, provides direction for the development and implementation of policies.

3.1 Vision

The year is 2045...

Our City by the Sea is a **beautiful, distinctive, and engaged** community of people from all walks of life who choose to live, work, and play in White Rock.

Our residents and visitors experience **an extraordinary quality of life** due to White Rock's temperate climate, safe and healthy neighbourhoods, thriving urban Town Centre, accessible ocean waterfront and historic pier, rich cultural and natural heritage, and diverse open space and recreational amenities.

Our progress and **commitment to sustainability** builds community identity and pride, while ensuring White Rock meets the needs of current and future generations.



3.2 Guiding Principles

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



Principle 1

Connect to the Water

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





Principle 2

Enjoy the Town Centre

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





Principle 3

Grow Up & Grow Old in the Same Neighbourhood

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





Principle 4

See the Sea

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





Principle 5

Share the Streets

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





Principle 6

Live and Play in Green Places

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



3.3 Goals

Along with the Vision and Guiding principles, 13 Goals provide the foundation for this Plan. Policy sections in Part B are organized under these 13 headings.

1. **Community Character**

The City of White Rock has great places that foster positive social interaction, community pride, and appreciation of natural features.



2. **Growth Management**

The City of White Rock encourages citizen involvement while managing growth and development, characterized by high-quality design and the provision of community amenities and infrastructure.



3. **Land Use**

The City of White Rock maximizes its limited land resource by creating a complete community where residents have convenient access to jobs, services, open space, and amenities.



4. **Town Centre**

The City of White Rock promotes and develops the Town Centre as a distinctive, lively, and pedestrian-focused growth area.



5. **Waterfront**

The City of White Rock enhances and promotes its beautiful Waterfront and historic pier as a memory-making destination where people can shop, dine, gather, play, and connect with nature.



6. **Housing**

The City of White Rock has a mix of housing choices that are appropriate and affordable for residents at various stages of their lives.



7. **Environmental Management**

The City of White Rock preserves and protects natural areas, features, and habitat, and encourages the responsible use of resources through sustainable development.



Guiding Principles Key

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

- 8. Transportation + Mobility** —————

The City of White Rock facilitates the movement of people by providing an inclusive, interconnected transportation network.



- 9. Economic Development** —————

The City of White Rock attracts a diversified economy by supporting local businesses, creating a desirable place to visit, work, shop, and invest.



- 10. Parks + Recreation** —————

The City of White Rock provides a diverse range of recreational facilities and open space, offering a wide variety of programs for residents of all ages and abilities.



- 11. Infrastructure** —————

The City of White Rock is a safe and resilient community with responsive, high-quality, and well-maintained infrastructure that meets the needs of the community.



- 12. Arts, Culture + Heritage** —————

The City of White Rock promotes and celebrates its thriving local arts, culture, and heritage to its fullest potential.



- 13. Quality of Life** —————

The City of White Rock provides an environment where all residents can realize their potential in living healthy, happy, and well-balanced lives.



Guiding Principles Key

<p> Principle 1: Connect to the Water</p> <p> Principle 2: Enjoy the Town Centre</p> <p> Principle 3: Grow Up & Grow Old in the Same Neighbourhood</p>	<p> Principle 4: See the Sea</p> <p> Principle 5: Share the Streets</p> <p> Principle 6: Live & Play in Green Places</p>
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APPENDIX D
Excerpts from Architectural and Landscape Drawings

Landscape Site Plan



SITE PLAN OVERVIEW
Scale 1:300

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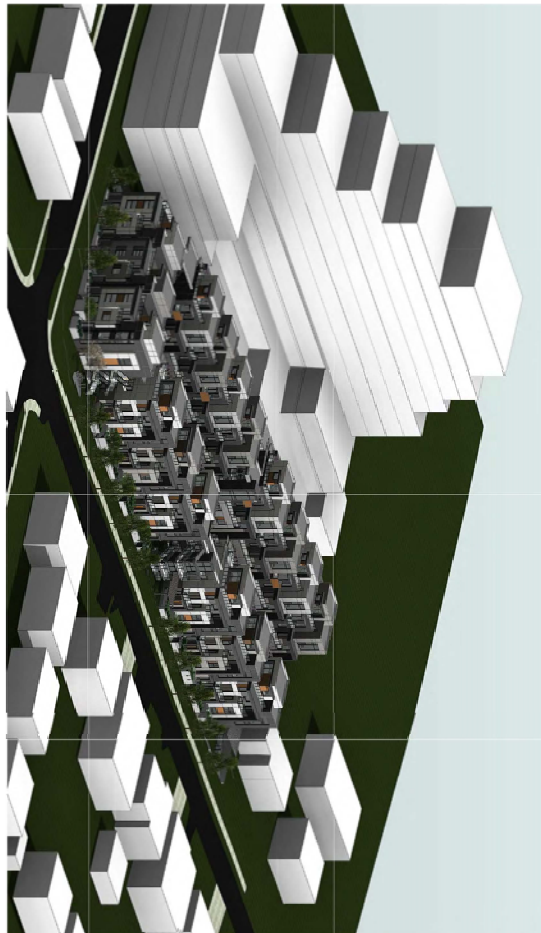
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PROJECT INFORMATION

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PROJECT ADDRESS: 1500 Maple Street, Vancouver, BC V5Z 2S6

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DESIGNER: ANKENMAN ARCHITECTS

DATE: 2019-04-05

STATUS: SUBMISSION

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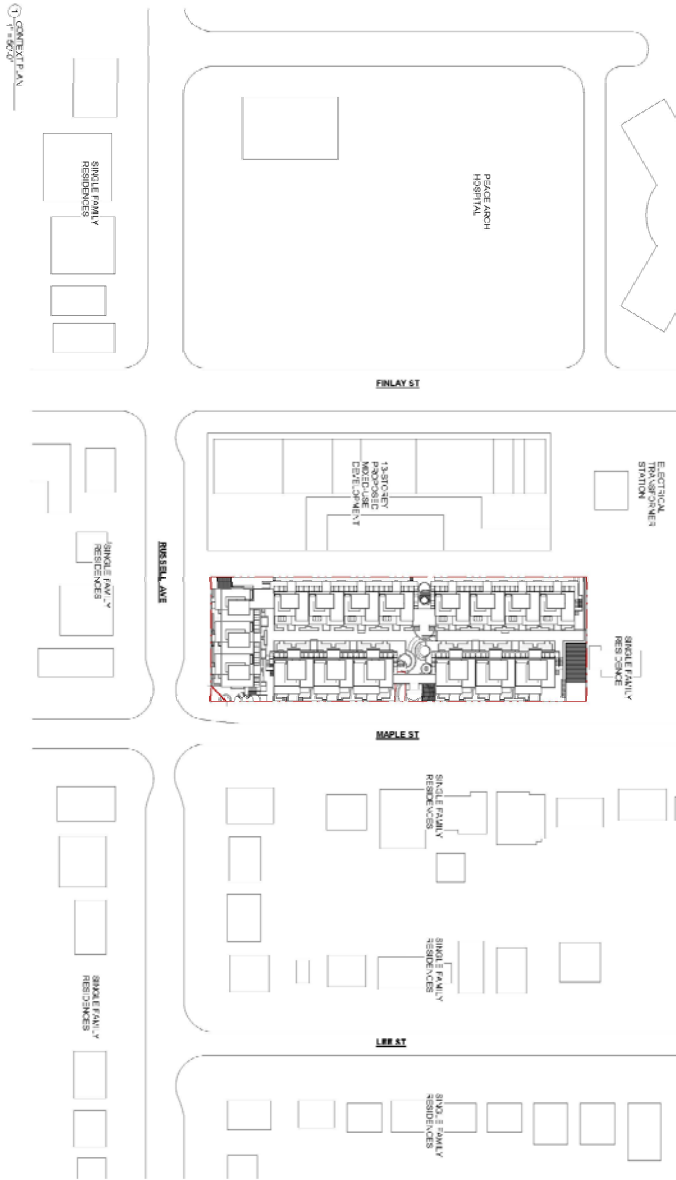
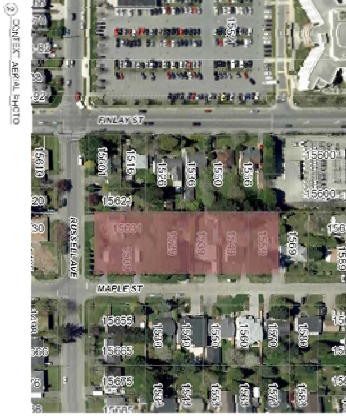
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PROJECT NAME
 Russell & Maple

REVISIONS / DP

Rev	Description
01	Submission

No.	Date	Description

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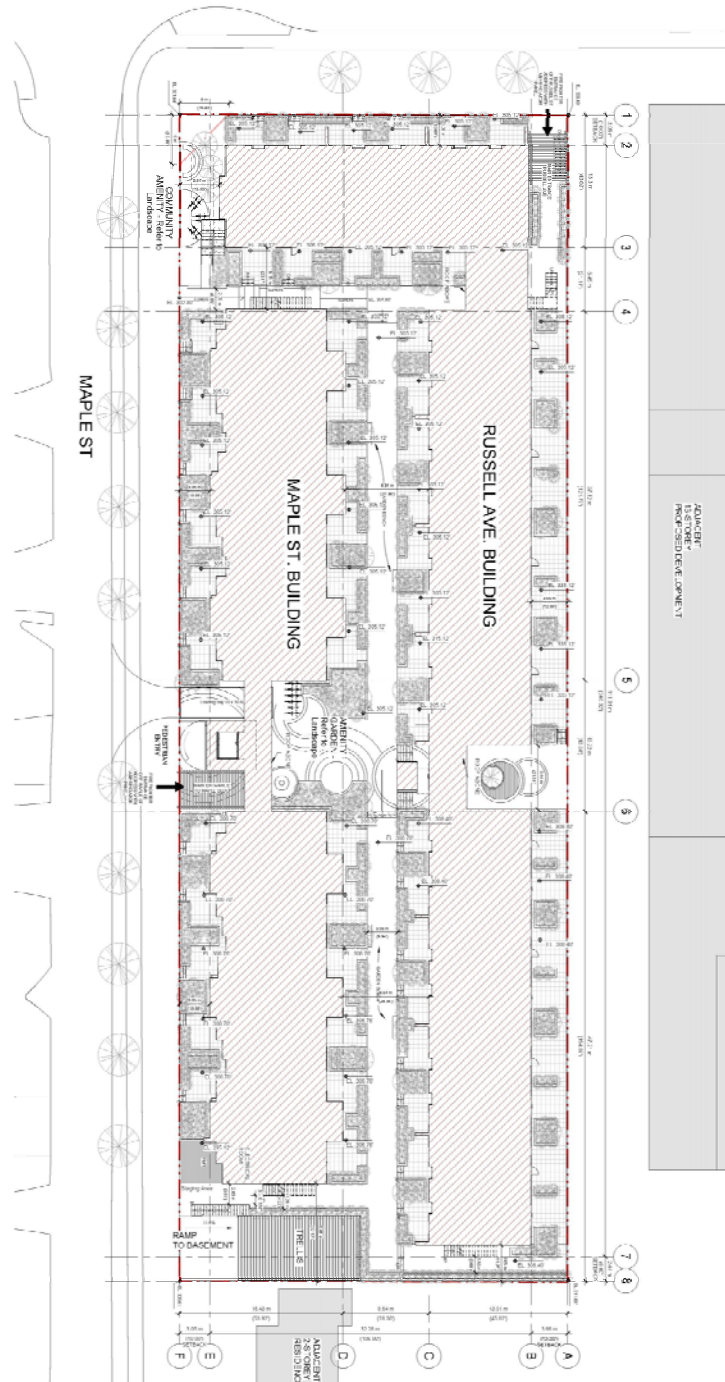
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RUSSELL AVE



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PROJECT
 1732
Russell & Maple
 1565 Russell St
 Vancouver, BC
SITE PLAN

PROJECT CLIENT
RECONING DP
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DATE
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 2019-03-20

DESIGNER
 DANIEL GIBSON

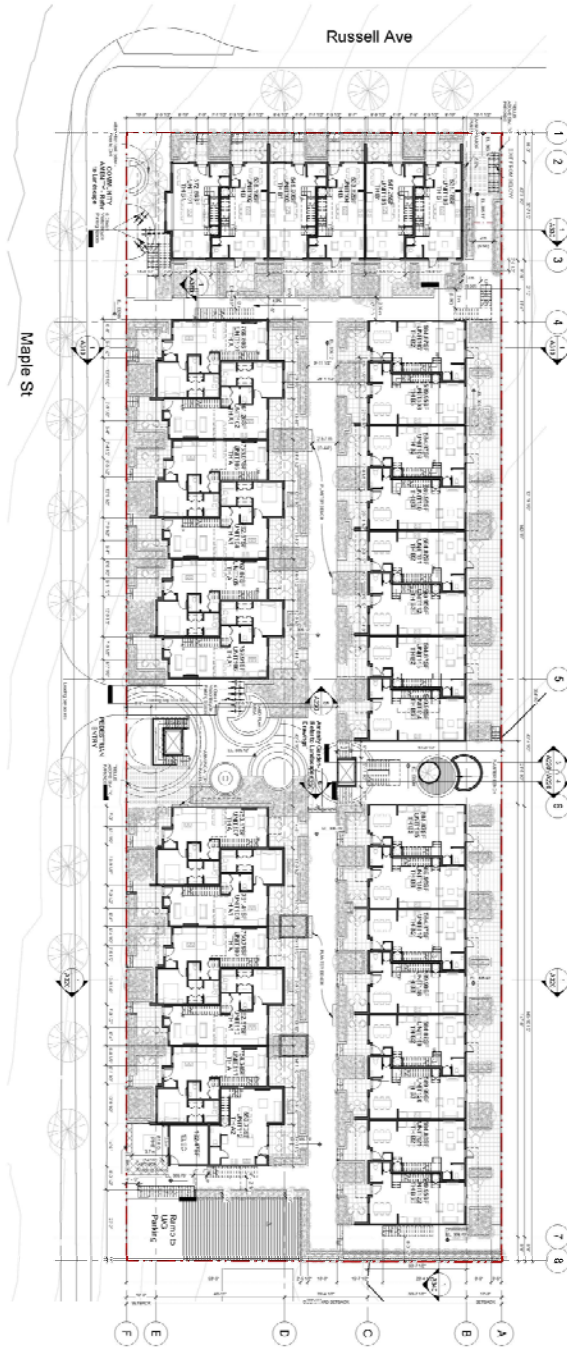
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All drawings in this set shall be made in accordance with the standards of the AIA/CES/IBAC/IBCA/IBD/IBG/IBI/IBL/IBO/IBS/IBT/IBU/IBV/IBW/IBX/IBY/IBZ/IBAA/IBAB/IBAC/IBAD/IBAE/IBAF/IBAG/IBAH/IBAI/IBAJ/IBAK/IBAL/IBAM/IBAN/IBAO/IBAP/IBAQ/IBAR/IBAS/IBAT/IBAU/IBAV/IBAW/IBAX/IBAY/IBAZ/IBBA/IBBB/IBBC/IBBD/IBBE/IBBF/IBBG/IBBH/IBBI/IBBJ/IBBK/IBBL/IBBM/IBBN/IBBO/IBBP/IBBQ/IBBR/IBBS/IBBT/IBBU/IBBV/IBBW/IBBX/IBBY/IBBZ/IBCA/IBCB/IBCC/IBCD/IBCE/IBCF/IBCG/IBCH/IBCI/IBCJ/IBCK/IBCL/IBCM/IBCN/IBCO/IBCP/IBCQ/IBCR/IBCS/IBCT/IBCU/IBCV/IBCW/IBCX/IBCY/IBCZ/IBDA/IBDB/IBDC/IBDD/IBDE/IBDF/IBDG/IBDH/IBDI/IBDJ/IBDK/IBDL/IBDM/IBDN/IBDO/IBDP/IBDQ/IBDR/IBDS/IBDT/IBDU/IBDV/IBDW/IBDX/IBDY/IBDZ/IBEA/IBEB/IBEC/IBED/IBEF/IBEG/IBEH/IBEI/IBEJ/IBEK/IBEL/IBEM/IBEN/IBEO/IBEP/IBEQ/IBER/IBES/IBET/IBEU/IBEV/IBEW/IBEX/IBEY/IBEZ/IBFA/IBFB/IBFC/IBFD/IBFE/IBFG/IBFH/IBFI/IBFJ/IBFK/IBFL/IBFM/IBFN/IBFO/IBFP/IBFQ/IBFR/IBFS/IBFT/IBFU/IBFV/IBFW/IBFX/IBFY/IBFZ/IBGA/IBGB/IBGC/IBGD/IBGE/IBGF/IBGG/IBGH/IBGI/IBGJ/IBGK/IBGL/IBGM/IBGN/IBGO/IBGP/IBGQ/IBGR/IBGS/IBGT/IBGU/IBGV/IBGW/IBGX/IBGY/IBGZ/IBHA/IBHB/IBHC/IBHD/IBHE/IBHF/IBHG/IBHH/IBHI/IBHJ/IBHK/IBHL/IBHM/IBHN/IBHO/IBHP/IBHQ/IBHR/IBHS/IBHT/IBHU/IBHV/IBHW/IBHX/IBHY/IBHZ/IBIA/IBIB/IBIC/IBID/IBIE/IBIF/IBIG/IBIH/IBIJ/IBIK/IBIL/IBIM/IBIN/IBIO/IBIP/IBIQ/IBIR/IBIS/IBIT/IBIU/IBIV/IBIW/IBIX/IBIY/IBIZ/IBJA/IBJB/IBJC/IBJD/IBJE/IBJF/IBJG/IBJH/IBJI/IBJJ/IBJK/IBJL/IBJM/IBJN/IBJO/IBJP/IBJQ/IBJR/IBJS/IBJT/IBJU/IBJV/IBJW/IBJX/IBJY/IBJZ/IBKA/IBKB/IBKC/IBKD/IBKE/IBKF/IBKG/IBKH/IBKI/IBKJ/IBKK/IBKL/IBKM/IBKN/IBKO/IBKP/IBKQ/IBKR/IBKS/IBKT/IBKU/IBKV/IBKW/IBKX/IBKY/IBKZ/IBLA/IBLB/IBLC/IBLD/IBLE/IBLF/IBLG/IBLH/IBLI/IBLJ/IBLK/IBLL/IBLM/IBLN/IBLO/IBLP/IBLQ/IBLR/IBLS/IBLT/IBLU/IBLV/IBLW/IBLX/IBLY/IBLZ/IBMA/IBMB/IBMC/IBMD/IBME/IBMF/IBMG/IBMH/IBMI/IBMJ/IBMK/IBML/IBMM/IBMN/IBMO/IBMP/IBMQ/IBMR/IBMS/IBMT/IBMU/IBMV/IBMW/IBMX/IBMY/IBMZ/IBNA/IBNB/IBNC/IBND/IBNE/IBNF/IBNG/IBNH/IBNI/IBNJ/IBNK/IBNL/IBNM/IBNN/IBNO/IBNP/IBNQ/IBNR/IBNS/IBNT/IBNU/IBNV/IBNW/IBNX/IBNY/IBNZ/IBOA/IBOB/IBOC/IBOD/IBOE/IBOF/IBOG/IBOH/IBOI/IBOJ/IBOK/IBOL/IBOM/IBON/IBOO/IBOP/IBOQ/IBOR/IBOS/IBOT/IBOU/IBOV/IBOW/IBOX/IBOY/IBOZ/IBPA/IBPB/IBPC/IBPD/IBPE/IBPF/IBPG/IBPH/IBPI/IBPJ/IBPK/IBPL/IBPM/IBPN/IBPO/IBPP/IBPQ/IBPR/IBPS/IBPT/IBPU/IBPV/IBPW/IBPX/IBPY/IBPZ/IBQA/IBQB/IBQC/IBQD/IBQE/IBQF/IBQG/IBQH/IBQI/IBQJ/IBQK/IBQL/IBQM/IBQN/IBQO/IBQP/IBQQ/IBQR/IBQS/IBQT/IBQU/IBQV/IBQW/IBQX/IBQY/IBQZ/IBRA/IBRB/IBRC/IBRD/IBRE/IBRF/IBRG/IBRH/IBRI/IBRJ/IBRK/IBRL/IBRM/IBRN/IBRO/IBRP/IBRQ/IBRR/IBRS/IBRT/IBRU/IBRV/IBRW/IBRX/IBRY/IBRZ/IBSA/IBSB/IBSC/IBSD/IBSE/IBSF/IBSG/IBSH/IBSI/IBSJ/IBSK/IBSL/IBSM/IBSN/IBSO/IBSP/IBSQ/IBSR/IBSS/IBST/IBSU/IBSV/IBSW/IBSX/IBSY/IBSZ/IBTA/IBTB/IBTC/IBTD/IBTE/IBTF/IBTG/IBTH/IBTI/IBTJ/IBTK/IBTL/IBTM/IBTN/IBTO/IBTP/IBTQ/IBTR/IBTS/IBTT/IBTU/IBTV/IBTW/IBTX/IBTY/IBTZ/IBUA/IBUB/IBUC/IBUD/IBUE/IBUF/IBUG/IBUH/IBUI/IBUJ/IBUK/IBUL/IBUM/IBUN/IBUO/IBUP/IBUQ/IBUR/IBUS/IBUT/IBUU/IBUV/IBUW/IBUX/IBUY/IBUZ/IBVA/IBVB/IBVC/IBVD/IBVE/IBVF/IBVG/IBVH/IBVI/IBVJ/IBVK/IBVL/IBVM/IBVN/IBVO/IBVP/IBVQ/IBVR/IBVS/IBVT/IBVU/IBVV/IBVW/IBVX/IBVY/IBVZ/IBWA/IBWB/IBWC/IBWD/IBWE/IBWF/IBWG/IBWH/IBWI/IBWJ/IBWK/IBWL/IBWM/IBWN/IBWO/IBWP/IBWQ/IBWR/IBWS/IBWT/IBWU/IBWV/IBWW/IBWX/IBWY/IBWZ/IBXA/IBXB/IBXC/IBXD/IBXE/IBXF/IBXG/IBXH/IBXI/IBXJ/IBXK/IBXL/IBXM/IBXN/IBXO/IBXP/IBXQ/IBXR/IBXS/IBXT/IBXU/IBXV/IBXW/IBXX/IBXY/IBXZ/IBYA/IBYB/IBYC/IBYD/IBYE/IBYF/IBYG/IBYH/IBYI/IBYJ/IBYK/IBYL/IBYM/IBYN/IBYO/IBYP/IBYQ/IBYR/IBYS/IBYT/IBYU/IBYV/IBYW/IBYX/IBYY/IBYZ/IBZA/IBZB/IBZC/IBZD/IBZE/IBZF/IBZG/IBZH/IBZI/IBZJ/IBZK/IBZL/IBZM/IBZN/IBZO/IBZP/IBZQ/IBZR/IBZS/IBZT/IBZU/IBZV/IBZW/IBZX/IBZY/IBZZ

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 872-2505

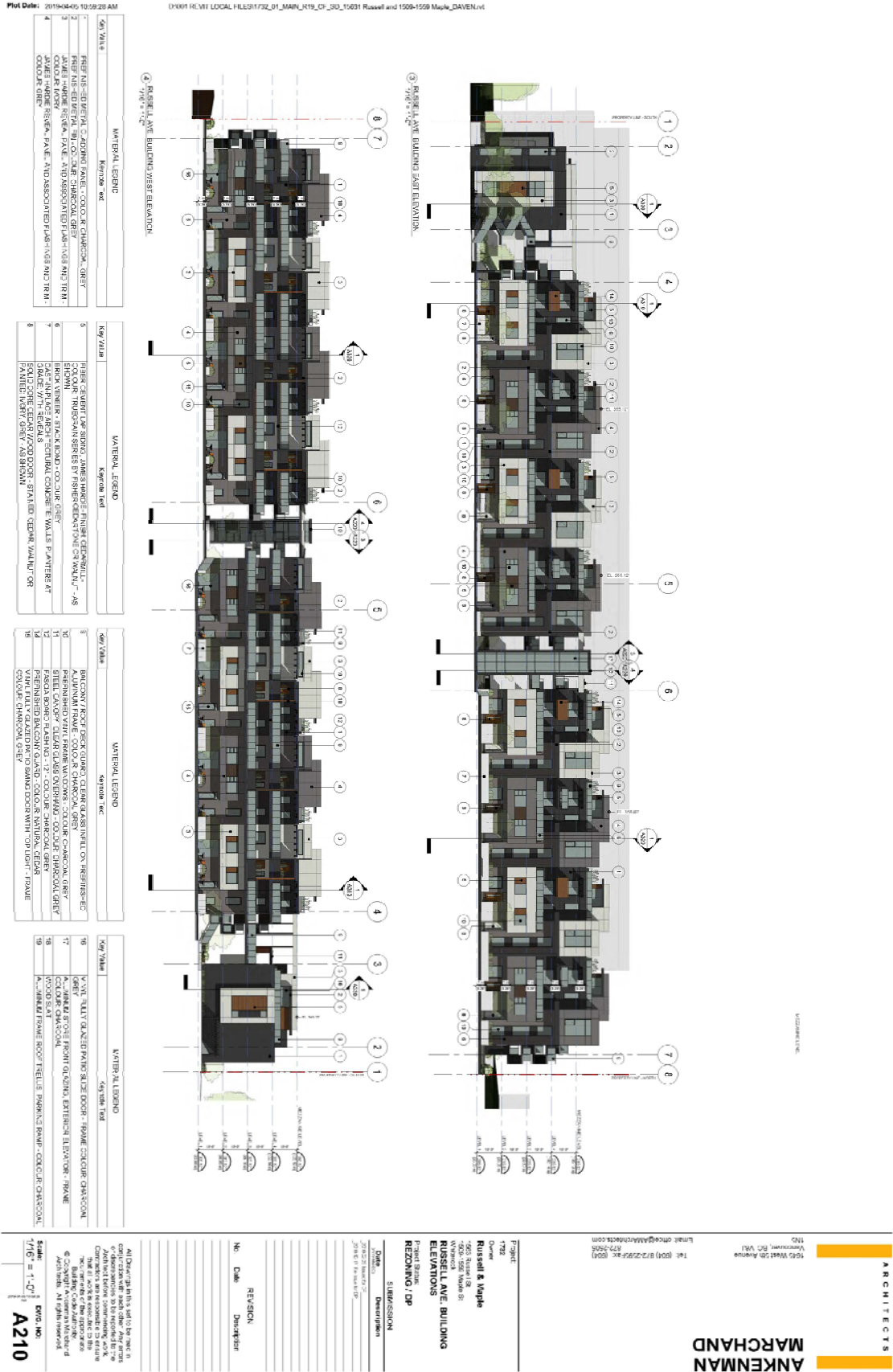
PROJECT:
 18-008
 Russell & Maple
 1009 B. Maple St.
 VANCOUVER
 GROUND FLOOR PLAN

REVISIONS / IP

DATE:
 2019-04-09

BY:
 [Name]

CHK:
 [Name]



Plot Date: 2019/04/05 10:29:29 AM

Key/Value	Material Legend
1	FIBER CEMENT BOARD - COLOUR: RICHWOOD - GREY
2	ASBESTOS CEMENT SHEET - COLOUR: RICHWOOD - GREY
3	CONCRETE FLOOR
4	CONCRETE FLOOR
5	CONCRETE FLOOR
6	CONCRETE FLOOR
7	CONCRETE FLOOR
8	CONCRETE FLOOR
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11	CONCRETE FLOOR
12	CONCRETE FLOOR

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11	CONCRETE FLOOR
12	CONCRETE FLOOR

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 Tel: (604) 872-2552 ext. 204
 Email: office@ankmanmarchand.com

Project Name: Russell & Maple
Client: Russell & Maple
Address: 1500-1559 Russell Ave
Project Status: ARCHITECTURAL ELEVATIONS
Prepared By: ANKENMAN MARCHAND LLP

Scale: 1/16" = 1'-0"
Proj. No.: A210

Plot Date: 2010-04-05 10:56:57 AM

D:\001 REVIT LOCAL FILES\1732_01_MAP_R10_OF_0D_15631\Russell.rvt 1500-1550 Maple_DAVP.rvt

Key Value	Key Value
1	PREFINISHED ALUMINUM PANEL - COLOUR CHAMPAGNE GLEN
2	PREFINISHED ALUMINUM PANEL - COLOUR CHAMPAGNE GLEN
3	ALUMINUM FRAME AND ASSOCIATED FLASHINGS IN ALUMINUM
4	ALUMINUM FRAME AND ASSOCIATED FLASHINGS IN ALUMINUM
5	ALUMINUM PANEL
6	ALUMINUM PANEL
7	ALUMINUM PANEL
8	ALUMINUM PANEL

MATERIAL LEGEND

Key Value	Key Value
9	PAINTED WOOD GRAIN DOOR - SHARPE 20000 W/ALU OF
10	PAINTED WOOD GRAIN DOOR - SHARPE 20000 W/ALU OF
11	PAINTED WOOD GRAIN DOOR - SHARPE 20000 W/ALU OF
12	PAINTED WOOD GRAIN DOOR - SHARPE 20000 W/ALU OF
13	PAINTED WOOD GRAIN DOOR - SHARPE 20000 W/ALU OF
14	PAINTED WOOD GRAIN DOOR - SHARPE 20000 W/ALU OF
15	PAINTED WOOD GRAIN DOOR - SHARPE 20000 W/ALU OF
16	PAINTED WOOD GRAIN DOOR - SHARPE 20000 W/ALU OF
17	PAINTED WOOD GRAIN DOOR - SHARPE 20000 W/ALU OF
18	PAINTED WOOD GRAIN DOOR - SHARPE 20000 W/ALU OF
19	PAINTED WOOD GRAIN DOOR - SHARPE 20000 W/ALU OF
20	PAINTED WOOD GRAIN DOOR - SHARPE 20000 W/ALU OF

MATERIAL LEGEND

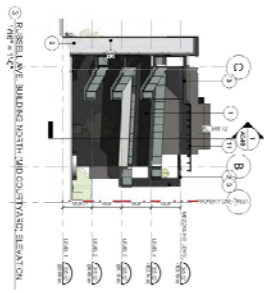
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24	PAINTED WOOD GRAIN DOOR - SHARPE 20000 W/ALU OF
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27	PAINTED WOOD GRAIN DOOR - SHARPE 20000 W/ALU OF
28	PAINTED WOOD GRAIN DOOR - SHARPE 20000 W/ALU OF
29	PAINTED WOOD GRAIN DOOR - SHARPE 20000 W/ALU OF
30	PAINTED WOOD GRAIN DOOR - SHARPE 20000 W/ALU OF

MATERIAL LEGEND

Key Value	Key Value
31	PAINTED WOOD GRAIN DOOR - SHARPE 20000 W/ALU OF
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33	PAINTED WOOD GRAIN DOOR - SHARPE 20000 W/ALU OF
34	PAINTED WOOD GRAIN DOOR - SHARPE 20000 W/ALU OF
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36	PAINTED WOOD GRAIN DOOR - SHARPE 20000 W/ALU OF
37	PAINTED WOOD GRAIN DOOR - SHARPE 20000 W/ALU OF
38	PAINTED WOOD GRAIN DOOR - SHARPE 20000 W/ALU OF
39	PAINTED WOOD GRAIN DOOR - SHARPE 20000 W/ALU OF
40	PAINTED WOOD GRAIN DOOR - SHARPE 20000 W/ALU OF

MATERIAL LEGEND

Scale: 1/16" = 1'-0"
Date: 04/05/2010
A220



Architects: ANKENMAN MARCHMAN ARCHITECTS
1400 West Hill Avenue
Washington, DC 20005
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Owner: Russell & Maple
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UMH Region, Building 80
RUSSELL AVE BUILDING
LETTING ROOMS
REVISIONS / DDP

Scale: 1/16" = 1'-0"
Date: 04/05/2010
A220

Plot Date: 2019/04/05 11:00:37 AM

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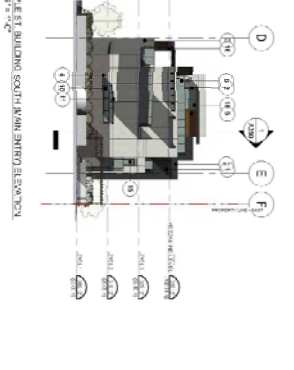
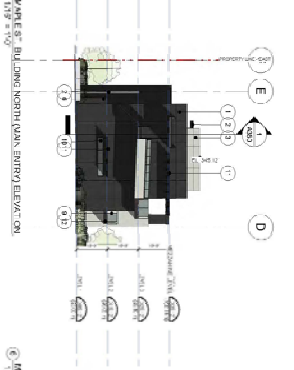
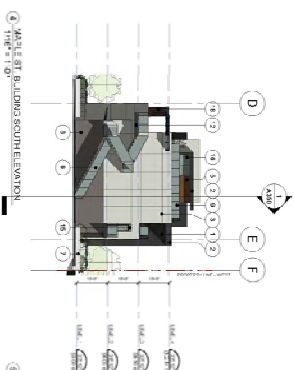
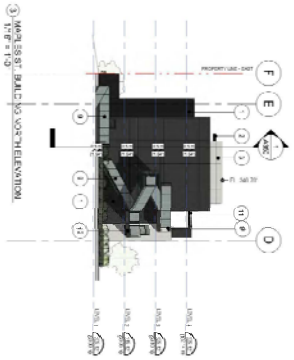
Key Value	Material Legend
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2	ALUMINUM BRUSHED METAL PANEL - COLOUR CHARCOAL GREY
3	ALUMINUM BRUSHED METAL PANEL - COLOUR CHARCOAL GREY
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Key Value	Material Legend
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DATE	DESCRIPTION
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2019/03/20	REVISED PER PLAN

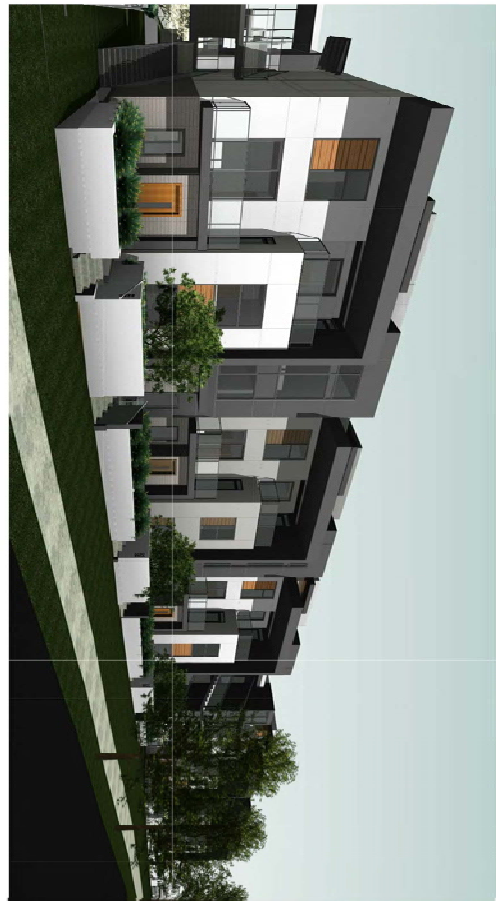
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Project: Russell & Maple
 Owner: Russell & Maple
 1509 Russell St
 Vancouver, BC V6J 1S1
MAPLE ST BUILDING ELEVATIONS
 PREPARED BY: ANKENMAN
 REVISION: 01P

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Plot Date: 2018-06-06 11:02:02 AM D:\001 REVIT LOCAL FILES\1732_01_MAPL_R10_OF_50_15631 Russell and 1500-1550 Maple DAVEN not

1) VIEW OF SOUTHWEST CORNER OF BUILDING



2) VIEW FROM CORNER OF RUSSELL & MAPLE



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Project Title: 18-008 OCP
Owner: Russell & Maple
1506 Russell St.
Vancouver, BC
3D VIEWS
Project Status: RECOMMEND / DP
Designer: S. JIVENSICH
Date: 08/08/2018
Scale: 1/8" = 1'-0" (Overall View)
1/8" = 1'-0" (Partial View)

No.	Date	Description

Scale: 1/8" = 1'-0"
Date: 08/08/2018
A960

Plot Date: 2019-04-09 11:02:09 AM D:\001 REV1 LOCAL FILE\21732_01_MAIN_KTY_CP_3D_19031 Russell and 1509-1509 Maple_DAVE\N.rvt



① VIEW OF SOUTH ELEVATOR RUSSELL AVE BUILDING



② VIEW OF NORTH ELEVATOR RUSSELL AVE BUILDING

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Client: Russell & Maple
**10001 Russell St
 Vancouver
 V6P 6E7
2D VIEW**

Prepared by: REZOVING / DP
Date: 21/03/2019
Checked by: SHEKHSON
Date: 21/03/2019

No.	Date	Description

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Scale: 1/8" = 1'-0"
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Russell Avenue / Maple Street

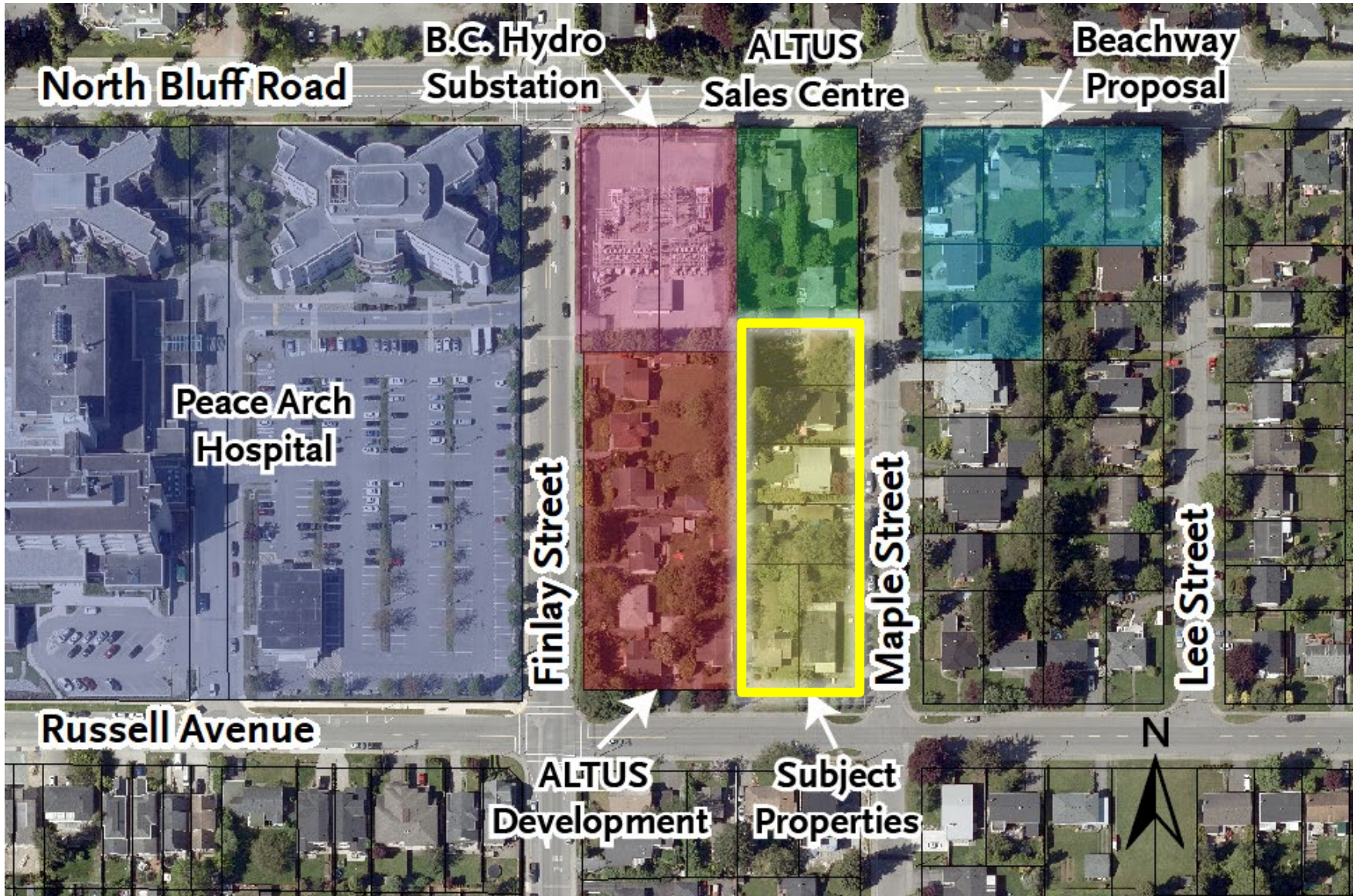
OCP Amendment – Initial Application

Information Report

WHITE ROCK
My City by the Sea!

May 27, 2019

Site Context

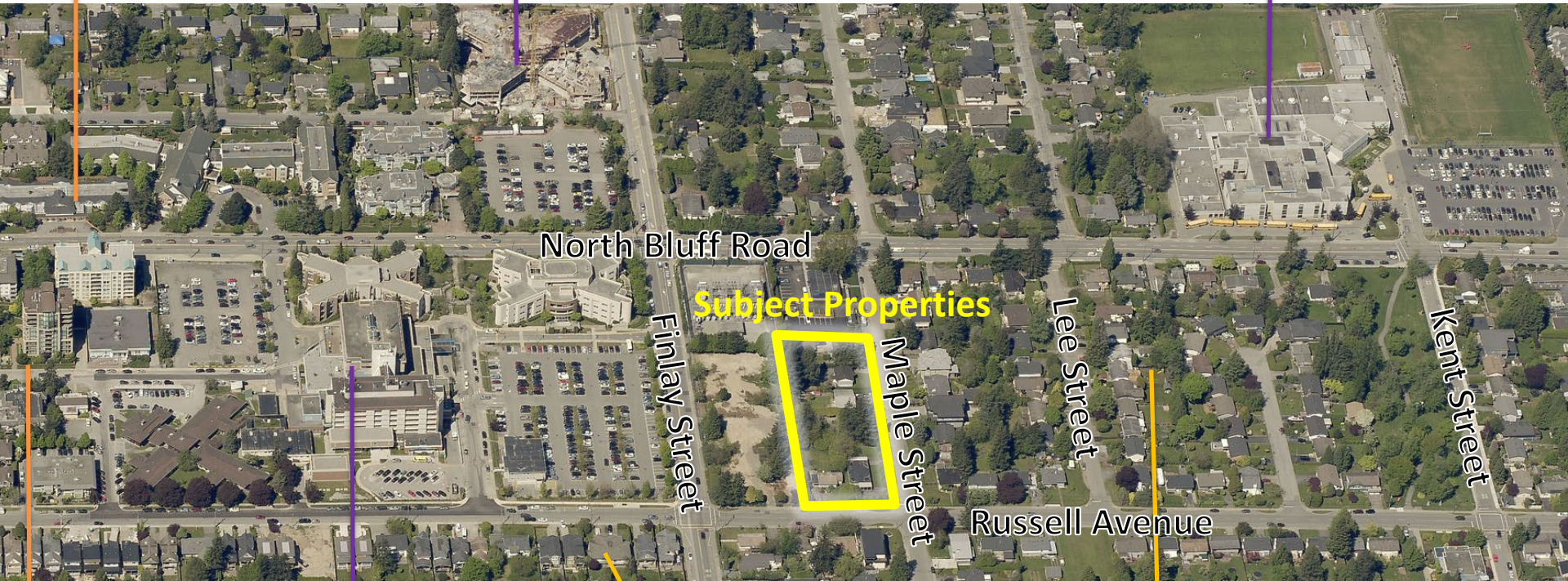


Existing Built Form Context

Low-rise
apartment

Low-rise
institutional

Low-rise
institutional



North Bluff Road

Subject Properties

Finlay Street

Maple Street

Lee Street

Kent Street

Russell Avenue

Mid/high-rise
apartment

Mid-rise
institutional

Small lot
detached

Large lot
detached

Development Proposal



Development Proposal



Development Proposal – Site Plan

ALTUS
13 Storeys

SITE PLAN OVERVIEW
Scale: 1:300

Russell Ave



Development Proposal



Summary of Analysis

4/5 storey proposal exceeds the 3 storey building heights on Maple Street in the OCP, and changes building type from ground-oriented townhouses only to townhouses with apartments 'stacked' above.

- **Potential Community Benefits of Proposal**
 - supports different housing choices (apartments with townhouses),
 - offers transition from neighbouring 13-storey Altus building under construction to future townhouses on opposite side of Maple Street, and
 - provides 8 of 59 units as permanently rental tenure.
- **Context of Application within OCP Review**
 - proposes to increase building height during review of City-wide building height

Recommendation

- **Staff recommend application is deferred until the outcomes and recommendations regarding initial public feedback from the OCP City-wide building height review are considered.**

Options

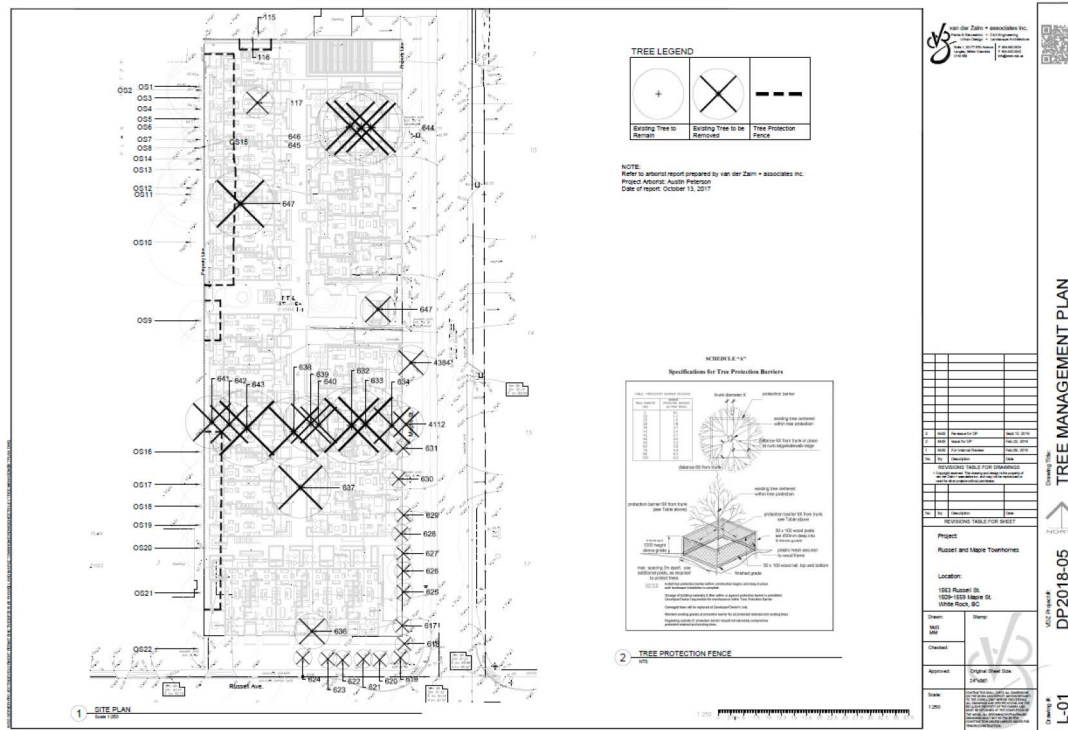
The Land Use and Planning Committee can:

1. **Defer this OCP Amendment application until the outcomes and recommendations regarding the initial public feedback from the OCP City-wide building height review are considered by LUPC; (recommended) or**
2. Direct staff to continue processing this OCP Amendment application in its present form; or
3. Refer this OCP Amendment application back to staff, with specific feedback and direction to staff regarding this application; or
4. Refuse this OCP Amendment application.



WHITE ROCK
My City by the Sea!

Tree Replacement / Landscaping



Tree Location	Number of Removals Proposed	Replacements Required	Security Required (x\$1,500)
On-Site	19	63	\$94,500
City	15	30	\$45,000
Total	34	93	\$139,500

Tree Replacement / Landscaping

**ALTUS
13 Storeys**

SITE PLAN OVERVIEW
Scale 1:300



Replacement Tree Location	Number of Replacements (to be planted)	Replacements Provided as Cash-in-lieu (x\$1,500)
On-Site	36	27
City	13	17

Ankenman Marchand Architects

Russell and Maple Official Community Plan Amendment Rationale

May, 2019

*Our Vision is to continue to create architecture that
enhances life and the environment*

Site Description:

- Located on the NW corner of Russell and Maple & is 1.3 acres.
- To the immediate west a very large, 13 storey terraced mixed-use project is currently under construction.
- Single family homes across Maple will likely be developed in the near future with townhomes.
- NW corner of the site is a large, BC Hydro substation.
- Relatively flat, with a slight grade differential of 3-4' along the length of the property.
- The property has tremendous views overlooking Mount Baker, Semiahmoo Bay and the Strait of Georgia.
- Currently zoned single family residential; proposed to rezone to a CD Zone
- The Land Use Designation for “East Side Large Lot Infill Guidelines” (Policy 8.7.2) refers to “ground-oriented townhouses (only) on Maple Street between Russell Ave. & North Bluff Road”, hence our OCP variance request.



Russell & Maple, White Rock



View from Upper Floors – Russell and Maple

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Russell & Maple, White Rock



Immediately Adjacent Altus Proposal

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Unit Typologies & OCP Excerpts

Russell & Maple, White Rock

Applicable OCP Excerpts:

Preface:

Conforms to the current Official Community Plan with two minor exceptions – height and unit typology. The proposed use, density, parking, setbacks etc. are all in strict compliance with the OCP.

The following OCP excerpts are applicable and form an integral part of the proposed design, and assist in crystalizing the desire for a variation from the site offering 100% townhouse use:

Objective 11.1 – *“To expand housing choices for existing and futures residents, and to increase diversity of housing types for a variety of household sizes, incomes, tenures, needs and preferences”.*

Proposing only 3 storey townhomes throughout this relatively large site would limit the end user to those people that are able to climb multiple stories of stairs, targeting mostly young families. This proposal creates a variety of housing typologies throughout the project. 60% of the units are proposed as townhomes, and the remainder are one level condominiums.

This variation will not limit any future residents from residing in the development, as it allows everyone from seniors, the disabled, empty-nesters, families, renters (from investor purchasers & 8 covenanted units) & first time buyers to live, work & play on site.

Russell and Maple, White Rock, B.C.

Applicable OCP Excerpts (cont'd):

Preface:

The rationale for creating a variety of housing choices is further emphasized in the following Policies:

Policy 11.1.2 – *“Age-Friendly Housing for People with Disabilities”*.

Policy 11.1.13 – *“Housing Choices Everywhere ... ensuring housing choices are distributed throughout the city in all neighbourhoods”*.

Policy 11.1.1 – *“Family-Friendly Housing – increase the attractiveness and affordability of housing in White Rock for families by...”*:

- ✓ ***“Encourage applicants to provide ground-floor units with front door access to the street”***... (nb – all units fronting streets or the courtyards are ground floor townhomes with front door access)
- ✓ ***“Providing a minimum of 10% of units with 3 bedrooms and a minimum of 35% with either 2 or 3 bedrooms in rezoning applications”*** ... (nb – This proposal offers no studios nor one bedroom units). Rather, 68% of the unit mix consists of 3 bedrooms + den, and 32% of the units are 2 bedrooms + den.
- ✓ ***“Establishing outdoor amenity space requirements for multi-family developments.”*** nb – the design allows for approx. 54% of the site as green space comprised of children’s play areas, adult communal outdoor spaces, roof gardens, patios and decks. Every unit, in addition to plentiful communal outdoor spaces have private outdoor living areas.

Russell and Maple, White Rock, B.C.



Maple Streetscape showing Continuous Front Door Access



Courtyard Interface

Building Height & Related OCP Excerpt

Russell & Maple, White Rock

Applicable OCP Excerpt (Height):

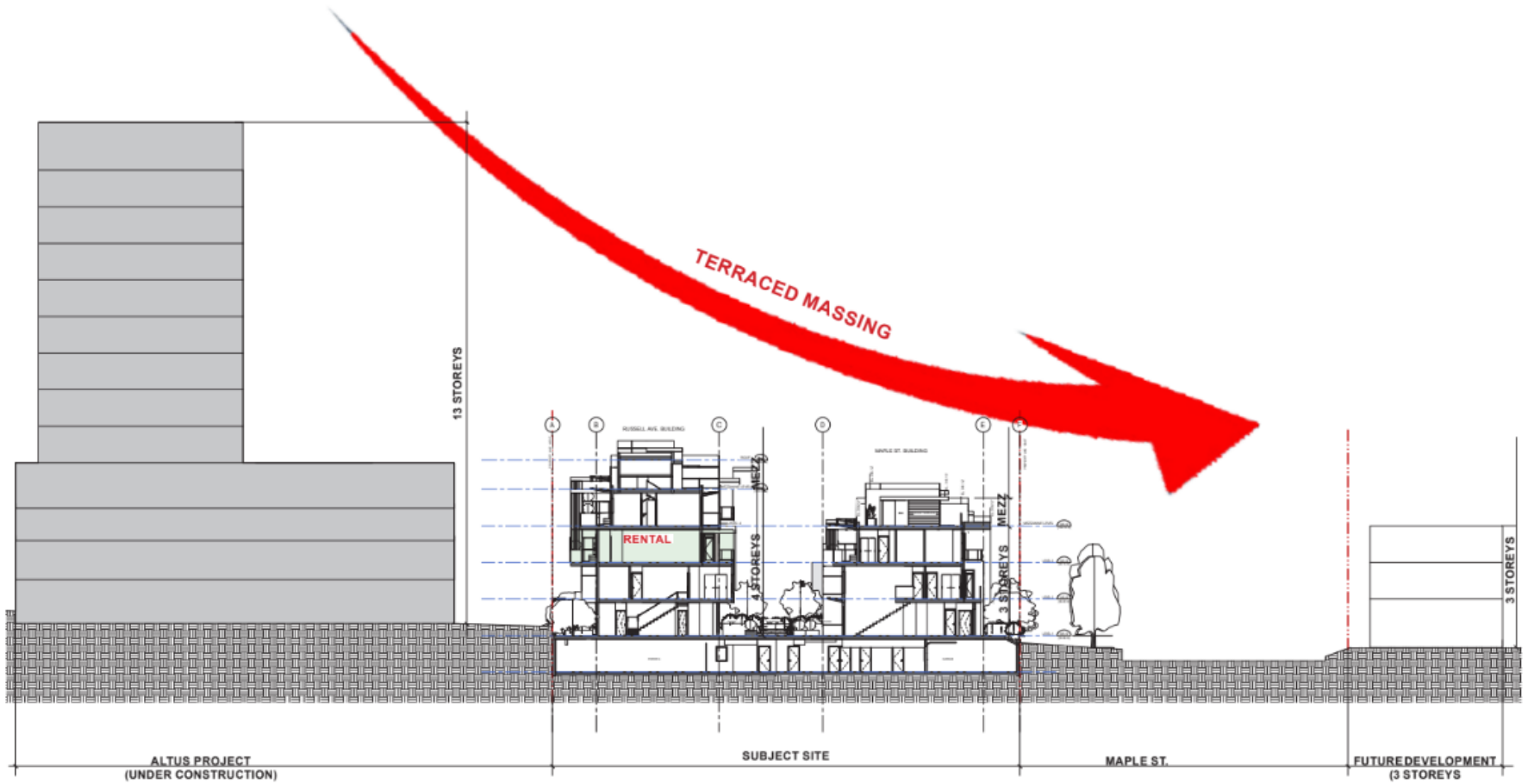
Preface:

Though this site was envisaged in the Land Use Designation for “East Side Large Lot Infill Guidelines” as 3 story townhomes, the following excerpt contradicts that Designation due to the immediately adjacent, 13 story (Altus) project located to the immediate west of the subject site:

22.8.1 – “Ensure buildings are complementary to adjacent developments in terms of height, density and design”.

- *While the adjacent property was granted a major height relaxation (from 3 stories to 13), this project is seeking a relatively minor relaxation – from 3 stories to 4 (plus mezzanine) along the west property line, and a mezzanine on top of 3 stories along Maple.*
- *The primary rationale for seeking this height relaxation is massing: with an adjacent building towering over 3 stories, the stepping in massing would be far too extreme, inappropriate, and would not conform to Objective 22.8.1 noted above.*
- *Rather, a terraced massing that acknowledges the adjacent context and terraces downwards towards Maple Street is a far more appropriate contextual built form.*
- *Terracing the building to 3 stories as visible along Maple also sets a good precedent for 3 story built form for the future development on the opposite side of Maple.*

Russell & Maple, White Rock



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Staff Report / Timing

Russell & Maple, White Rock

May 22nd, 2019 Staff Report:

Discussion:

The recent Staff Report contains one inconsistency: Throughout the report it refers to the proposal as a “5 and 4 storey proposal”. It must be noted that months were spent with the City of White Rock’s Building Department who have confirmed that what is indeed being proposed are 3 and 4 story buildings (plus mezzanines ensuring convenient access to the proposed roof gardens).

The Staff Report also recommends that “the application be deferred until initial public feedback is obtained through upcoming OCP Review-related public consultation. Once this feedback is obtained and analyzed, staff will report back to LUPC with an information”.

This recommendation and further delay presents significant challenges with the project:

- The Proponents have been delayed for over one year to present this proposal to the Land Use and Planning Committee, and while the main premise behind the proposal is to increase affordability by including a variety of suite types, the monthly interest costs of carrying his large assembly are approximately \$32,000/month.
- The real estate market is on a significant decline – the land was purchased at the height of the market, and since that time, the real estate home prices have dropped significantly.
- Accordingly, further delays exasperate an already delicate situation that may affect project pricing and ultimate affordability.



Public Consultation

Public Consultation:

Discussion:

While Council have asked Staff to obtain public feedback on a macro level for the City-wide building height study, the Proponents suggest that postponing this specific project for that reason is unnecessary:

- The Proponents hosted a well-advertised pre-application Public Open House in December 2017, where 96% of the attendees asked about the height relaxation were either in strong favour or were neutral on the subject.
- Previously, a door-to-door campaign was launched and to date 171 signatures have been gathered in favour of the current proposal.
- In summary, the Proponents believe that more than adequate consultation has already taken place, and are confident that nothing new can be learned from an area-wide study.

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Exit Survey
Re: 15631 Russell & 1509-1559 Maple St
Workshop: Wednesday, 6th December, 2017
Time: 6 p.m. – 8 p.m.

1. I believe a development with 100% residential is appropriate for this site (i.e. no commercial or institutional uses)

Strongly Agree Agree Neutral Disagree Strongly Disagree

Comments:

2. I support the combination of condominium and townhouse uses as shown. This mix provides an appropriate variety of homes allowing everyone including empty-nesters, young families, first time purchasers, seniors and the disabled to live in this community.

Strongly Agree Agree Neutral Disagree Strongly Disagree

3. I like the central courtyard area. It allows all ground floor units to have a front and back yard, and natural light and cross-through ventilation to both ends of the units making these units very livable and similar to a single-family typology.

Strongly Agree Agree Neutral Disagree Strongly Disagree

4. Master bedrooms on the main floor of a large number of the townhouse units allows those who are looking for single-level living to reside in the community while still having a second floor for guests or children. I agree with this approach.

Strongly Agree Agree Neutral Disagree Strongly Disagree

5. What type of architectural style do you feel would be appropriate?

Comments:

6. I am pleased to see the massing step from 4 stories along the west side of the property (adjacent the recently approved 14 storey residential building) down to 3 stories along the street edges of Russell and Maple.

Strongly Agree Agree Neutral Disagree Strongly Disagree

Comments:

Timothy Ankenman, Architect AIBC | MRAIC | M. Arch | AIA | [Eau Claire](#) Principal 1645 West 5th Avenue, Vancouver, BC V6J 1N5
Françoise Marchand, Architect AIBC | Principal (604) 672-2595 office@ankenmanmarchand.com

Russell & Maple, White Rock



Map of Petition Signatories (NB – close to 100% positive response rate from those Residents available at time of canvassing)

Summary

Russell & Maple, White Rock

Summary:

To summarize, this proposal again meets all the current OCP requirements regarding density, use, parking requirements, etc. The request for an OCP amendment is ironically to better conform to the City's overall OCP Objectives including:

- ✓ Increasing the housing types for a variety of household sizes, tenures, needs and preferences.
- ✓ Increased affordability.
- ✓ Increased liveability.
- ✓ Increased accessibility.
- ✓ Increased contextual relationship to “adjacent development in terms of height”.



Accordingly, we request the LUPC to “Direct staff to continue processing this OCP Amendment application in its present form”. (Option 2)

Russell & Maple, White Rock



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