

NOTICE OF PUBLIC HEARING – OCTOBER 21, 2024

BYLAW 2519: Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 4 (Development Permit Area Guidelines), 2024, No. 2519

PURPOSE: Bylaw 2519 is proposed to implement updates to the City’s Official Community Plan (OCP) and would amend the OCP with changes to the following sections: Land Use, Development Permit Areas (Form/Character/Sustainability), Mature Neighbourhood Infill Development Permit Area Guidelines, East Side Large Lot Infill Development Permit Area Guidelines, Development Permit Areas (Environmental), Schedule A - Land Use Plan, and Schedule B - Form and Character Development Permit Areas, in addition to replacing all references to “Duplex” and “Triplex” with “Houseplex”.

The OCP applies to all lands in the City. The proposed OCP amendments apply to Small Scale Multi-Unit Housing (SSMUH) forms that the City was mandated to facilitate under the *Local Government Act* (LGA) through Bill 44 - 2023 Housing Statutes (Residential Development) Amendment Act, 2023. These amendments will streamline the processing of development permits for SSMUH, making implementation easier.

Bylaw 2519 also includes removing the East Side Large Lot Development Permit Area (Form & Character) and replacing it with the Multi-Family Development Permit Area (Form & Character). In conjunction with this Development Permit Area change, those properties that are currently subject to the East Side Large Lot Infill development permit area land use designation are proposed to be changed from East Side Large Lot Infill Area to Town Centre Transition. Policy changes are also proposed to the Town Centre Transition designation to ensure that the heights and densities for the East Side Large Lot Infill designated properties are maintained if redesignated. There is no increase or change in density beyond what has been mandated by the Province with the SSMUH.

The properties in the following area are proposed to have their land use designation change from East Side Large Lot Infill to Town Centre Transition, and their Development Permit Area changed from East Side Large Lot Infill to Multi-Family:

- The properties east of Peace Arch Hospital, bounded by North Bluff Road, Russell Avenue, Finlay Street and Maple Street (which includes the ALTUS building at 1556 Finlay Street)
- East side of Maple Street between North Bluff Road and Russell Avenue (1500-block of Maple Street)
- The property at 15738 North Bluff Road (south of North Bluff Road, between east of Lee Street and west of Kent Street)



Documents:

Author	Document	Item #
Director of Planning and Development Services	Corporate Report dated September 23, 2024	R-1
Minutes Extracts	Corporate Administration	R-2



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

NOTICE OF PUBLIC HEARING
OCTOBER 21, 2024

NOTICE is hereby given that the Council of the City of White Rock will hold an opportunity for public participation for a Public Hearing on **MONDAY, OCTOBER 21, 2024, at 4:00 P.M.** in accordance with the *Local Government Act* and the *Planning Procedures Bylaw*; and further

NOTICE is hereby given that Council will consider third and final reading for Bylaw 2519 at the Regular Council Meeting scheduled for **MONDAY, OCTOBER 21, 2024, at 4:00 P.M.** in the Council Chambers at the White Rock City Hall.

At the October 21, 2024 Public Hearing, all persons who deem their interest in property is affected by the proposed bylaw shall be afforded an opportunity to be heard **in person or by forwarding written submissions** reflecting matters contained in the proposed bylaw that is the subject of the Public Hearing. At the Public Hearing, Council will hear and receive submissions from the interested persons in regard to the bylaw listed below:

BYLAW 2519: OFFICIAL COMMUNITY PLAN BYLAW, 2017, NO. 2220, AMENDMENT NO. 4 (DEVELOPMENT PERMIT AREA GUIDELINES), 2024, NO. 2519

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Bylaw 2519 also includes removing the East Side Large Lot Development Permit Area (Form & Character) and replacing it with the Multi-Family Development Permit Area (Form & Character). In conjunction with this Development Permit Area change, those properties that are currently subject to the East Side Large Lot Infill development permit area land use designation are proposed to be changed from East Side Large Lot Infill Area to Town Centre Transition. Policy changes are also proposed to the Town Centre Transition designation to ensure that the heights and densities for the East Side Large Lot Infill designated properties are maintained if redesignated. There is no increase or change in density beyond what has been mandated by the Province with the SSMUH.

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- The property at 15738 North Bluff Road (south of North Bluff Road, between east of Lee Street and west of Kent Street)

The proposed bylaw and associated reports can be viewed online on the agenda and minutes page of the City website, www.whiterockcity.ca, under Council Agendas or in the Corporate Administration Office at the White Rock City Hall, 15322 Buena Vista Avenue, White Rock, BC, from October 8, 2024 until October 21, 2024 between the hours of 8:30 a.m. and 4:30 p.m.

ADDITIONAL INFORMATION

Further details regarding the subject of the Public Hearing may be found online: whiterockcity.ca/agendas

Contact the Planning and Development Services Department for any questions regarding this application: 604-541-2136 | planning@whiterockcity.ca

VIEW THE PLANNING REPORT, BYLAWS AND RELATED DOCUMENTS

Online at whiterockcity.ca/agendas

SUBMIT YOUR COMMENTS

- **Email:** clerksoffice@whiterockcity.ca with “Bylaw 2519” noted in the subject line
- **Mail:** City Hall at 15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6

All submitted comments will be distributed to Council and must be received by 12:00 p.m. noon on the day of the public hearing.

- **In Person:** Attend in person at City Hall Council Chambers (15322 Buena Vista Ave.)

WATCH THE PUBLIC HEARING

Live online or view the video the following day at whiterockcity.ca/agendas

October 8, 2024

Tracey Arthur, Director of Corporate Administration

**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2519**



A Bylaw to amend the
"City of White Rock Official Community Plan Bylaw, 2017, No. 2220"

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

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

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

1. Section 7.0 Growth Management, Policy 7.4.2 is deleted in its entirety.
2. Section 8.0 Land Use, **Town Centre Transition** land use designation is amended as follows:
 1. Policy 8.2.2 is amended to include the following new policy immediately after the current policy:

"Density and Height For East of Peace Arch Hospital– Allow mixed-use buildings on Finaly Street with a maximum density of 2.5 FAR in buildings of up to six storeys in height. Allow ground-oriented townhouse on Maple Street with a maximum density of 1.5 FAR in buildings of up to three storeys. On North Bluff Road, allow townhouses and low-rise buildings up to 1.5 FAR, in buildings of up to four storeys east of Lee Street, and up to three storeys west of Lee Street, with size storeys and 2.5 FAR west of Lee Street if Affordable Rental Housing is included as outlines in Policy 11.2.1.c Density and height maximum for single family homes shall be as required in the City's Zoning Bylaw."
3. Section 8.0 Land Use, **East Side Large Lot Infill Area** land use designation is deleted in its entirety and then renumber Section 8.0 in sequential order.
4. Section 8.0 Land Use, **Mature Neighbourhood**, Policies are amended by deleting them in their entirety:
5. Section 8.0 Land Use, **Mature Neighbourhood**, Policies are amended by adding the following:

1. Policy 8.7.1 **Uses and Building Types** – Allow single-family homes and Houseplexes. Allow secondary suites in single-detached homes;
 2. Policy 8.7.2 **Density and Height** – Allow density and height maximums for Houseplexes and single family homes as outlined in the City’s Zoning Bylaw; and
 3. Policy 8.7.3 **Urban Design** – Enhance the public and built realms, and maintain the existing residential character of established neighbourhoods with gentle infill (Houseplexes), as per the Mature Neighbourhoods Houseplex Development Permit Area guidelines in Part D.
6. Schedule A (Land Use Plan) is amended in accordance with Schedule I attached herein and forming part of this bylaw.
 7. Part D **Development Permit Area Guidelines** are amended as follows:
 1. Section 22.1 Overview/Authority is amended by deleting “*East Side Large Lot Infill [Section 488(1)(e),(h),(i), and (j)]*”.
 2. Section 22.1 Overview/Authority is amended by deleting “*East Side Large Lot Infill - mixed-use, apartment, townhouse, and intensive single-family infill (varying scales)*”
 3. Section 22.1 Overview/Authority is amended by deleting “*Mature Neighbourhood Infill [Section 488(1)(e), (h),(i), and (j)]*” and inserting “*Mature Neighbourhood Houseplex Development Permit Area) [Section 488(1)(e),(h),(i), and (j)]*”.
 4. Section 22.1 Overview/Authority is amended by deleting “*Mature Neighbourhood Infill - duplexes, triplexes, and intensive single-family infill*” and inserting “*Mature Neighbourhood Houseplex – houseplex*”.
 5. Section 22.2 **Development Permit Exemptions** is amended by inserting the following
 - “One-unit residential and houseplex up to four (4) dwelling units are exempt from **Form and Character Development Permits.**”
 6. Section 22.8 **East Side Large Lare Infill Development Permit Area** is deleted in its entirety and the document is renumbered in sequential order.
 7. Section 22.8 **Mature Neighbourhood Infill Development Permit Areas** is deleted in its entirety.
 8. Add Section 22.8 **Mature Neighborhood House-Plex Development Permit Area** in accordance with Schedule II attached herein forming part of this bylaw.
 9. Schedule B (Form and Character Development Permit Areas) is amended in accordance with Schedule III attached herein and forming part of this bylaw.

10. Section 23.1 **Overview and Authority** is amended by deleting the following in its entirety:

“The properties subject to the above Environmental Development Permit Area are identified on Schedule C. The following Sections outline the information that is required to be submitted by a property owner or applicant prior to any development on a property, including demolition, excavation, tree removal, and construction. Conditions of development and exceptions are also outlined. All definitions in the Province’s *Riparian Areas Regulations* are applicable for the Environmental (Watercourses) Development Permit Area.”

11. Section 23.1 **Overview and Authority** is amended by inserting the following:

“The properties subject to the above Environmental Development Permit Area are identified on Schedule C. The following Sections outline the information that is required to be submitted by a property owner or applicant prior to any development on a property, including rezoning, subdivision, demolition, excavation, tree removal, and construction. Conditions of development and exceptions are also outlined. All definitions in the Province’s *Riparian Areas Regulations* are applicable for the Environmental (Watercourses) Development Permit Area.”

“**Variiances** -Council may, as part of a development permit, vary the property line setback or building height requirements of the Zoning Bylaw where it can be demonstrated that such variances is needed to facilitate the development proposal while attempting to satisfy the objective of preserving steep slopes, significant trees or environmentally sensitive features. Innovative site designs which are in harmony with existing healthy, mature trees and other natural features are encouraged.”

12. Section 23.3 **Environmental (Floodplain) Development Permit Area** is amended by adding the following after clause 4.:

“5. The applicant must submit a plan showing the Environmental (Floodplain) Development Permit Area in accordance with OCP Schedule C, along with any protected trees or environmental features on site, and detailing satisfactory building envelopes, with consideration of setback requirements, access, parking and circulation, and existing/ proposed rights-of-way, easements, and restrictive covenants, The plan must be reviewed and signed by the applicant; all consultants; and qualified professionals completing components of the applications.”

13. Section 23.4 **Environmental (Ravine Lands and Significant Trees) Development Permit Area** clause 4 is amended by deleting the following in its entirety:

“4. The applicants may be required to submit a plan detailing satisfactory building envelopes, with consideration of setback requirements and existing /proposed rights-of-ways, easements, and restrictive covenants. Registration of a restrictive covenant pursuant to Section 219 of the *Land Title Act* may be required.”

14. Section 23.4 **Environmental (Ravine Lands and Significant Trees) Development Permit Area** clause 4 is amended by inserting the following:

“The applicants must submit a plan showing the Environmental Development Permit Area (Ravine Lands and Significant Trees) in accordance with OCP Schedule C, along with any steep slopes, protected trees, tree protection measures, replacement trees and any other environmental features protected on site, and detailing satisfactory building envelopes, with consideration of setback requirements, access, parking and circulation, existing/proposed rights-of way, easements, and restrictive covenants. The plan must be reviewed and signed by the applicant, all consultants, and qualified professionals completing components of the application.”

15. Section 23.4 **Environmental (Ravine Lands and Significant Trees) Development Permit** clause 5 clause is amended by deleting the following in its entirety:

“Council may, as part of a development permit, vary the property line setback or building envelopes, with consideration of setback requirements of the Zoning Bylaw where it can be demonstrated that that such variance is needed to facilitate the development proposal while attempting to satisfy the objectives of preserving mature, healthy trees on the site. Innovative site designs which are in harmony with existing healthy, mature trees and other natural features are encouraged.”

16. Section 23.4 **Environmental (Ravine Lands and Significant Trees) Development Permit Area** is amended by adding the following after clause 6.:

“7. The applicants may be required to provide securities to prevent an unsatisfactory landscaping condition, an unsafe condition and/or damage to the natural environment as a result of a contravention to a condition in the Development Permit. The amount of securities will be equal to the estimated cost of rehabilitating and /or restoring the environmental area. The securities may be withheld by the city in the event that the Riparian Assessment Area is damaged due to a contravention of a Development Permit. The applicant(s) may be required to submit a cost estimate of required landscaping from a

qualified professional to assist in the determination of the amount of securities required.”

17. Section 23.5 **Environmental (Watercourse) Development Permit Area** clause 5 is amended by deleting the following in its entirety.

“The applicants may be required to provide securities to ensure that the trees and vegetation are planted as required in a Development Permit, with the amount of securities equal to the estimated cost of planting the required trees and vegetation. The securities may be withheld by the City in the event that the Riparian Assessment Area is damaged due to a contravention of a Development Permit. The applicant(s) may be required to submit a cost estimate of required landscaping from a qualified professional to assist in the determination of the amount of securities required.”

18. Section 23.5 **Environmental (Watercourse) Development Permit Area** is amended by inserting the following wording in clause 5.

“The applicants may be required to provide securities to prevent an unsatisfactory landscaping condition, an unsafe condition and/or damage to the natural environment as a result of a contravention to a condition in the Development Permit. The amount of securities will be equal to the estimated cost of rehabilitating and/or restoring the environmental area. The securities may be withheld by the City in the event that the Riparian Assessment Area is damaged due to a contravention of a Development Permit. The applicant(s) may be required to submit a cost estimate of required landscaping from a qualified professional to assist in the determination of the amount of securities required.”

19. Section 23.5 **Environmental (Watercourse) Development Permit Area** clause 7 is amended by deleting the following in its entirety.

“The applicants may be required to submit a plan detailing satisfactory building envelopes, with consideration of setback requirements and existing/proposed rights-of-way, easements and restrictive covenants. Registration of a restrictive covenant pursuant to Section 219 of the Land Title Act may be required.”

20. Section 23.5 **Environmental (Watercourse) Development Permit Area** is amended by inserting the following wording in clause 7.

“The applicants must submit a plan showing Environmental (Watercourse) Development Permit Area in accordance with OCP Schedule C, along with the protected watercourse, SPEA as determined by a qualified environmental professional, steep slopes, and any other environmental features protected on site, erosion and

sediment control measures, and detailing satisfactory building envelopes, with consideration of setback requirements, access, parking and circulation, existing/proposed rights-of-way, easements, and restrictive covenants. The plan must be reviewed and signed by the applicant and all consultants or qualified professionals completing components of the application.”

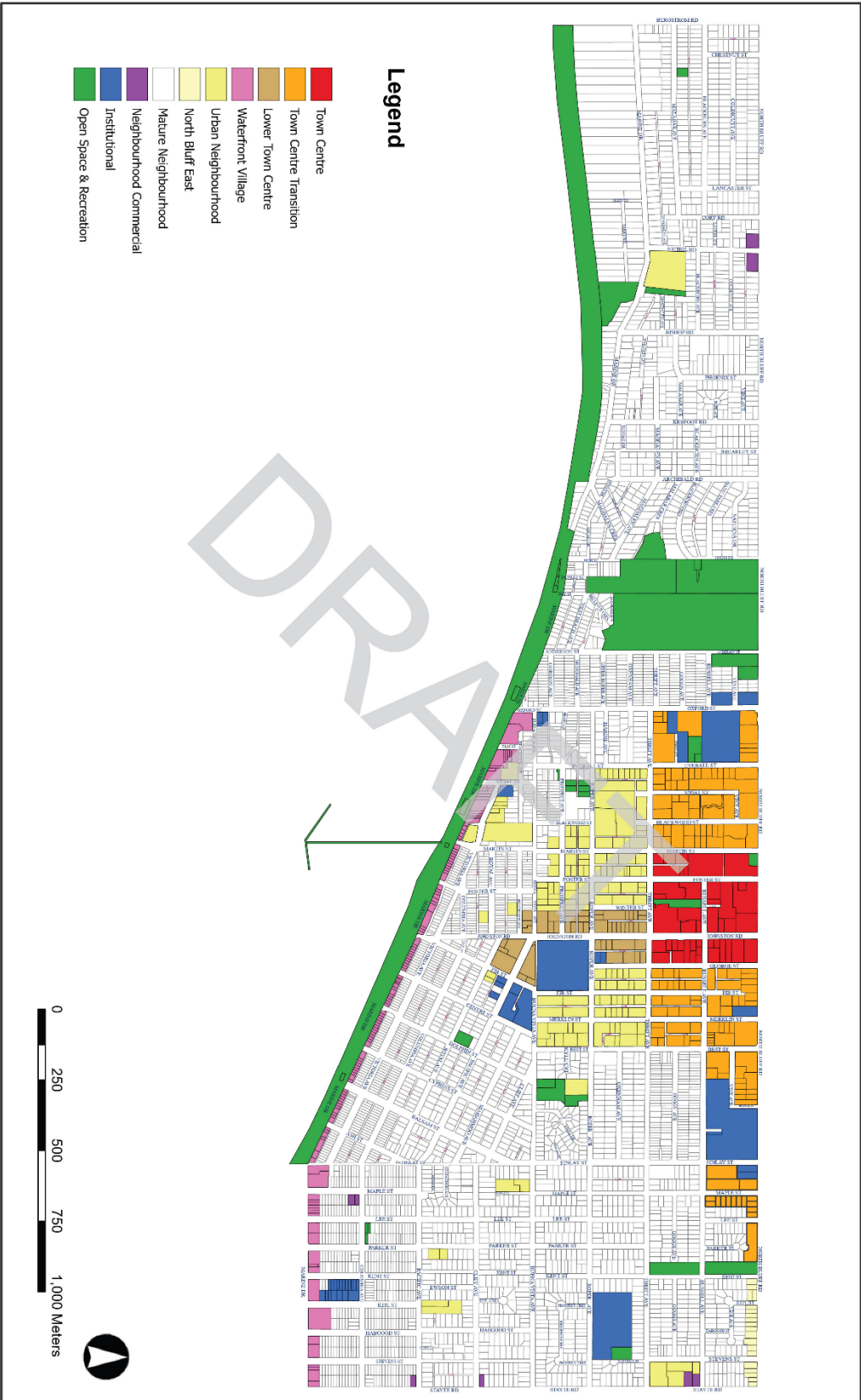
- 8. Delete duplex and triplex from the whole document and replace it with houseplex.
- 9. This Bylaw may be cited for all purposes as the “Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 4 (Development Permit Area Guidelines), 2024, No. 2519”

RECEIVED FIRST READING on the	23	day of	September, 2024
RECEIVED SECOND READING on the	23	day of	September, 2024
PUBLIC HEARING held on the		day of	2024
RECEIVED THIRD READING as amended on the		day of	2024
RECONSIDERED AND FINALLY ADOPTED on the		day of	2024

Mayor

Director of Corporate Administration

Schedule "I"

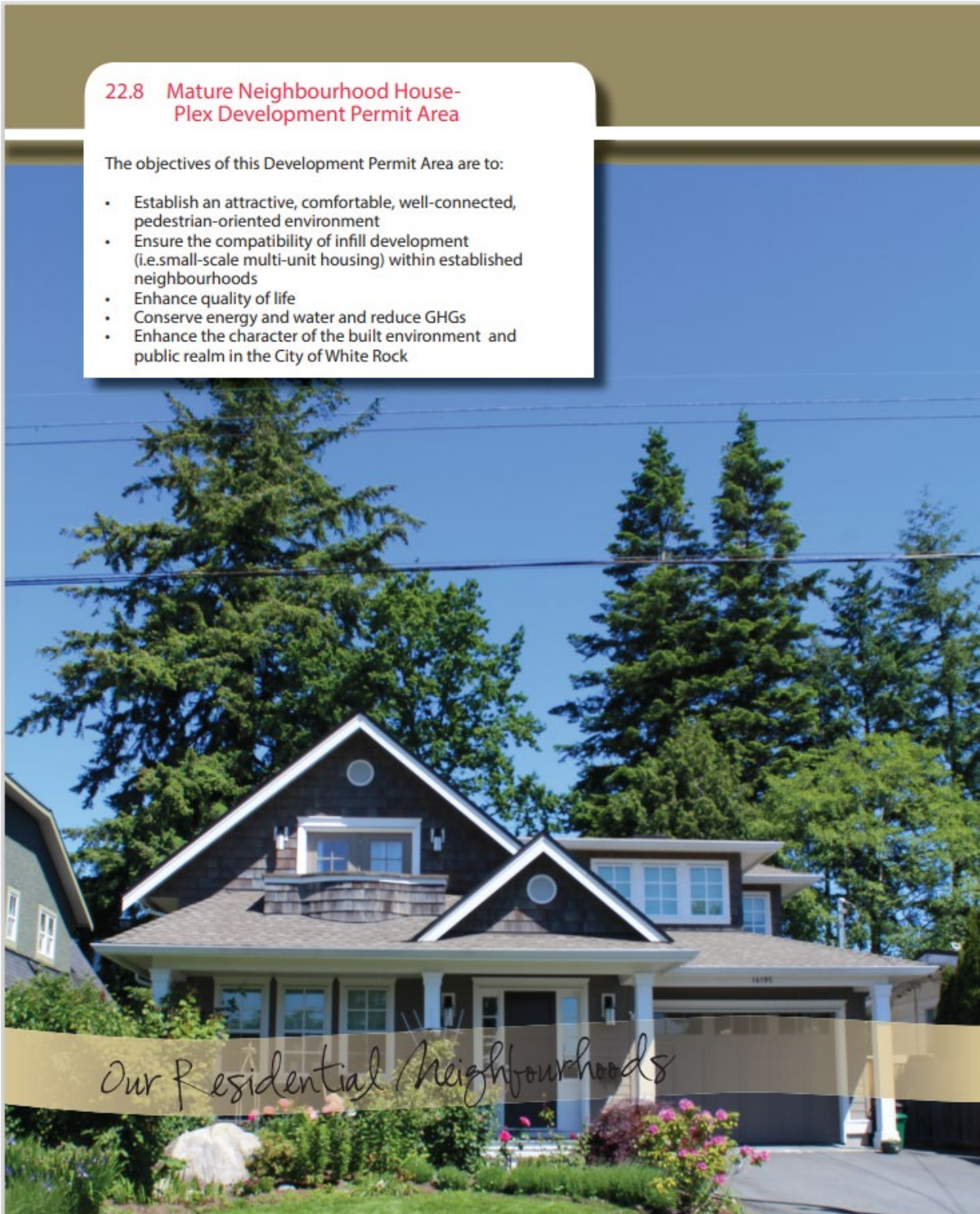


Schedule “II”

22.8 Mature Neighbourhood House-Plex Development Permit Area

The objectives of this Development Permit Area are to:

- Establish an attractive, comfortable, well-connected, pedestrian-oriented environment
- Ensure the compatibility of infill development (i.e. small-scale multi-unit housing) within established neighbourhoods
- Enhance quality of life
- Conserve energy and water and reduce GHGs
- Enhance the character of the built environment and public realm in the City of White Rock



Schedule “II”

22.8.1 Site Context

a. Neighbourhood Connectivity

Design the site to enhance the pedestrian connections in the area. Site buildings to create through-block walking connections where appropriate. Incorporate shared pedestrian accesses where possible to minimize impervious areas.

b. Streetwall Continuity

Avoid visually impermeable fencing or other monolithic features along publicly visible edges of the site.

c. Natural Features

Integrate the development with existing natural features topography and vegetation.

d. Habitat Connection & Preservation

Connect new landscaped areas and fragmented habitat to networks of open space and larger habitat corridors wherever possible.

e. Climate & Comfort

Maximize the benefits of sun exposure to public open spaces, nearby buildings, and dwelling units, while providing some shade for respite from heat. Limit building element projections into setback areas, streets, and amenity areas to protect solar access.



Guideline 22.8.1 (a), Neighbourhood Connectivity.

22.8.2 Site Layout & Landscape

a. Relationship to Grade

Limit the height and use of retaining walls, particularly along street frontages, parks, open spaces, ravines and other areas of the public realm. Site and orient buildings in a way that respects and works with topographical features.

b. Hierarchy of Spaces

Define the spaces that are public from those that are private with elements such as: grade changes, fencing, landscaping, and other features.

c. Private Common Spaces

Integrate usable private outdoor common spaces into the site layout for gardens and other activities that promote sociability and neighbourliness between residents. Provide generous and well-designed open spaces that balance screening for privacy, while maintaining sightlines to the street and attractive interfaces with the surrounding spaces.



Guideline 22.8.1 (b), Streetwall Continuity.



Guideline 22.8.2 (b), Hierarchy of Spaces.

Schedule “II”

d. Walking Connections

Connect main entrances to house-plex units to public sidewalks, trails, and parking areas.

e. Separate Access

Consider separate accesses for house-plexes that are located on corner lots or that have street and lane accesses.

f. Rear Access

For rear-facing units, clearly identify the location of the rear entrance with a walkway that incorporates a landscape border, distinct surface treatments, and/or an entry trellis or gate.

g. Vehicle Access

Minimize paved areas with narrow, shared vehicular accesses. Separate accesses are considered for house-plexes that are located on corner lots or that have street and lane accesses.

h. Safe Vehicle Movement

Consider the design and layout of driveways to ensure safe and efficient vehicle maneuvering.

i. On-Site Parking

Promote the use of on-site parking and garages over street parking by providing adequately sized parking spaces for residents’ vehicles at or above minimum Zoning Bylaw requirements, ensuring they are well-designed and easily accessible.

j. Siting Parking

Provide access to parking from a secondary street or lane, wherever possible. Incorporate parking into the natural landscape where feasible to reduce the need for lot grading.

k. Parking & Pervious Area

Minimize paved areas with narrow, shared vehicular accesses.

l. Stormwater Management

Site design should incorporate stormwater runoff mitigation features. This may include elements like raingardens, landscape strips for parking areas and permeable surface treatment, that are consistent with approved city policies and practices.



Guideline 22.8.2 (c), Private Common Spaces.



Guideline 22.8.2 (e), Separate Access.



Guideline 22.8.2 (i), On-site parking using pervious materials.

Schedule “II”

m. Low Impact Development

Use Low Impact Development Techniques for stormwater management, where appropriate, in accordance with the City’s Integrated Storm Water Management Plan (ISWMP). This includes but is not limited to bio-swales, cisterns, and permeable paving. Design for narrower lanes, access roads, and driveways.



Guideline 22.8.2 (l & o), Stormwater management and Tree selection.

n. Tree Health & Preservation

Preserve existing trees especially those that are large, mature, and healthy wherever possible and incorporate them into the landscape design. Ensure all new trees are planted with sufficient soil volume, using soil cells where appropriate, and incorporate diverse native shrub layers below trees to intercept stormwater.

o. Tree Selection

Select tree species that will maximize passive solar gain, natural ventilation, and natural cooling. Prioritize the selection of native tree species such as Western Red Cedar, Common Douglas Fir, and Bigleaf Maple.

p. Plant Selection (Smart Landscaping)

Maximize the use of drought tolerant species that can withstand the seaside setting and require minimal irrigation. Avoid planting invasive species.



Guideline 22.8.2 (q) , Shrubs and Hedges.

q. Shrubs and Hedges

Use only small shrubs, ornamental and turf grasses, herbaceous perennials, and groundcovers on city property and in areas within 2.0 m from the sidewalk, street curb, or road edge to maintain clear sightlines. Avoid the use of tall hedges, especially in areas adjacent to public property.

r. Passive Solar Design

Follow passive solar design principles for the orientation and siting of buildings. Maximize passive ventilation and passive cooling through building orientation.



Guideline 22.8.2. (s), Cool Materials.

s. Cool Materials

Where impermeable materials are used, select light coloured reflective paving materials such as white asphalt or concrete for paths and driveways to reduce heat absorption and urban heat island effect.

Schedule “II”

t. Signage Clarity

Provide visible and legible signage identifying building addresses at all entrances in a colour contrasting with the building, and either illuminated in periods of darkness or reflective for easy visibility at night. When building addresses are not visible from the street frontage, use directional address signs.

u. Mailbox Siting

Consider the siting of mailboxes during site design so that a front-loading lockbox is easily accessible for mail delivery and complies with Canada Post standards.

v. Space for Waste

Provide sufficient on-site space for garbage, recycling, and composting where appropriate. These areas are to be located so that they are convenient for users and accessible for waste / recycling / compost collection and removal.



Guideline 22.8.4 (b), Visual Interest.

22.8.4 Buildings

a. Varied Configurations

Consider alternatives to the traditional side-by-side and mirror-image house-plexes, such as front/rear and top/bottom layouts. Avoid repetition of plex-house designs and incorporate variations in massing from one building to the next and throughout a neighbourhood.

b. Visual Interest

Create visual interest with a variety of cladding colours, materials and architectural details that break up the mass of the building and give each dwelling unit in a plex-house development its own visual identity. Open verandas and peaked roofs are encouraged.

c. Roof Design

Ensure that roof elements do not dominate the building, particularly on larger buildings. Where possible, minimize the visual impact of rooftop railings, screens, and accesses.

d. Roof Orientation & Rooflines

Orient the slope of the roof in the same direction as the natural slope of the lot. Avoid roof and dormer pitches steeper than 4/12 for a gentle slope that helps protect views.



Guideline 22.8.4 (c), Roof Design.



Guideline 22.8.4 (d), Roof Orientation & Rooflines.

Schedule “II”

e. Decks, Balconies & Patios

Create meaningful, private outdoor environments that respect the privacy of surrounding neighbours and are sensitive to the local context through features like decks, balconies, and groundfloor/rooftop patios

f. Weather Protection

Incorporate weather-protection to all main entrances. This may take the form of overhangs, recesses, or awnings. A covered entry is not required to have posts or a traditional porch appearance and should fit with the architectural style of the development.

g. Garage Design and Placement

Ensure that garages do not dominate the front face of a building. If a garage faces a street, design it to be subordinate to the pedestrian entrance in terms of size, prominence on the streetscape, location, and architectural emphasis. Use landscaping to screen and soften the appearance of a garage.

h. Stairs

Design outdoor stairs with similar materials as the main building and integrate them with the building’s architecture so they do not dominate the face of a building. Encourage stairs with offset runs and wider landings to break up the run’s length. Use plantings and furnishings on the landings to create visual interest.

i. Efficient Homes

Design roofs to maximize opportunities for solar collection in winter and control solar gain on south-facing facades by blocking high-angle sun in summer.

j. Building Material

Incorporate west coast design elements with the use of natural materials, including brick, stone, concrete, exposed heavy timber, and/or steel. Avoid vinyl siding and stucco for cladding. Use rich natural tones which reflect the natural landscape and seascape as the dominant colours, with brighter colours used only as accent

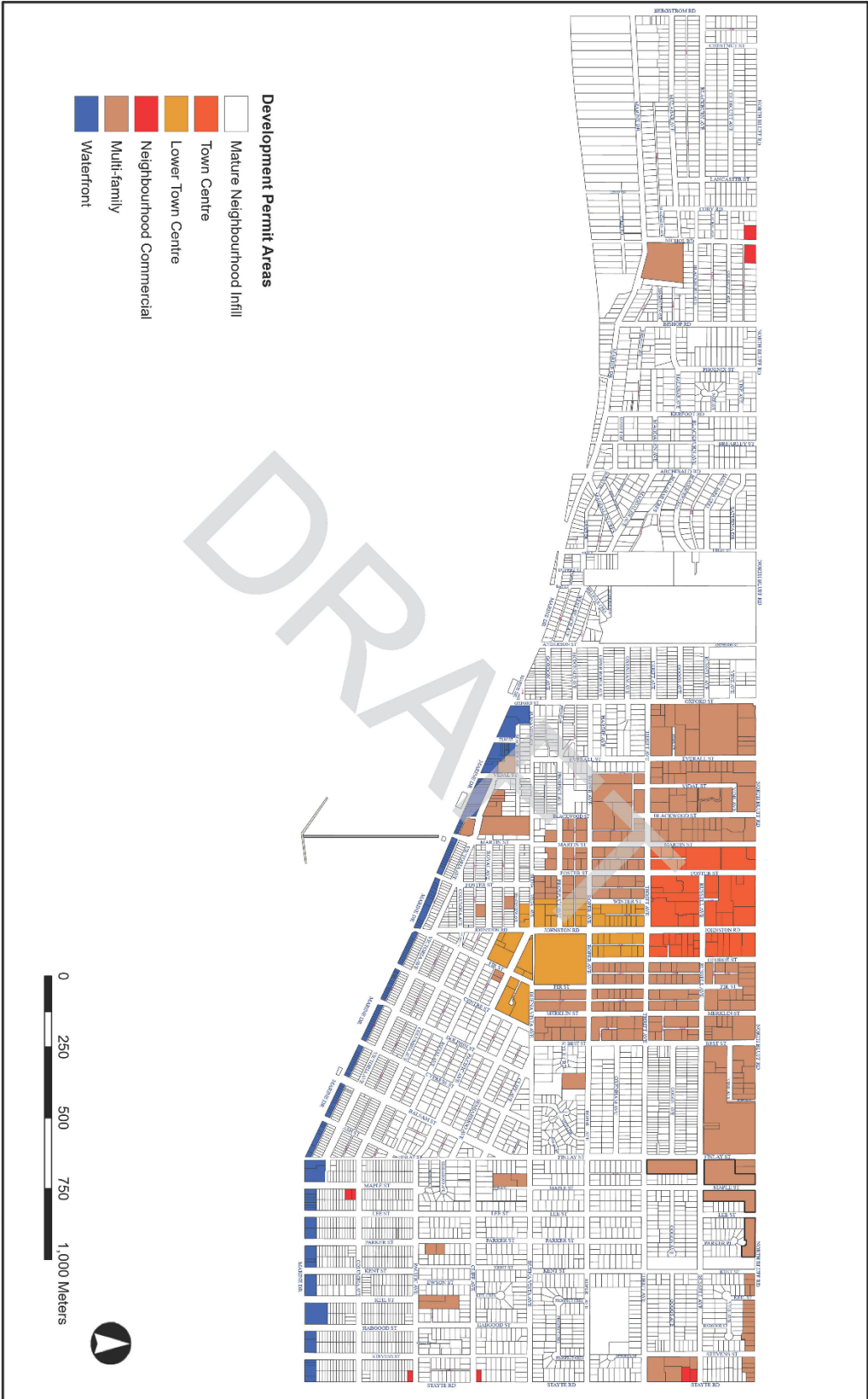


Guideline 22.8.4 (g), Garage Design and Placement.



Guideline 22.8.4 (h), Stairs.

Schedule "III"



Schedule B Form and Character Development Permit Areas

Print Date: 9/11/2024

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: September 23, 2024

TO: Mayor and Council

FROM: Anne Berry, Director, Planning and Development Services

SUBJECT: Consideration of First and Second Reading for OCP Bylaw Update – DPA Guidelines Update Related to SSMUH (Bylaw 2519)

RECOMMENDATIONS

THAT Council:

1. Receive the September 23, 2024, Corporate report from the Director of Planning and Development Services, titled “Consideration of First and Second Reading for OCP Bylaw Update – DPA Guidelines Update Related to SSMUH (Bylaw 2519);”
2. Has, pursuant to Section 475(2) of the *Local Government Act*, considered whether opportunities for consultation should be early and ongoing, and specifically whether consultation is required with:
 - a) The board of the regional district in which the area covered by the plan is located, in the case of a municipal official community plan;
 - b) The board of any regional district that is adjacent to the area covered by the plan;
 - c) The council of any municipality that is adjacent to the area covered by the plan;
 - d) First Nations;
 - e) Boards of education, greater boards and improvement district boards, and the Provincial and Federal governments and their agencies; and
 - f) and in that regard, considers it unnecessary to provide further consultation opportunities, except by way of holding a public hearing on the Bylaw.
3. Consider the consultation outlined in the corporate report titled “Consideration of first and second reading for OCP Bylaw update – DPA guidelines update related to SSMUH (Bylaw 2519);” and dated September 23, 2024, as appropriate for consultation with persons, organizations and authorities that will be affected by “*Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 4 (Development Permit Area Guidelines), 2024, No. 2519,*” pursuant to section 475 of the *Local Government Act*;
4. Has, pursuant to Section 477(3) of the *Local Government Act*, considered “*Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 4 (Development Permit Area Guidelines), 2024, No. 2519*” in conjunction with the City’s financial plan and waste management plans, as outlined in the “Consideration of first and second reading for OCP Bylaw update – DPA guidelines update related to SSMUH (Bylaw 2519)” report presented at the September 23, 2024 Council meeting, and in that regard, considers that no further consideration of the financial plan and waste management plans is required at this time;

5. Has, pursuant to Section 473(4) of the *Local Government Act*, considered the Provincial Policy Manual and Site Standards for Small-Scale Multi-Unit Housing and the Provincial Policy Manual: Transit-Oriented Areas, as outlined in the “Consideration of first and second reading for OCP Bylaw update – DPA guidelines update related to SSMUH (Bylaw2519)” report presented at the September 23, 2024 Council meeting and, in that regard, consider that no further consideration of the Provincial Policy Manual is required at this time;
 6. Give first and second readings to “*Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 4 (Development Permit Area Guidelines), 2024, No. 2519;*” and,
 7. Direct staff to schedule the public hearing for “*Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 4 (Development Permit Area Guidelines), 2024, No. 2519*”.
-

EXECUTIVE SUMMARY

The purpose of this report is to bring forward to Council proposed amendments to Development Permit Areas within the Official Community Plan (OCP) that apply to Small Scale Multi-Unit Housing (SSMUH) forms that the City of White Rock was mandated to facilitate under the *Local Government Act* (LGA) through *Bill 44-2023 Housing Statues (Residential Development) Amendment Act, 2023*. In addition, there is a proposed amendment to remove the East Side Large Lot Development Permit Area (Form & Character DPA) and replace it with Multi-Family DPA. In conjunction with this Development Permit Area change, staff is recommending that those properties that are currently subject to the East Side Large Lot Infill development permit area land use designation be changed from **East Side Large Lot Infill Area** to **Town Centre Transition**.

Appendix A includes a copy of draft Bylaw No.2519 which includes the proposed amendments to the OCP for Council’s consideration for first and second reading. Appendix B includes a comprehensive report detailing the review and analysis undertaken and recommendations proposed by the consultant to support staff in this review.

BACKGROUND

The Province passed legislation in December of 2023 to facilitate an increase to the supply, diversity, attainability, as well as, affordability of housing for local governments with populations over 5,000 as part of the Province’s Homes for People Action Plan.

SSMUH legislation mandates Local Governments in BC to permit more housing density, as well as a variety of housing forms in neighbourhoods that have been predominantly single family or duplex lots and in the case of the City of White Rock also along frequent transit stops. SSMUH housing forms include the following forms in the City of White Rock:

- One-unit residential.
- Registered secondary suites.
- Housplex – up to six units.
- Accessory Dwelling Unit (ADU).

As part of Phase Two for work related the Bill 44 Implementation that is scheduled for 2024-2025, the proposed amendments to the Development Permit Areas (DPA) and associated guidelines contained in the OCP will provide Development Permit guidelines to support SSMUH development within the City of White Rock. These amendments will also streamline the processing of development permits for SSMUH, making implementation easier.

The OCP currently contains seven (7) DPAs for Form and Character. With the proposed changes to support SSMUH, there will be one change in the total number of Form and Character Development Permit Areas which is explained further in this staff report. There are currently three (3) Development Permit Areas that are intended to protect the natural environment, ecosystems, and biological diversity in White Rock. There is no recommendation to remove these DPAs, however minor revisions are proposed to support SSMUH development.

DISCUSSION

Legislative Framework for Development Permits

The *Local Government Act* under Division 7 – Development Permits Section 488 (1) states that “an official community plan may designate development permit areas for ...” several reasons. The City’s OCP has the following DP areas:

- (a) protection of the natural environment, its ecosystem and biological diversity;*
- (b) protection of development from hazardous conditions;*
- (e) establishment of objective for the form and character of intensive residential development; and*
- (f) establishment of objectives for the form and character of commercial, industrial or multi-family residential development.*

The City engaged MODUS Planning, Design & Engagement Inc. (“Consultant”) to undertake a review of the existing DP areas and the associated guidelines for each of those DP areas. The review and recommendations had to fulfill *Section 457.1 of the Local Government Act (LGA)* which states:

“The following powers must not be exercised in a manner that unreasonably prohibits or restricts the use or density of use required to be permitted under section 481.3 [zoning bylaws and small-scale multi-family housing]:”

Section 457.1 of the LGA was implemented to support SSMUH legislation so local governments could not unreasonably restrict the density and use of land prescribed within the SSMUH legislation.

The proposed updates are contained within the memo from the consultant which is attached as Appendix B to this report. Table 1.0 below provides an overview of the review and related analysis and recommendations.

Table 1: Overview of DPA sections in OCP with recommended amendments

REVIEW	RECOMMENDATION
Form and Character DPAs	
Development Permit Exemptions <i>(Section 22.2)</i>	<ul style="list-style-type: none">• Exempt one-unit residential and Houseplexes up to four (4) units from Form & Character DPAs.
East Side Large Lot Infill <i>(Section 22.8)</i>	<ul style="list-style-type: none">• This DPA be removed from the OCP, and its subject properties be designated under the Multi-Family DPA category.
Mature Neighbourhood Infill Development Permit Area <i>(Section 22.9)</i>	<ul style="list-style-type: none">• Rename to “Mature Neighbourhood House-Plex” DPA

REVIEW	RECOMMENDATION
	<ul style="list-style-type: none"> • Update structure to follow a progression in scale: <ul style="list-style-type: none"> ○ Site Context ○ Site Layout & Landscape ○ Building Design • Provide a title and reference number for each guideline • Use an action-oriented, imperative sentence for each guideline • Remove references of “duplex/triplex” and updating language to reference “House-plex” • Stronger guidelines to reflect new house-plex typologies, notably: <ul style="list-style-type: none"> ○ Shared access for vehicles and pedestrians ○ Outdoor stairs ○ Parking ○ Access to common green space ○ Permeable space ○ Balconies, patios, and rooftops.
Environmental Development Permit Areas (EDPA)	
<p>Overview and Authority <i>(Section 23.1)</i></p>	<ul style="list-style-type: none"> • Consider making more explicit the trigger for requiring an EDPA by adding “subdivision and rezoning” • Consider allowing Council to vary property line setbacks or building heights, where necessary, to protect environmental features.
<p>Floodplain <i>(Section 23.3)</i></p>	<ul style="list-style-type: none"> • Consider requiring a more detailed site plan that coordinates all aspects of the application.
<p>Ravine Lands & Significant Trees <i>(Section 23.4)</i></p>	<ul style="list-style-type: none"> • Consider adding a new condition that notes securities may be required. • Consider requiring a more detailed site plan that coordinates all aspects of the application. • Consider removing 23.5.5 “Council may, as part of a development permit, vary the property line setback or building height requirements of the Zoning Bylaw where it can be demonstrated that such variance is needed to facilitate the development proposal while attempting to satisfy the objective of preserving mature, healthy trees on the site. Innovative site designs which are in harmony with existing healthy, mature trees and other natural features are

REVIEW	RECOMMENDATION
	<p>encouraged...” in favour of a higher-level statement under 23.1 “Overview and Authority”.</p>
<p>Watercourse (Section 23.5)</p>	<ul style="list-style-type: none"> • Consider broadening condition #5 to include securities for a wider range of landscaping activities, beyond just trees and vegetation. • Consider requiring a more detailed site plan that coordinates all aspects of the application.

In addition to the review to support SSMUH legislation, the consultant reviewed the properties located east of Finlay Street, south of North Bluff Road, west of Kent Street and north of Russell Avenue that are currently within the East Side Large Lot Infill development permit area (see Figure 1.0 below).

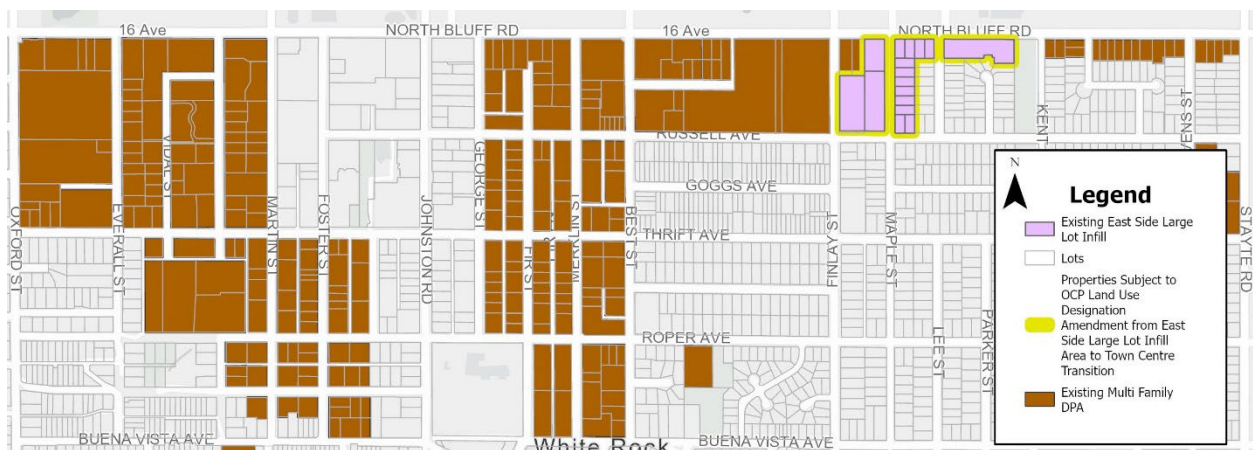


Figure 1: OCP amendment proposed for Properties highlighted in yellow from East Side large Lot DPA to Multi-family DPA

The review was to determine if these properties (highlighted in yellow in Figure 1.0 above) should be included in the Multi-Family development permit area. The consultant and staff are recommending that these properties be included within the Multi-Family development permit area as “...many of these properties have already redeveloped from single detached homes into multi-family residential buildings, and the remainder could simply be captured by existing Multi-Family DPAs¹. Table 1.0 above includes this recommendation. Additionally, staff notes in addition to properties developed within this DP area (i.e. ALTUS), one townhouse development

¹ Small Scale Multi-Unit Housing Development Permit Area Updates City of White Rock prepared by MODUS Planning, Design & Engagement Inc. September 2024.

is currently under construction, and three proposals for multi-family developments are in different stages in the planning process and will fit within the Multi-Family Form and Character DPA.

Staff is also recommending that those properties currently within the East Side Large Lot Infill land use designation be changed from **East Side Large Lot Infill Area** to **Town Centre Transition** as shown in Figure 2.0 below.

The rationale for this land use designation change is as follows:

- Reflects the current land uses on some of the lands;
- Reflects development applications that have been approved but have not been built or currently under construction; and
- Supports development applications that are instream.

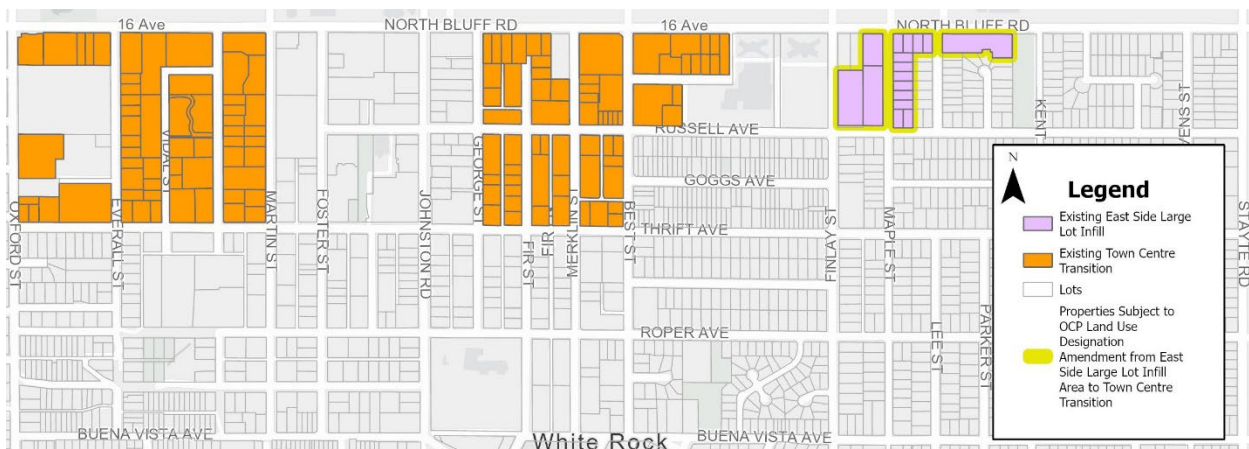


Figure 2: OCP amendment proposed for Properties highlighted in yellow from East Side large Lot Infill to the Town Centre Transition land use designation.

As an additional measures, to ensure that the heights and densities for the East Side Large Lot Infill designated properties are maintained if redesignated, staff recommend including a specific section under the “Density and Height” policy within the Town Centre Transition designation for these properties east of the Peace Arch Hospital. This amendment will ensure that future growth in this area meets the original intent of the East Side Large Lot Infill area when redeveloped. Table 2.0 below includes this action and is included within the attached draft Bylaw in Appendix A. Staff notes that Council has directed a land use study for the North Bluff Corridor. These proposed changes do not preclude this area from being included within this study, but simply align the bylaw with the status quo and SSMUH. No actual increase or change in density is proposed beyond what has been mandated by the Province.

Staff have reviewed the OCP to determine if there are additional changes required as a result of the proposed changes outlined in this report. The following changes have been identified and are included in draft “Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 4 (Development Permit Area Guidelines), 2024, No. 2519” attached as Appendix A to this report:

Table 2.0

Current OCP	Action	Rationale
Policy 7.4.2 Duplexes and Triplexes – Encourage duplexes and triplexes to be spread out throughout the City	Delete Policy 7.4.2 from the OCP.	The update to the Zoning Bylaw for SSMUH no longer includes duplexes and triplexes as these

Current OCP	Action	Rationale
<p>rather than focused in specific areas, by:</p> <ul style="list-style-type: none"> a. Limiting the number of duplexes and triplexes along a single block frontage to 20% of the total number of properties; b. Discouraging duplexes and/or triplexes adjacent to one another (i.e. sharing interior side lot lines); c. Encouraging duplexes on corner lots and lots with lane access; and, d. Limiting triplexes to lots with lane access. 		<p>housing forms have been replaced by houseplex.</p>
<p>All references to “Duplex and Triplex”</p>	<p>Delete from the OCP.</p>	<p>The update to the Zoning Bylaw for SSMUH no longer includes duplexes and triplexes as these housing forms have been replaced by houseplex.</p>
<p>Policy 8.2.2 Density and Height – Concentrate the highest heights and densities adjacent to the Town Centre along North Bluff Road. Maximum allowable densities (FAR) are outlined in Figure 9 and policy 8.2.3, and maximum heights (in storeys) are illustrated in Figure 10.</p>	<p>Amend Policy 8.2.2. to include the following:</p> <p>“Density and Height – Allow mixed-use buildings on Finlay Street with a maximum density of 2.5 FAR in buildings of up to six storeys in height. Allow ground-oriented townhouses on Maple Street with a maximum density of 1.5 FAR in buildings of up to three storeys. On North Bluff Road, allow townhouses and low-rise buildings up to 1.5 FAR, in buildings up to four storeys east of Lee Street, and up to three storeys west of Lee Street, with six storeys and 2.5 FAR west of Lee Street if Affordable Rental Housing is included as outlined in policy 11.2.1.c. Density and height maximums for single family homes shall be as required in the City’s Zoning Bylaw.”</p>	

North Bluff Corridor Study and OCP review (to align with interim Housing Needs Report)

One of Council’s Strategic Priorities is to assess the long-term land use and density in Uptown (town centre) along North Bluff Road, from Oxford Street to Finlay Street, in consultation with Surrey’s approved Semiahmoo Town Centre Plan. On June 12, 2023, Council directed staff to develop a scope of work and cost estimate for the Land Use Plan for the North Bluff Corridor Study.

With the introduction of Bill 44 in December 2023, the Province introduced additional requirements for local government to identify housing needs and to plan for what is then needed. The following two action items need to be completed in 2024 and 2025, and they interrelate with the North Bluff Corridor Study:

December 31, 2024

Interim Housing Needs Report to be adopted.

December 31, 2025

Municipalities to have completed their first comprehensive review and update of the City's Official Community Plan and Zoning Bylaw to align with the interim Housing Needs Report.

On June 29, 2024, Council directed staff to combine the North Bluff corridor study with the required OCP update scheduled to begin in early 2025 in the interest of proactive long-term planning. This enables staff to conduct a comprehensive analysis of all existing land uses within the City, which includes the North Bluff corridor area, in consultation with Surrey’s approved Semiahmoo Town Centre Plan. This work will also include incorporating the findings from the interim housing needs report that will provide the local housing needs over the next 20-year period, as the OCP and Corridor Study are interrelated projects.

Staff anticipate presenting a combined scoping report and request for proposal for this work in the fall of 2024. The combined OCP review and North Bluff Corridor Study project is intended to commence in the fall of 2024 with a completion date before December 31, 2025.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

OCP Amendment Consultation

Staff has reviewed the proposed OCP amendment bylaw (Bylaw 2519) with respect to the Local Government Act and the following tables provide details on the recommendations on referrals.

Table 3: OCP Consultation Summary

Stakeholder	Referral Comment
The Board of the Greater Vancouver Regional District (GVRD)	No referral necessary, as they are not affected.
The Councils of Adjacent Municipalities	No referral necessary, as they are not affected.
First Nations – Semiahmoo First Nations	No referral necessary, as they are not affected.
TransLink	No referral necessary, as they are not affected.
Fraser Valley Health Authority	No referral necessary, as they are not affected.
Surrey School Board	No referral necessary, as they are not affected.
All relevant Federal and Provincial Government Agencies	No referral necessary, as they are not affected.
Community Organizations and Neighbours	They will have the opportunity to comment regarding the proposed OCP amendment before and including the Public Hearing.

ALIGNMENT WITH STRATEGIC PRIORITIES

The proposed amendments do not support a specific strategic priority but support the Housing and Land Use priority by reducing requirements to provide some forms of housing.

ALTERNATIVES

1. Give first and second readings to “Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 4 (Development Permit Area Guidelines), 2024, No. 2519;”
2. Defer consideration of the proposed Official Community Plan Bylaw, and instruct staff to provide further information or revisions; or

3. Decline to give first and second readings of the proposed Official Community Plan Bylaw.

CONCLUSION

Staff recommend that Council give “Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 4 (Development Permit Area Guidelines), 2024, No. 2519” first and second reading and authorize staff to schedule the public hearing. In addition, there are recommended resolutions to fulfill the requirements of the *Local Government Act* with respect to consultation and consistency with the City’s financial plan and waste management plans.

Respectfully submitted,



Wendy Cooper, M.Sc., MCIP, RPP
Planner



Neethu Syam
Planning Division Lead

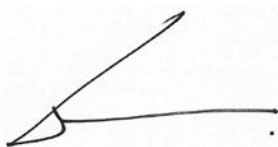
Reviewed and Approved by,



Anne Berry, MCIP, RPP
Director, Planning and Development Services

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.



Guillermo Ferrero
Chief Administrative Officer

Appendix A: Draft Bylaw “*Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 4 (Development Permit Area Guidelines), 2024, No. 2519*”

Appendix B: Consultant’s Report - Small Scale Multi-Unit Housing Development Permit Area Updates



MODUS

from insight to impact

SMALL SCALE MULTI-UNIT HOUSING DEVELOPMENT PERMIT AREA UPDATES

City of White Rock

Prepared by: MODUS Planning, Design & Engagement Inc.

Date: September 2024



TABLE OF CONTENTS

1	Introduction	1
1.1	Bill 44 & Development Permit Areas	2
2	Background Analysis	3
3	Recommendations	3
3.1	Development Permit Area Exemptions	3
3.2	East Side Large Lot Infill Development Permit Area	3
3.3	Mature Neighbourhood Infill Development Permit Area	4
3.4	Environmental Development Permit Area	5
4	Conclusion	6
APPENDIX A		
	Mature Neighbourhood House-Plex DPA Guidelines	8





1 Introduction

In the Spring of 2023, the Province of BC introduced the Homes for People Plan which aims to increase housing supply and create more diverse housing options in BC. To implement the Homes for People Plan, the Province introduced sweeping legislative changes through a series of legislative bills. Among these is Bill 44 - Housing Statutes (Residential Development) Amendment Act which requires municipalities to allow Small-Scale Multi-Unit Housing (SSMUH) in zones that are otherwise restricted to single-family dwellings or duplexes.

To meet the new requirements of Bill 44, the City of White Rock recently updated its Zoning Bylaw with the applicable density requirements for SSMUH and explored other implementation factors outlined by the Province. As a next step, the City of White Rock has engaged MODUS to assist with updating its Development Permit Areas to reflect SSMUH development, provincial legislation, and zoning updates.

Specifically, MODUS is providing recommendations in three stages:

- Recommendations for Zoning Bylaw amendments to meet the June 30th requirements for Bill 44, including an approach to meet minimum densities, with a review of definitions, opportunities for zone consolidation, and updated parking requirements. (Complete)
- Reviewing how the proposed Zoning Bylaw amendments might impact the City’s Development Permit Area guidelines, including providing recommendations to ensure DPAs do not unreasonably prohibit or restrict the use or density of use required under the provincial legislation.
- Reviewing White Rock’s updated Development Procedures Bylaw for opportunities to strengthen alignment with Provincial requirements and expectations.

This report focuses on Stage 2: Recommendations on updates to Development Permit Areas; the third and final stage will be tackled following Staff & Council direction on these recommendations.

1.1 Bill 44 & Development Permit Areas

Adopted in December 2023, Bill 44: Housing Statutes (Residential Development) Amendment Act requires local governments to allow for increased density in restricted residential zones. The increased density can include a mix of single detached homes, secondary suites, garden suites, carriage homes, duplexes, triplexes and/or rowhouses.

Specifically, the City's bylaws must:

- Permit up to 3 or 4 units (depending on the lot size) on lots currently restricted to single-detached homes or duplexes;
- Permit up to 6 units on single-detached and duplex lots within 400 m of frequent service bus stops;
- Remove minimum requirements for residential parking for homes within 400 m of frequent bus stops; and
- Consider reducing minimum requirements for residential parking for all properties affected by the legislation.

To meet the legislative requirements, the City must also ensure that its Official Community Plan and Zoning Bylaw are consistent and that they reflect the City's housing needs. Subsequently, these bylaws must be updated every 5 years.

Development Permit Areas (DPAs) remain an important tool available to local governments to establish the conditions under which land alteration and development can take place. Section 488 of the Local Government Act identifies four types of DPAs:

1. Protection of:

- The natural environment, its ecosystems and biological diversity
- Development from hazardous conditions
- Farming

2. Revitalization of an area in which a commercial use is permitted

3. Establishment of objectives for the form and character of:

- Intensive residential development
- Commercial, industrial or multi-family residential development
- Development in a resort region

4. Promotion of:

- Energy conservation
- Water conservation
- Reduction of greenhouse gas emissions

SSMUH legislation allows the continued use of DPAs, "provided they do not unreasonably restrict the ability to use land at the use or density prescribed by the new legislation" (Provincial Policy Manual & Site Standards). The Provincial SSMUH Policy Manual encourages local governments to use the following principles when developing DPA guidelines for SSMUH development:

- **Provide Clear Direction and Be Specific:** DPA guidelines should be clearly articulated to remove discretion over how they are interpreted and how the intent of the guidelines can and has been met.
- **Staff Delegation:** Authority to issue development permits should be delegated to staff under the provisions of LGA section 490(5) to improve consistency in the adjudication of applications and the timeliness of approvals.
- **Advisory Urban Design Panels/Commissions:** Ensuring SSMUH projects are not subject to review by advisory design panels or planning commissions will help ensure expedient and consistent approvals.
- **Recognize Constraints Through Permissive Requirements:** DPA guidelines should take into account the significant space-related constraints and limited financial viability for SSMUH housing forms and avoid the inclusion of requirements that are impractical due to these constraints.

The following background analysis and recommendations were completed with consideration of these principles.

2 Background Analysis

MODUS has worked closely with City staff to review and analyze the existing set of DPAs within White Rock's OCP. The background review and analysis focused on the OCP's "Part D: Development Permit Area Guidelines" including:

- Development Permit Area Exemptions
- East Side Large Lot Infill Development Permit Area
- Mature Neighbourhood Infill Development Permit Area
- Environmental Development Permit Areas
 - » Floodplain
 - » Ravine Lands & Significant Trees
 - » Watercourse

Other DPAs are either The analysis was specifically concerned with any guidelines or requirements that could be seen as an unreasonable barrier to SSMUH developments. It also sought to find gaps in the guidelines for housing forms that were not previously allowed (e.g. 3-6 plex units on a single property) and to establish clear, concise, and consistent language for ease of implementation.

3 Recommendations

The following recommendations for Development Permit Area updates are informed by the background analysis.

3.1 Development Permit Area Exemptions

With the allowance of new plex-home types up to six units on one lot, it is likely that the City will soon notice a greater amount of development applications in its single detached neighbourhoods. Common housing types like a single detached homes, secondary suites, duplexes, and triplexes are well documented throughout the Metro Vancouver region and can be regulated effectively using zoning provisions. Fourplexes up to sixplexes are much less common and introduce greater design complexity and variety in configurations, especially given the topographical challenges that exist in White Rock.

To ease the burden of reviewing and approving development permit applications for what are standard building types in most neighbourhoods, **it is recommended that White Rock exempt single detached homes, duplexes and triplexes from Form & Character DPAs.**

3.2 East Side Large Lot Infill Development Permit Area

The East Side Large Lot Infill Form & Character DPA covers a small cluster of properties contained by Finlay Street to the west, Kent Street to the east, North Bluff Avenue to the north and Russell Avenue to the south. Many of these properties have already redeveloped from single detached homes into multi-family residential buildings, and the remainder could simply be captured by existing Multi-Family DPAs.

While the East Side Large Lot Infill DPA provides some guidance on plex-home formats, **it is recommended this DPA be removed from the OCP and its subject properties be designated under the Multi-Family DPA category.**

3.3 Mature Neighbourhood Infill Development Permit Area

As the primary Form & Character DPA for intensive residential redevelopment, covering the large majority of SSMUH impacted lands, the Mature Neighbourhood Infill DPA is subject to the greatest amount of recommended changes.

The following recommendations are intended to adapt the Mature Neighbourhood Infill Development Permit Area guidelines for SSMUH development and create a more user-friendly and effective framework for implementing them:

- Rename to “Mature Neighbourhood House-Plex” DPA
- Update structure to follow a progression in scale:
 - » Site Context
 - » Site Layout & Landscape
 - » Building Design
- Provide a title and reference number for each guideline
- Use an action-oriented, imperative sentence for each guideline
- Remove references of “duplex/triplex” and updating language to reference “House-plex”
- Stronger guidelines to reflect new house-plex typologies, notably:
 - » Shared access for vehicles and pedestrians
 - » Outdoor stairs
 - » Parking
 - » Access to common green space
 - » Permeable space
 - » Balconies, patios, and rooftops
 - » Flat and peaked roofs

The new comprehensive set of recommended DPA guidelines are provided in Appendix A. While the scope of this work only covered DPAs that are impacted by SSMUH legislation, it is recommended that the new format and structure of the guidelines be adopted for other DPAs at a later date, as part of a comprehensive review of White Rock’s OCP and/or DPAs.



3.4 Environmental Development Permit Area

Review of the Environmental Development Permit Areas (EDPA) was conducted to assess their alignment with SSMUH legislation. Overall, our analysis concludes that while improvements could be made — particularly to administrative and procedural requirements — the current guidelines and requirements are justified and do not pose an unreasonable barrier to SSMUH densities.

The following recommendations could strengthen White Rock's EDPAs.

Overview & Authority

- **Consider making more explicit the trigger for requiring an EDPA by adding “subdivision and rezoning” to the second sentence in the last paragraph as follows:**

The following Sections outline the information that is required to be submitted by a property owner or applicant prior to any development on a property, including **rezoning, subdivision**, demolition, excavation, tree removal and construction.

- **Consider allowing Council to vary property line setbacks or building heights, where necessary, to protect environmental features. Consider moving and amending the following clause from Section 23.4 to 23.1 or creating a new section after 23.1 that reads as follows:**

Council may, as part of a development permit, vary the property line setback or building height requirements of the Zoning Bylaw where it can be demonstrated that such variance is needed to facilitate the development proposal while attempting to satisfy the objective of preserving steep slopes, significant trees or environmentally sensitive features. Innovative site designs which are in harmony with existing healthy, mature trees and other natural features are encouraged.

Environmental (Floodplain) Development Permit Area

- **Consider requiring a more detailed site plan that coordinates all aspects of the application. Add a new clause (#5):**

5. The applicants must submit a plan showing the Environmental Development Permit Area in accordance with OCP Schedule C, along with any protected trees or environmental features on site, and detailing satisfactory building envelopes, with consideration of setback requirements, access, parking and circulation, and existing/ proposed rights-of-way, easements, and restrictive covenants. The plan must be reviewed and signed by the applicant and all consultants or qualified professionals completing components of the application.

Environmental (Ravine Lands & Significant Trees) Development Permit Area

- **Consider adding a new condition #2 that notes securities may be required (in accordance with section 23.5):**

2. The applicants may be required to provide securities to prevent an unsatisfactory landscaping condition, an unsafe condition and/or damage to the natural environment as a result of a contravention to a condition in the Development Permit. The amount of securities will be equal to the estimated cost of rehabilitating and/or restoring the environmental area. The securities may be withheld by the City in the event that the Riparian Assessment Area is damaged due to a contravention of a Development Permit. The applicant(s) may be required to submit a cost estimate of required landscaping from a qualified professional to assist in the determination of the amount of securities required.

- **Consider requiring a more detailed site plan that coordinates all aspects of the application. Amend #4 as follows:**
 4. The applicants must submit a plan showing the Environmental Development Permit Area in accordance with OCP Schedule C, along with any steep slopes, protected trees, tree protection measures, replacement trees and any other environmental features protected on site, and detailing satisfactory building envelopes, with consideration of setback requirements, access, parking and circulation, existing/proposed rights-of-way, easements, and restrictive covenants. The plan must be reviewed and signed by the applicant and all consultants or qualified professionals completing components of the application.
- **Consider removing condition #5 (variances for property line setbacks or building height requirements in the Zoning Bylaw) in favour of a higher level statement under 23.1 “Overview and Authority”.**

Environmental (Watercourse) Development Permit Area

- **Consider broadening condition #5 to include securities for a wider range of landscaping activities, beyond just trees and vegetation as follows:**
 5. The applicants may be required to provide securities to prevent an unsatisfactory landscaping condition, an unsafe condition and/or damage to the natural environment as a result of a contravention to a condition in the Development Permit. The amount of securities will be equal to the estimated cost of rehabilitating and/or restoring the environmental area. The securities may be withheld by the City in the event that the Riparian Assessment Area is damaged due to a contravention of a Development Permit. The applicant(s) may be required to submit a cost estimate of required landscaping from a qualified professional to assist in the determination of the amount of securities required.
- **Consider requiring a more detailed site plan that coordinates all aspects of the application. Amend #7 as follows:**
 7. The applicants must submit a plan showing Environmental Development Permit Area in accordance with OCP Schedule C, along with the protected watercourse, SPEA as determined by a qualified environmental professional, steep slopes, and any other environmental features protected on site, erosion and sediment control measures, and detailing satisfactory building envelopes, with consideration of setback requirements, access, parking and circulation, existing/proposed rights-of-way, easements, and restrictive covenants. The plan must be reviewed and signed by the applicant and all consultants or qualified professionals completing components of the application.

4 Conclusion

The City of White Rock must align its Development Permit Areas and associated guidelines with Bill 44 and its recently updated Zoning. It also must consider other implementation factors outlined by the Province. While many of White Rock’s existing Development Permit Areas and associated guidelines do not appear to impose unreasonable barriers to SSMUH development, changes are needed to improve the development permitting process and adapt guidelines to new plex-housing designs and configurations. The recommendations provided in this report suggest a path for these changes that reflect the City’s unique context, and clarify and simplify the subject DPAs to better enable plex-housing development.

Next steps include identifying updates and amendments to the City’s Development Procedures in order to streamline the delivery of plex-housing.

APPENDIX A

MATURE NEIGHBOURHOOD HOUSE-PLEX DPA



Mature Neighbourhood House-Plex Development Permit Area Guidelines

Site Context

1. Neighbourhood Connectivity

Design the site to enhance the pedestrian connections in the area. Site buildings to create through-block walking connections where appropriate. Incorporate shared pedestrian accesses where possible to minimize impervious areas

2. Streetwall Continuity

Avoid visually impermeable fencing, high fencing or other monolithic features along publicly visible edges of the site.

3. Natural Features

Integrate the development with existing natural features like topography and vegetation.

4. Habitat Connection & Preservation

Connect new landscaped areas and fragmented habitat to networks of open space and larger habitat corridors wherever possible.

5. Climate & Comfort

Maximize the benefits of sun exposure to public open spaces, nearby buildings, and dwelling units, while providing some shade for respite from heat. Limit building element projections into setback areas, streets, and amenity areas to protect solar access.

Site Layout & Landscape

6. Relationship to Grade

Limit the height and use of retaining walls, particularly along street frontages, parks, open spaces, ravines and other areas of the public realm. Site and orient buildings in a way that respects and works with topographical features.

7. Hierarchy of Spaces

Define the spaces that are public from those that are private with elements such as: grade changes, fencing, landscaping, and other features.

8. Private Common Spaces

Integrate usable private outdoor common spaces into the site layout for gardens and other activities that promote sociability and neighbourliness between residents. Provide generous and well-designed open spaces that balance screening for privacy, while maintaining sightlines to the street and attractive interfaces with the surrounding spaces.

9. Walking Connections

Connect main entrances to house-plex units to public sidewalks, trails, and parking areas.

10. Separate Access

Consider separate accesses for house-plexes that are located on corner lots or that have street and lane accesses.

11. Rear Access

For rear-facing units, clearly identify the location of the rear entrance with a walkway that incorporates a landscape border, distinct surface treatments, and/or an entry trellis or gate.

12. Vehicle Access

Minimize paved areas with narrow, shared vehicular accesses. Separate accesses are considered for house-plexes that are located on corner lots or that have street and lane accesses.

13. Safe Vehicle Movement

Consider the design and layout of driveways to ensure safe and efficient vehicle maneuvering.

14. On-site Parking

Promote the use of on-site parking and garages over street parking by providing adequately sized parking spaces for residents' vehicles at or above minimum Zoning Bylaw requirements, ensuring they are well-designed and easily accessible.

15. Siting Parking

Provide access to parking from a secondary street or lane, wherever possible. Incorporate parking into the natural landscape where feasible to reduce the need for lot grading.

16. Parking & Pervious Areas

Minimize paved areas with narrow, shared vehicular accesses.

17. Stormwater Management

Site design should incorporate stormwater runoff mitigation features. This may include elements like raingardens, landscape strips for parking areas and permeable surface treatment, that are consistent with approved city policies and practices.

18. Low Impact Development

Use Low Impact Development Techniques for stormwater management, where appropriate, in accordance with the City's Integrated Storm Water Management Plan (ISWMP). This includes but is not limited to bio-swales, cisterns, and permeable paving. Design for narrower lanes, access roads, and driveways.

19. Tree Health & Preservation

Preserve existing trees — especially those that are large, mature, and healthy — wherever possible and incorporate them into the landscape design. Ensure all new trees are planted with sufficient soil volume, using soil cells where appropriate, and incorporate diverse native shrub layers below trees to intercept stormwater.

20. Tree Selection

Select tree species that will maximize passive solar gain, natural ventilation, and natural cooling. Prioritize the selection of native tree species such as Western Red Cedar, Common Douglas Fir, and Bigleaf Maple.

21. Plant Selection (Smart Landscaping)

Maximize the use of drought tolerant species that can withstand the seaside setting and require minimal irrigation. Avoid planting invasive species.

22. Shrubs & Hedges

Use only small shrubs, ornamental and turf grasses, herbaceous perennials, and groundcovers on city property and in areas within 2.0 m from the sidewalk, street curb, or road edge to maintain clear sightlines. Avoid the use of tall hedges, especially in areas adjacent to public property.

23. Passive Solar Design

Follow passive solar design principles for the orientation and siting of buildings. Maximize passive ventilation and passive cooling through building orientation.

24. Cool Materials

Where impermeable materials are used, select light coloured reflective paving materials such as white asphalt or concrete for paths and driveways to reduce heat absorption and urban heat island effect.

25. Signage Clarity

Provide visible and legible signage identifying building addresses at all entrances in a colour contrasting with the building, and either illuminated in periods of darkness or reflective for easy visibility at night. When building addresses are not visible from the street frontage, use directional address signs.

26. Mailbox Siting

Consider the siting of mailboxes during site design so that a front-loading lockbox is easily accessible for mail delivery and complies with Canada Post standards.

27. Space for Waste

Provide sufficient on-site space for garbage, recycling, and composting where appropriate. These areas are to be located so that they are convenient for users and accessible for waste / recycling / compost collection and removal.

Buildings

28. Varied Configurations

Consider alternatives to the traditional side-by-side and mirror-image house-plexes, such as front/rear and top/bottom layouts. Avoid repetition of plex-house designs and incorporate variations in massing from one building to the next and throughout a neighbourhood.

29. Visual Interest

Create visual interest with a variety of cladding colours, materials and architectural details that break up the mass of the building and give each dwelling unit in a plex-house development its own visual identity. Open verandas and peaked roofs are encouraged.

30. Roof Design

Ensure that roof elements do not dominate the building, particularly on larger buildings. Where possible, minimize the visual impact of rooftop railings, screens, and accesses.

31. Roof Orientation & Rooflines

Orient the slope of the roof in the same direction as the natural slope of the lot. Avoid roof and dormer pitches steeper than 4/12 for a gentle slope that helps protect views.

32. Decks, Balconies & Patios

Create meaningful, private outdoor environments that respect the privacy of surrounding neighbours and are sensitive to the local context through features like decks, balconies, and groundfloor/rooftop patios

33. Weather Protection

Incorporate weather-protection to all main entrances. This may take the form of overhangs, recesses, or awnings. A covered entry is not required to have posts or a traditional porch appearance and should fit with the architectural style of the development.

34. Garage Design & Placement

Ensure that garages do not dominate the front face of a building. If a garage faces a street, design it to be subordinate to the pedestrian entrance in terms of size, prominence on the streetscape, location, and architectural emphasis. Use landscaping to screen and soften the appearance of a garage.

35. Stairs

Design outdoor stairs with similar materials as the main building and integrate them with the building's architecture so they do not dominate the face of a building. Encourage stairs with offset runs and wider landings to break up the run's length. Use plantings and furnishings on the landings to create visual interest.

36. Efficient Homes

Design roofs to maximize opportunities for solar collection in winter and control solar gain on south-facing facades by blocking high-angle sun in summer.

37. Building Materials

Incorporate west coast design elements with the use of natural materials, including brick, stone, concrete, exposed heavy timber, and/or steel. Avoid vinyl siding and stucco for cladding. Use rich natural tones which reflect the natural landscape and seascape as the dominant colours, with brighter colours used only as accents.

MINUTES EXTRACT REGARDING BYLAW 2519

Regular Council Meeting
September 23, 2024

6.2 CORPORATE REPORTS

6.2.d CONSIDERATION OF FIRST AND SECOND READING FOR OCP BYLAW UPDATE - DPA GUIDELINES RELATED TO SSMUH (BYLAW 2519)

Corporate report dated September 23, 2024 from the Director of Planning and Development Services titled "Consideration of First and Second reading for OCP Bylaw Update - DPA Guidelines related to SSMUH (Bylaw 2519)".

Note: Bylaw 2519 is on the agenda for staff recommended first and second reading and additional requirements under Item 9.1.a

Motion Number: 2024-318 It was MOVED and SECONDED

THAT Council:

- **Receive the September 23, 2024, Corporate report from the Director of Planning and Development Services, titled “Consideration of First and Second Reading for OCP Bylaw Update – DPA Guidelines Update Related to SSMUH (Bylaw 2519)”;**
- **Has, pursuant to Section 475(2) of the *Local Government Act*, considered whether opportunities for consultation should be early and ongoing, and specifically whether consultation is required with:**

The board of the regional district in which the area covered by the plan is located, in the case of a municipal official community plan;

The board of any regional district that is adjacent to the area covered by the plan;

The council of any municipality that is adjacent to the area covered by the plan;

First Nations;

Boards of education, greater boards and improvement district boards, and the Provincial and Federal governments and their agencies; and

and in that regard, considers it unnecessary to provide further consultation opportunities, except by way of holding a public hearing on the Bylaw.

- **Consider the consultation outlined in the corporate report titled “Consideration of first and second reading for OCP Bylaw update – DPA guidelines update related to SSMUH (Bylaw 2519);” and dated September 23, 2024, as appropriate for consultation with persons, organizations and authorities that will be affected by “*Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 4 (Development Permit Area Guidelines), 2024, No. 2519,*” pursuant to section 475 of the *Local Government Act*;**
- **Has, pursuant to Section 477(3) of the *Local Government Act*, considered “*Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 4 (Development Permit Area Guidelines), 2024, No. 2519*” in conjunction with the City’s financial plan and waste management plans, as outlined in the “Consideration of first and second reading for OCP Bylaw update – DPA guidelines update related to SSMUH (Bylaw 2519)” report presented at the September 23, 2024 Council meeting, and in that regard, considers that no further consideration of the financial plan and waste management plans is required at this time; and,**
- **Has, pursuant to Section 473(4) of the *Local Government Act*, considered the Provincial Policy Manual and Site Standards for Small-Scale Multi-Unit Housing and the Provincial Policy Manual: Transit-Oriented Areas, as outlined in the “Consideration of first and second reading for OCP Bylaw update – DPA guidelines update related to SSMUH (Bylaw2519)” report presented at the September 23, 2024 Council meeting and, in that regard, consider that no further consideration of the Provincial Policy Manual is required at this time.**

Voted in the negative (2): Councillor Klassen, and Councillor Trevelyan

Motion CARRIED (5 to 2)

9. BYLAWS AND PERMITS

9.1 BYLAWS

9.1.a BYLAW 2519 - OFFICIAL COMMUNITY PLAN BYLAW, 2017, NO. 2220, AMENDMENT NO. 4 (DEVELOPMENT PERMIT AREA GUIDELINES), 2024, NO. 2519

Bylaw 2519 - A bylaw to amend the City of White Rock Official Community Plan Bylaw in relation to Development Permit Areas.

Note: Bylaw 2519 was the subject of a corporate report under Item 6.2.d

Motion Number: 2024-329 It was MOVED and SECONDED

THAT Council give first and second reading to "*Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 4 (Development Permit Area Guidelines), 2024, No. 2519*".

Absent (1): Councillor Chesney

Motion CARRIED (6 to 0)

Motion Number: 2024-330 It was MOVED and SECONDED

THAT Council direct staff to schedule a Public Hearing for "*Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 4 (Development Permit Area Guidelines), 2024, No. 2519*".

Absent (1): Councillor Chesney

Motion CARRIED (6 to 0)