

October 18, 2024

## **OCP Amendment Rationale**

The proposed development is located at the west side of Marine Drive in the city of White Rock.

The existing site is two commercial lots. The site benefits from great access to many services and amenities located in waterfront surrounding area.

The existing zoning of this site is CR-3 and proposed zoning is CD Based on CR-3 in line with OCP designation of Waterfront Village. The site area is 9006 sq.ft.(836.64 m<sup>2</sup>) and proposed floor area is 21888 sq.ft. with 2.43 FAR, higher than the maximum allowed FSR 2.0. The proposed project is a 4 story multi-family building. The development will provide 8 residential units with 9 parking stalls ,9 bike spaces and 7 storages and 4 short-term bicycle parking at the entrance.

### **Reinforce the Waterfront as a seaside village unique within the region**

The vision for this site is a low-rise development that integrates with the surrounding context. The design manages the various site constraints to produce a small-scale building that keeps in line with the Waterfront Village's seaside village character.

### **Establish an attractive, comfortable, well-connected, pedestrian-oriented environment that fosters vibrant public life**

The building footprint follows the site geometry with large balconies and step-back at up floors to break up building massing and creates visual interest and unique pedestrian friendly streetscape.

Commercial retail units are located on the ground floor with potential outdoor patios to encourage social interaction and foster vibrant public activities.

### **Ensure the compatibility of new development with adjacent existing buildings**

Forged in contemporary architecture expression, similar materials, the proposed building is compatible with multiple recently finished developments along Marine Drive at westside.

### **Enhance quality of life**

The proposed development is commitment to providing high end residential units by spacious interior living space, large balconies and roof deck patio with unlimited waterfront views. By providing multiple amenity facilities, including indoor and outdoor roof top seating area, the design intent is to create family friendly environment to support a wide variety of family types.

### **Conserve energy and water and reduce GHGs**

The project will introduce high-efficient heating, cooling systems and plumbing fixtures to minimize energy and water consumption.

Low Impact Development Techniques for stormwater management to be considered as well.

### **Enhance the unique waterfront environment**

The building design provides a contextual response in terms of height and setback to the adjacent developments but is forward-looking in its aim to catalyze a more vibrant streetscape.

Commercial and residential main entrances are located at the south part of the building accessible from Marine Drive. Parking entry access from Victoria Avenue in the north.

High quality landscape to be provided for this development. It enhances architectural spaces and provides vibrant environment to habitants. A wide range selection of plant species will allow for responding to seasonal change and provide vibrant microclimate green space for residents and pedestrians.



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