

Building Heights Options from Online Survey Outside the Town Centre

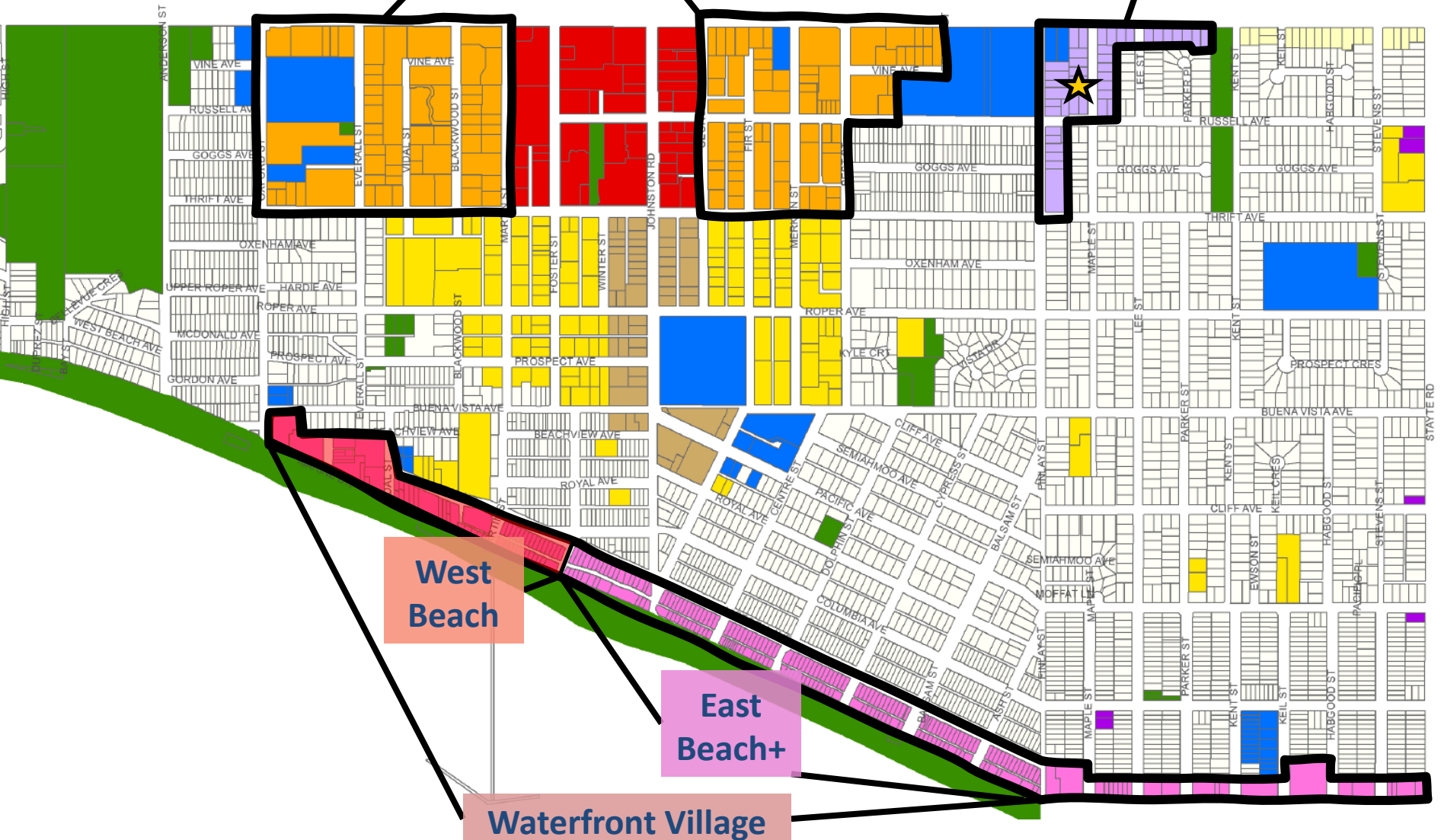
WHITE ROCK
My City by the Sea!

March 29, 2021



Town Centre Transition

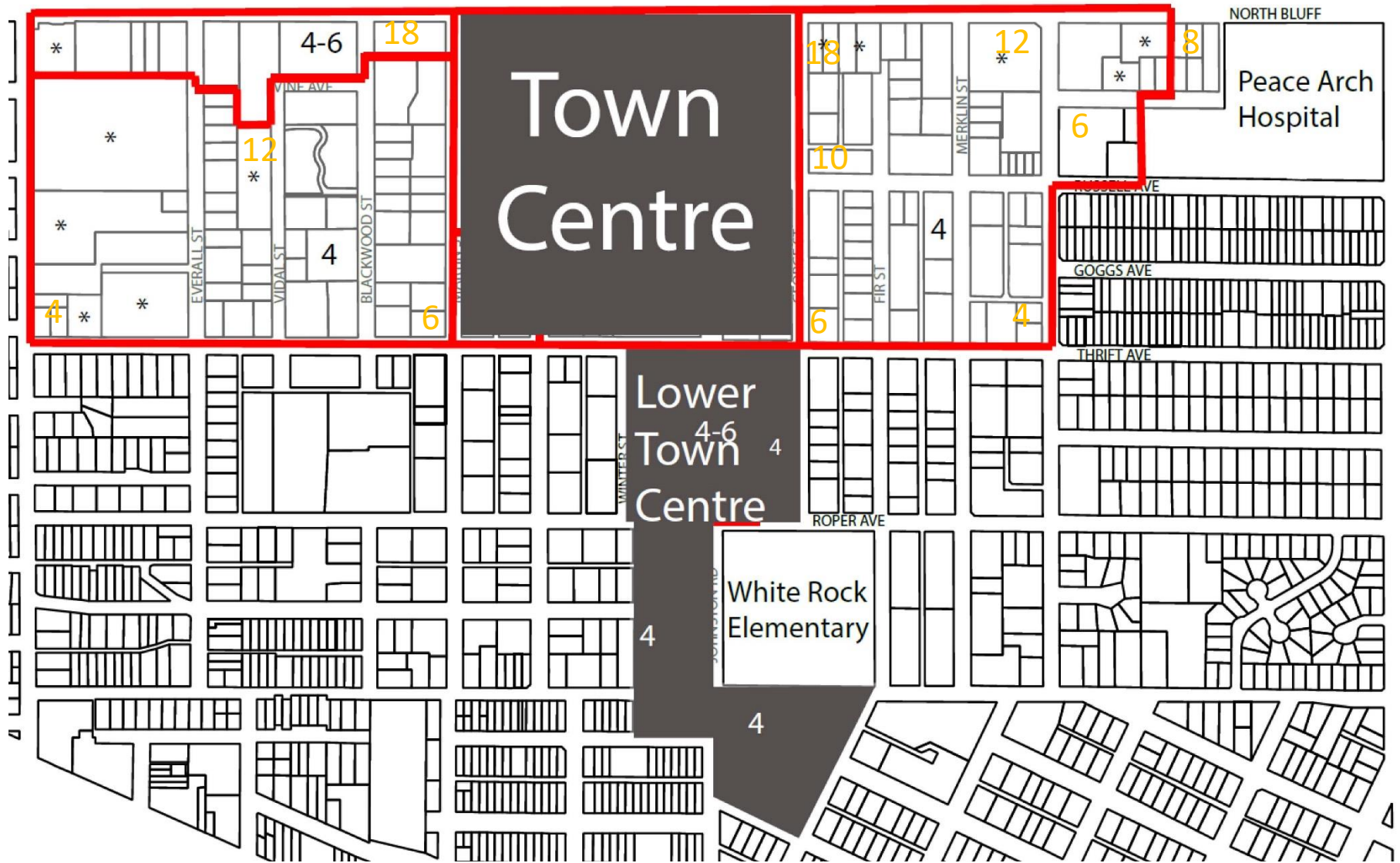
East Side Large Lot Infill



TCT Option A (High) – Current Policy – 32%



TCT Option C (Low) – 4-6 storeys on NB – 43%

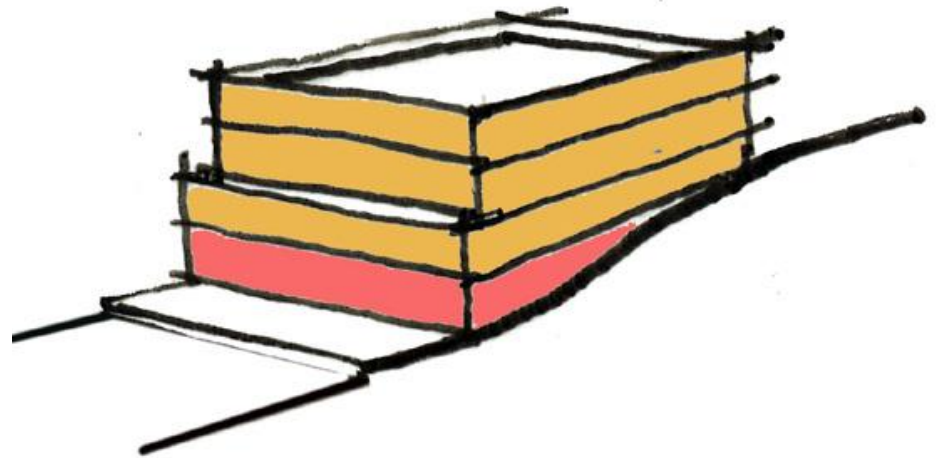
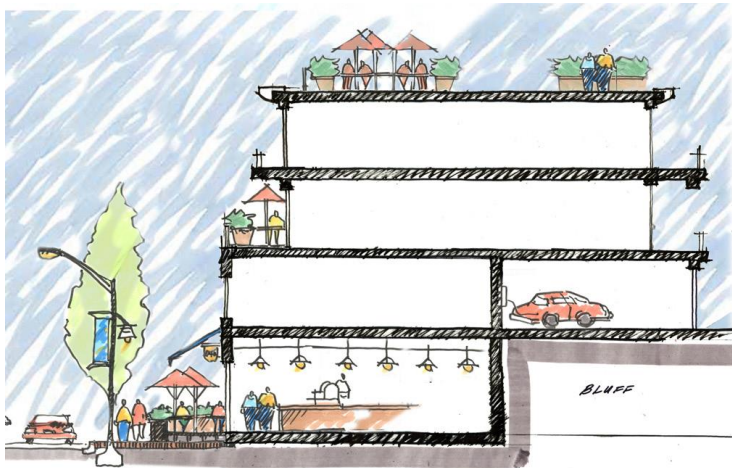


Waterfront Village Building Heights

WV Option A: Keep current policies - 4 storey maximum and 2.0 FAR. Specific height for each property determined by current zoning or through rezoning application.

West Beach – 39%

East Beach – 38%

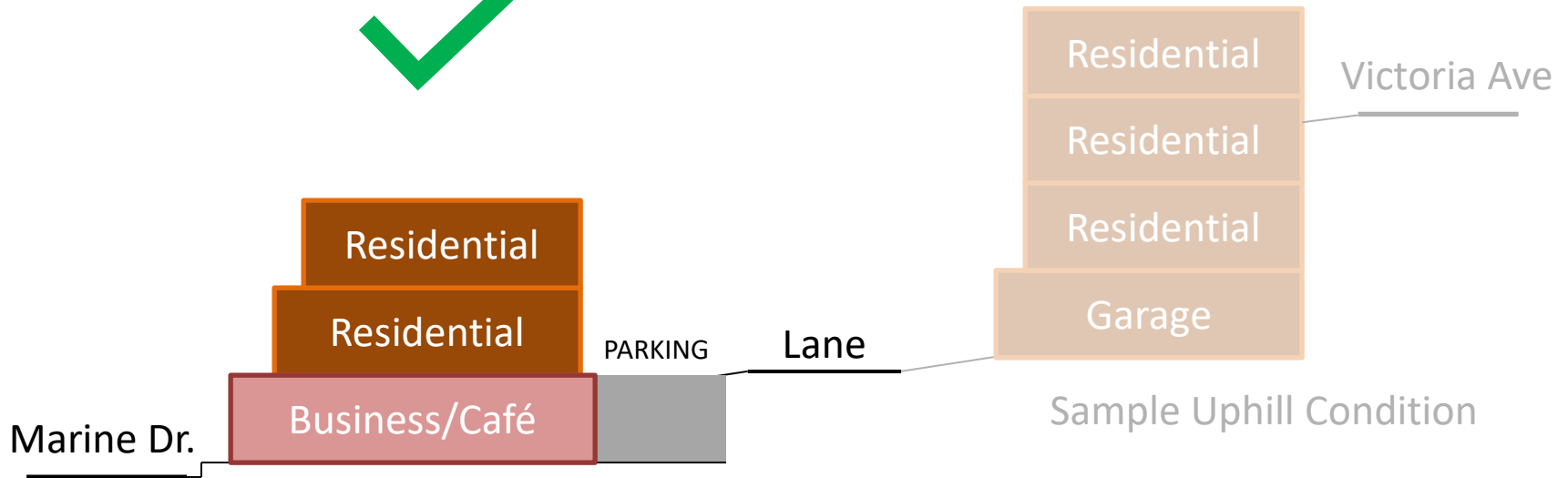


Waterfront Village Building Heights

WV Option B: Allow 3 storeys in all areas and establish conditions when a 4th storey is permitted. 3 storeys are generally already permitted in the Zoning Bylaw for waterfront zones.

West Beach – 48%

East Beach – 49%



Waterfront Village Building Heights

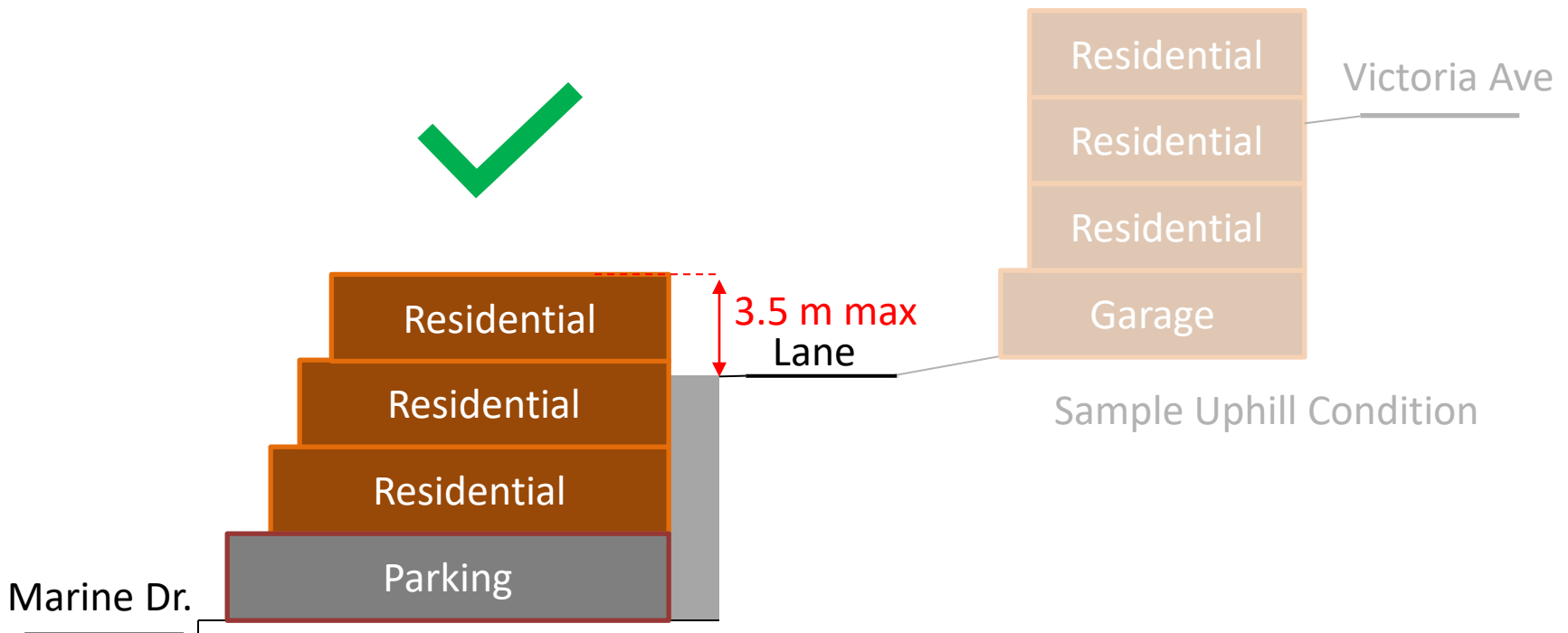
WV Option B: Also, only allow density to exceed 1.5 FAR (up to 2.0 FAR) if containing a commercial use and incorporating a zero lot line setback with an adjacent existing commercial use. This level of density is more appropriate where setbacks from adjacent buildings are not expected/necessary, and is typical already for the streetscape along Marine Drive.



Waterfront Village Building Heights

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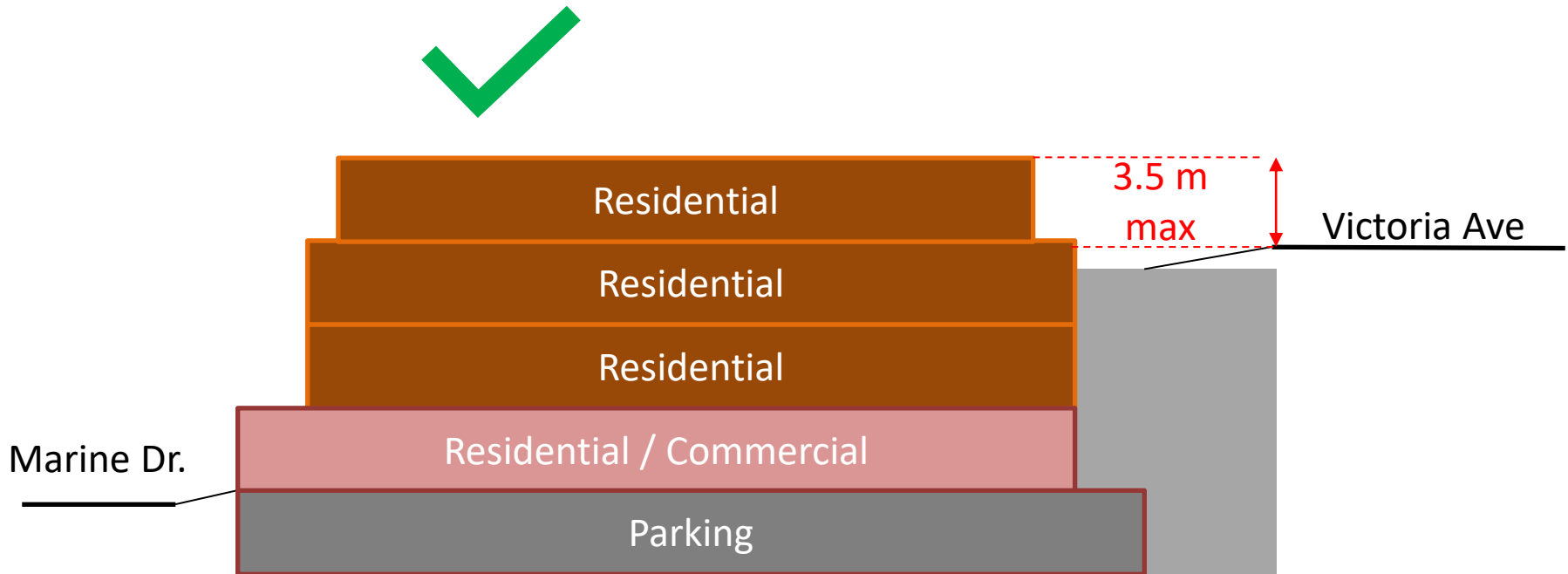
i.e. a 4th storey (including parking level) is only allowed where the height of the building is less than 3.5 metres (11.5 feet) above the ground on the high side of the lot. 4 storeys + 1 parking level is also acceptable.



Waterfront Village Building Heights

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i.e. a 4th storey (including parking level) is only allowed where the height of the building is less than 3.5 metres (11.5 feet) above the ground on the high side of the lot. 4 storeys + 1 parking level is also acceptable.



East Side Large Lot Infill Area



East Side Large Lot Infill Area

ES Option A (current policy) limits height to 3 storeys and a ground-oriented townhouse format along Maple Street, north of Russell Avenue.

As the adjacent property to the west is being developed as a 13-storey mixed residential building, staff propose allowing the subject site to bridge the gap (blend the transition) from the 13 storey ALTUS building and the 3 storey townhouses and single family homes on the east side of Maple Street. A rezoning would still be required, but the height would be supported in the OCP.

Option A - 45%

ES Option B in this would enable a maximum of 5 storeys on the site east of ALTUS, with any portions of the building fronting on Maple Street or Russell Avenue not exceeding 4 storeys.

Option B - 41%

East Side Large Lot Infill Area



East Side Large Lot Infill Area



An aerial photograph of a city, likely Vancouver, showing a dense residential area with many multi-story houses in the foreground. In the background, there are several high-rise buildings and two construction cranes. The sky is overcast with soft light. The text "Questions and Answers" is overlaid in the center in a dark blue, italicized font.

*Questions
and
Answers*

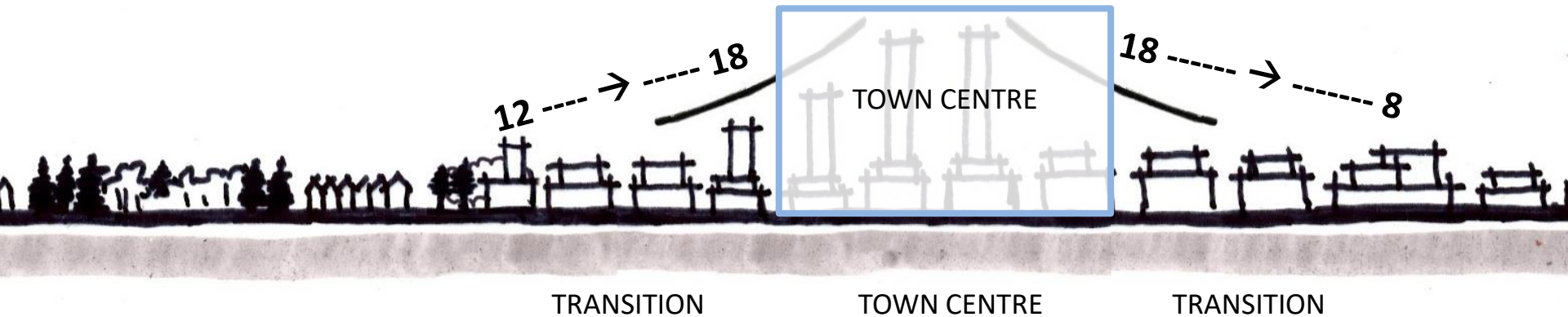
Option B Alignment with Semiahmoo (Surrey) Town Centre Plan



Option C Alignment with Semiahmoo (Surrey) Town Centre Plan



TCT Option A – Current Policy



City Form – West-East Section (looking from south)

TCT Option A – Keep current height & density policies

Overall Principles

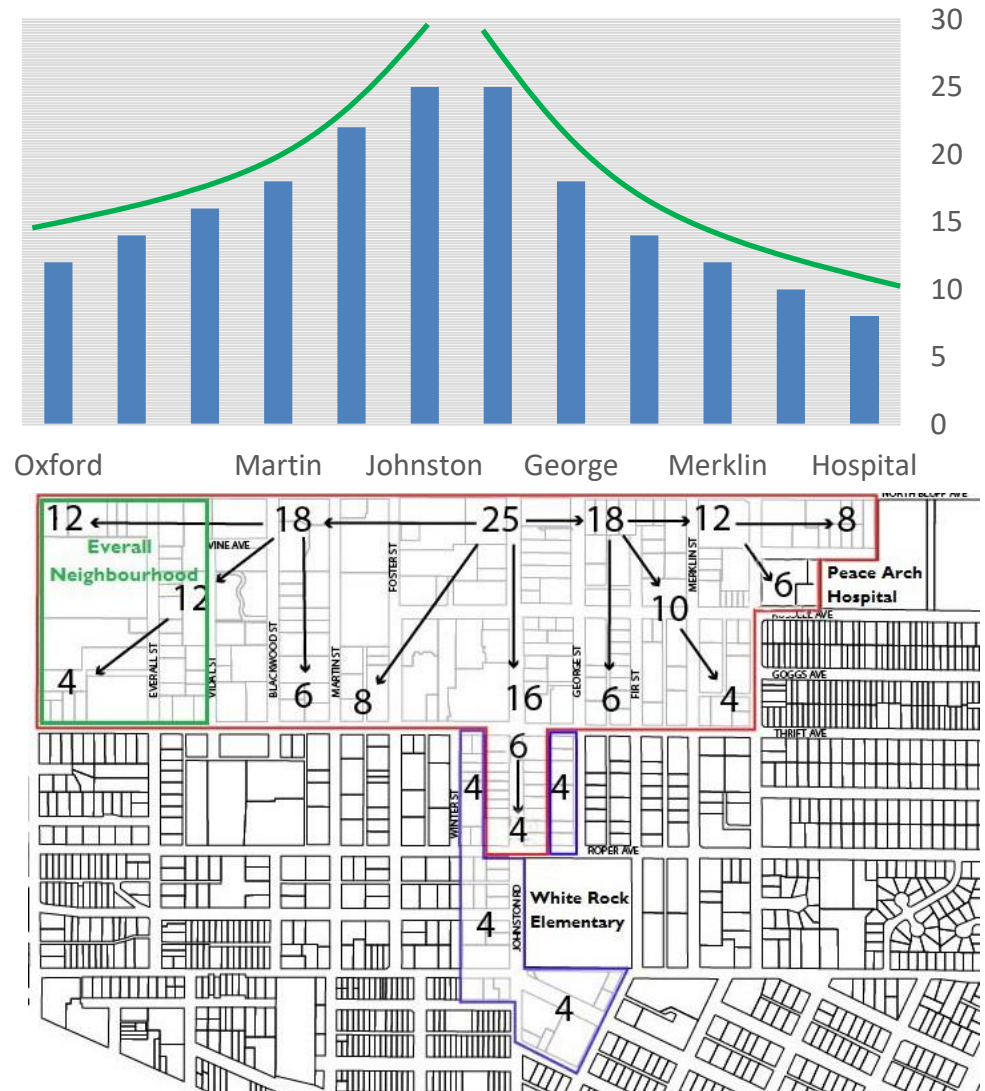
- Outside of Town Centre, gradual ('tent'-like) transition from 18 storeys to existing tall buildings on west (12 storeys) and east (8 storeys).
- In Transition area, properties north of Thrift Avenue given bonus density (40% more floor area) for providing part of the building as market rental. Rental replacement also required through separate OCP policy, on a 1:1 basis.
- Town Centre maximum density and height reflect existing buildings and current CR-1 zoning (80.7 metre height limit and 5.4 FAR; roughly 25 storeys).

TCT Option A – Keep current height & density policies

Height Summary

- Height (in storeys) is a **guideline** for decision making but does not require an amendment to OCP if proposal does not align with diagram
- Heights in Town Centre Transition range from 4-18 storeys, tapering down from north to south and towards edges

“Tent” (West-East)



TCT Option A – Keep current height & density policies

Density Summary

- Density in Town Centre Transition has three tiers, with 40% bonus on top of base (e.g. 2.5 FAR becomes 3.5) for provision of rental housing; overall range is 1.5-2.5 base, with bonus 2.1-3.5 FAR

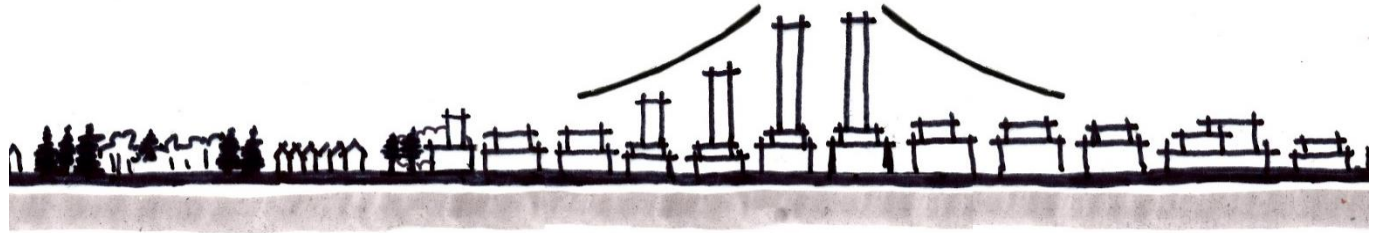


TCT Option A (High) – Current Policy

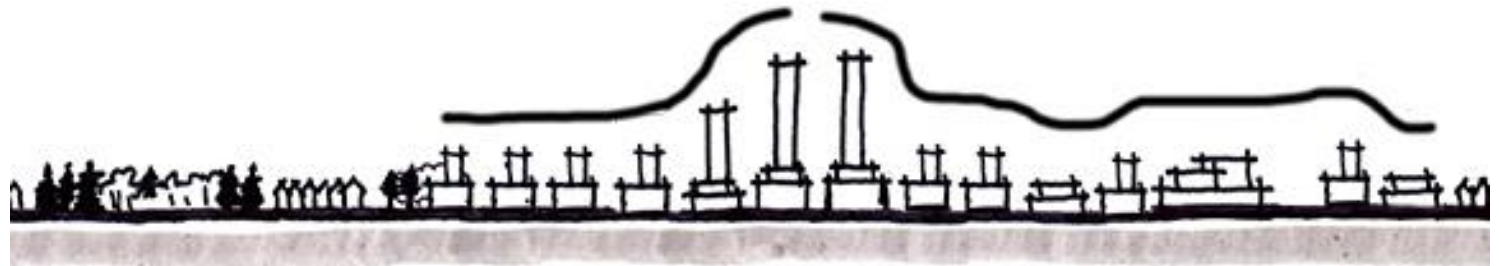


Options for Town Centre Transition

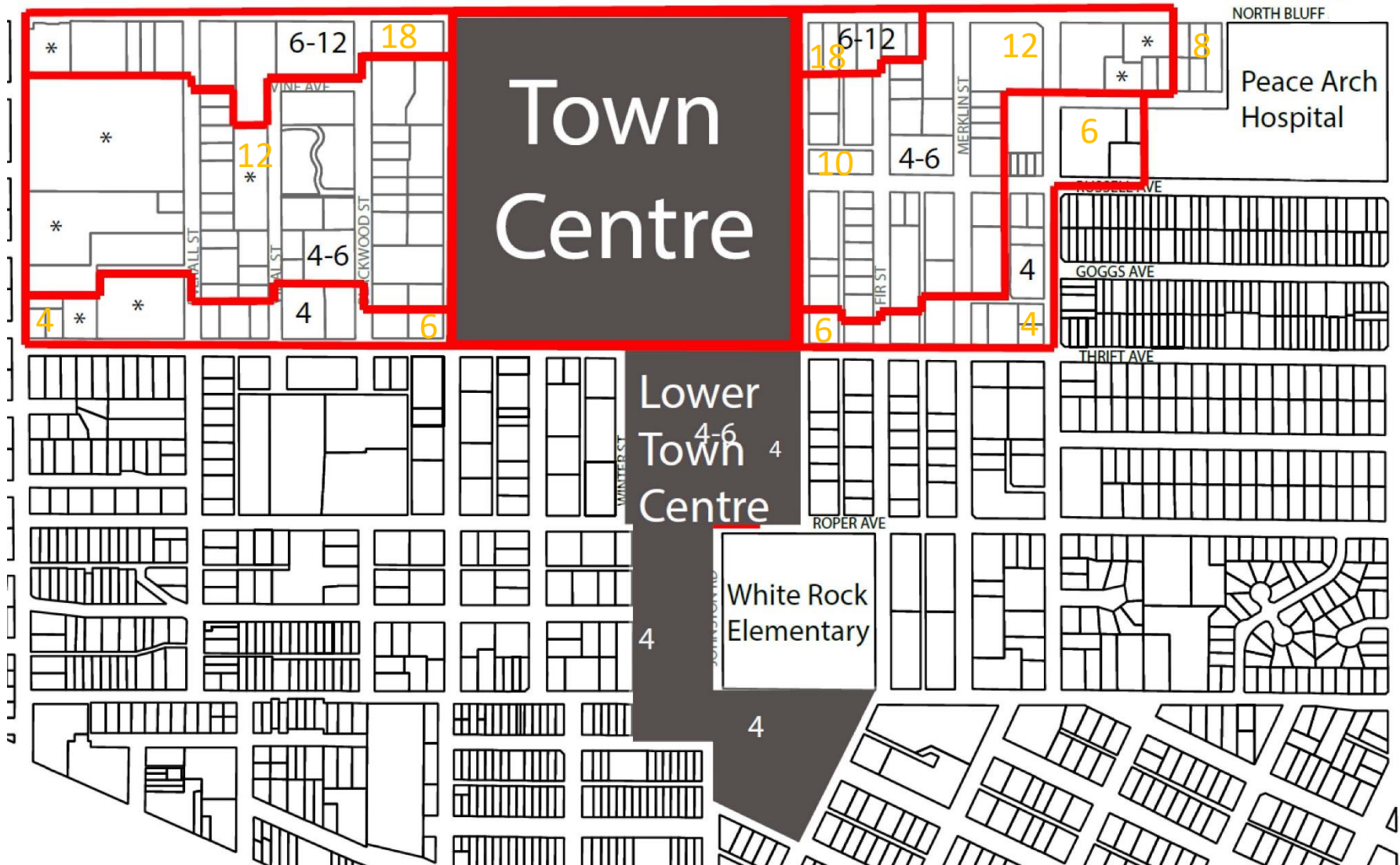
Option A (High): Keep current policies (18 storeys beside TC)



Option B (Medium): 6-12 storeys, 4-6 storeys, 4 storeys at Thrift/Best



TCT Option B (Medium) – Mid-rise NB



TCT Option B (Medium) – 12 -> 6 -> 4 storeys

Overall Principles

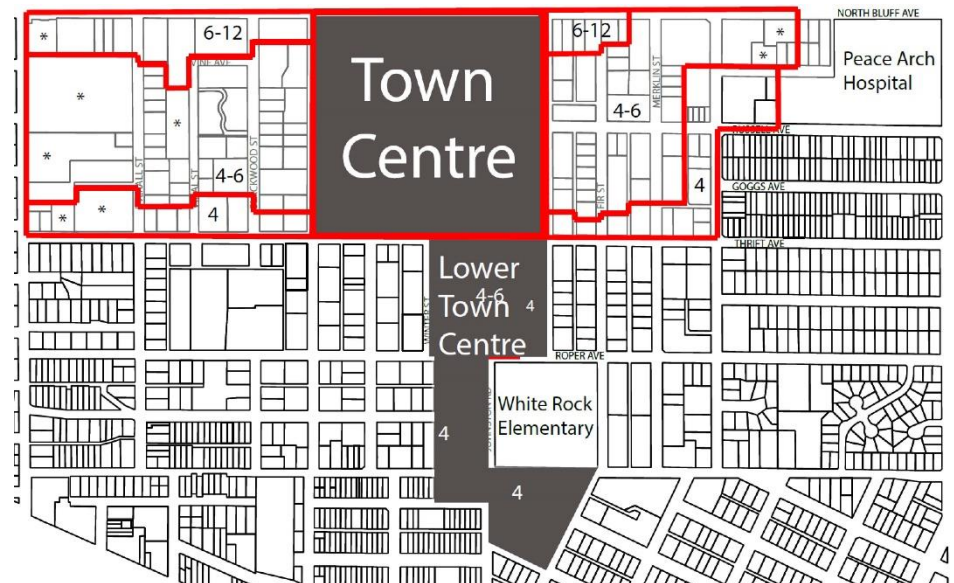
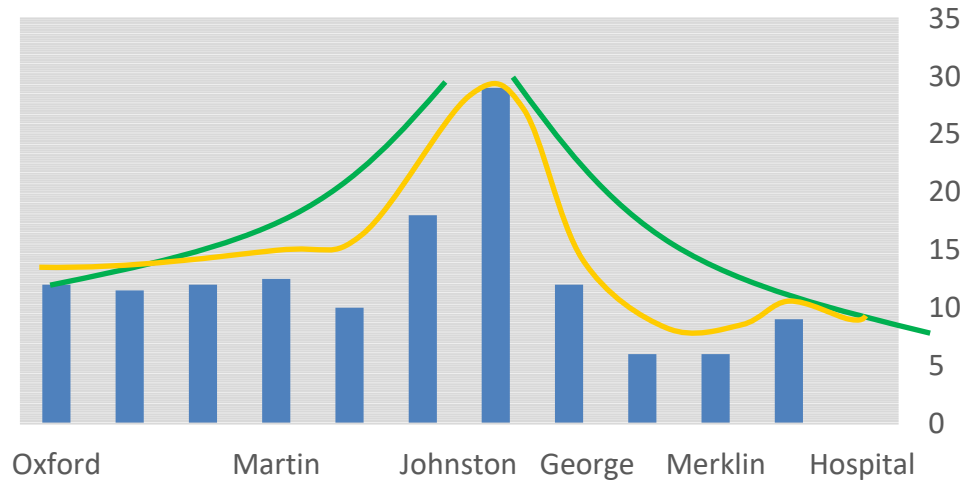
- More emphasis on allowing woodframe buildings up to six storeys; increased incentive (50% density) for inclusion of affordable rental, which can be provided in various forms, e.g.:
 - 30% of units as low-end of market rental (\$80K-\$110K)
 - 10% of units for households earning \$50K-\$80K
 - 5% of units for households earning less than \$30K
- When 6-12 storeys are permitted, any buildings above 6 storeys would be required to include the affordable units such as in the example above. When 4-6 storeys are permitted, any building above 4 storeys would need to include the same.
- New tall (7-12 storeys) buildings located **only** on North Bluff Road near existing 12 storey buildings or where shadow impact least impactful to residents (near Southmere Village Park); redevelopment at greater heights allows for lower lot coverages and set backs from North Bluff Road
- * marks existing approved development that does not conform to the height/density

TCT Option B (Medium) – 12 -> 6 -> 4 storeys

Height Summary

- Height (in storeys) is a **requirement** for decision making, requires an amendment to OCP if proposal does not align with diagram
- Heights in Town Centre Transition range from 4-12 storeys (North Bluff only), tapering down from north to south and towards edges
- * indicates non-conforming approved/constructed building

“Dome” (West-East)

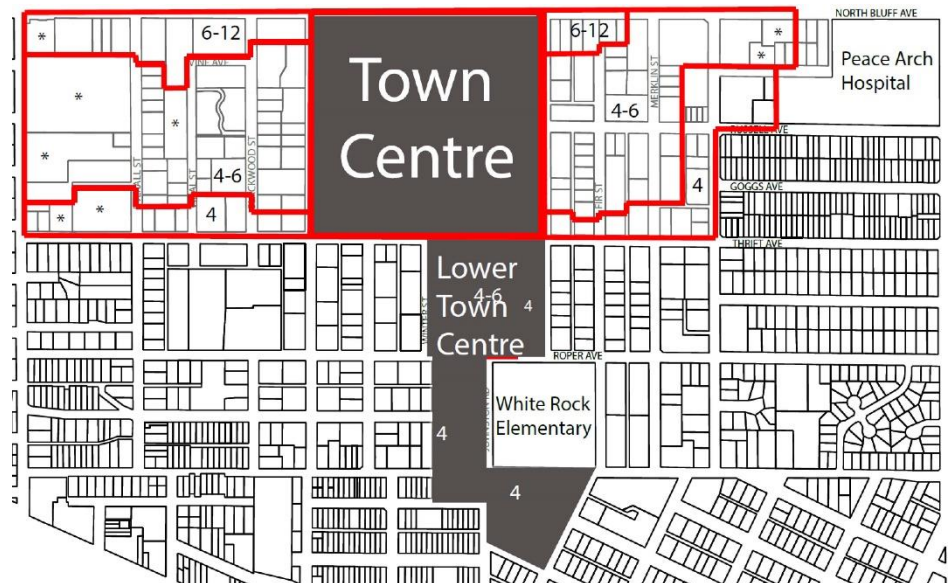
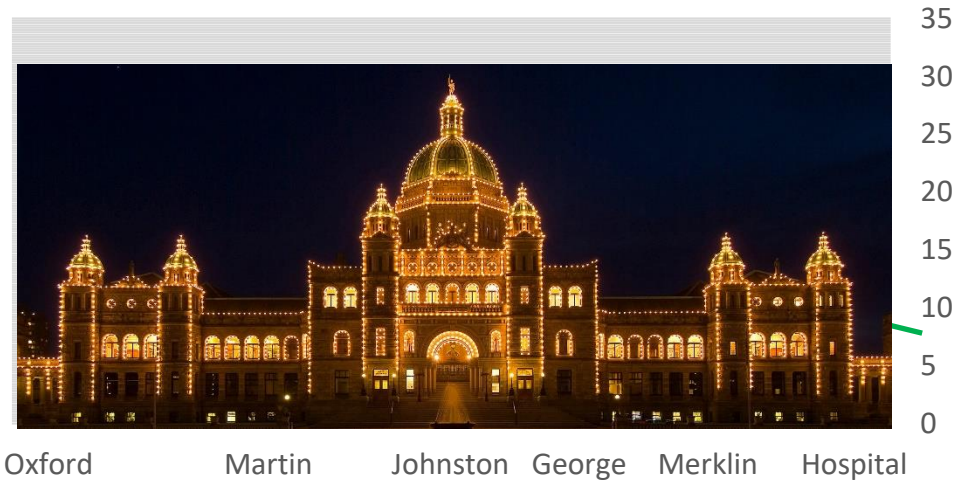


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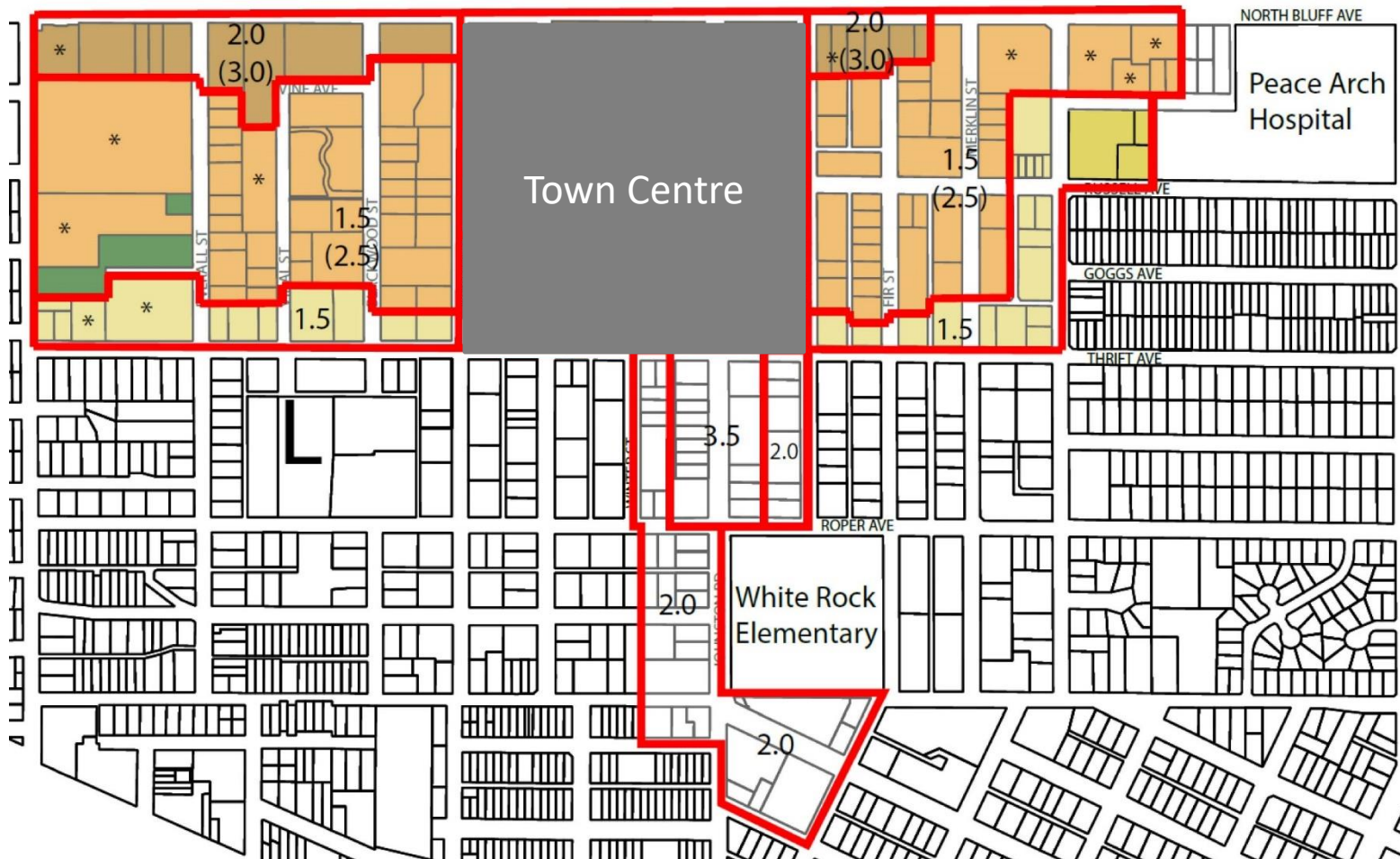
“Dome” (West-East)



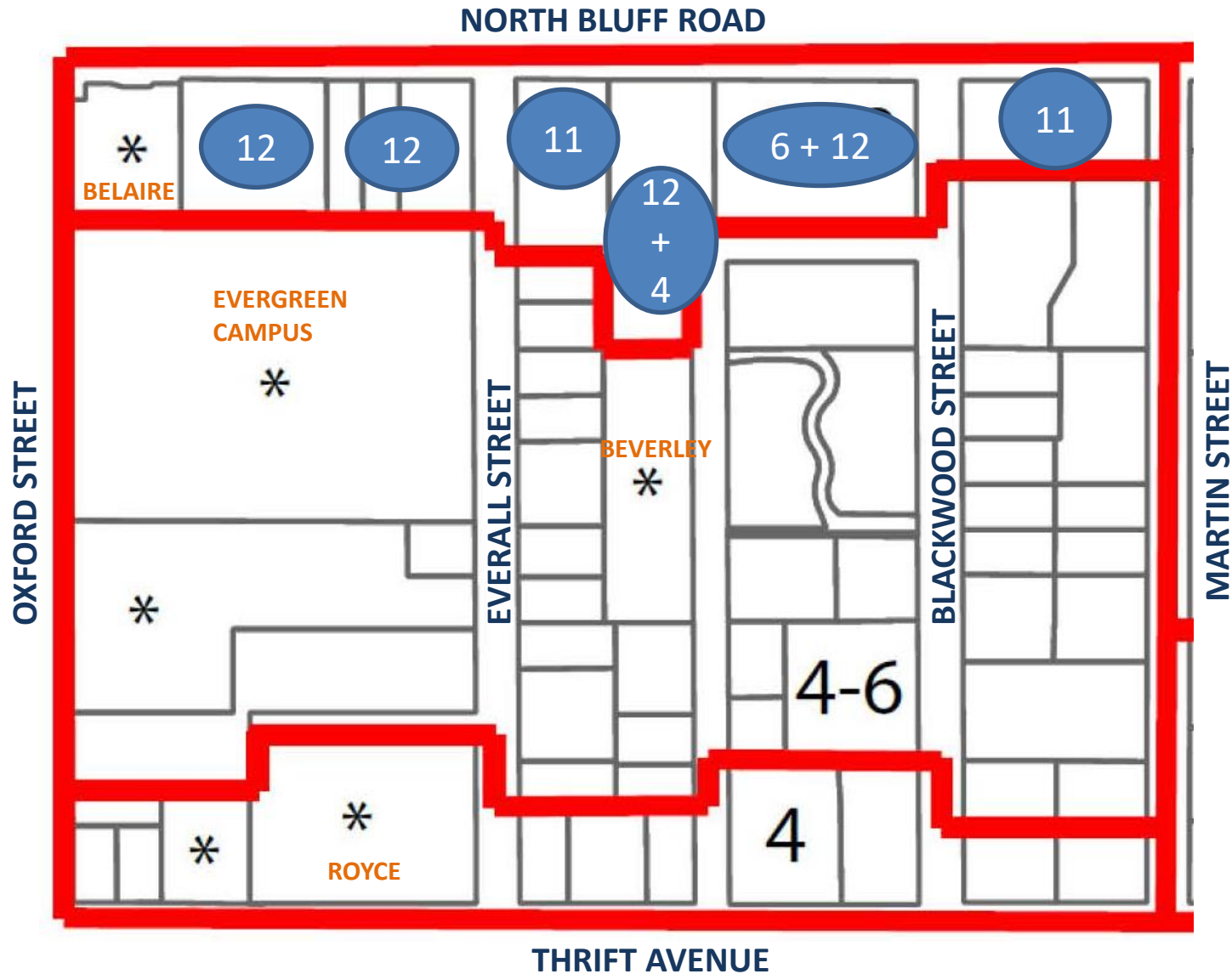
TCT Option B (Medium) – 12 -> 6 -> 4 storeys

Density Summary

- Density in Town Centre Transition has **two** tiers, with 1.0 FAR bonus on top of base (e.g. 2.0 up to 3.0) for provision of affordable housing; overall range is 1.5 base (Thrift Ave/Best, no bonus available) to 2.0 FAR (with bonus: 3.0 FAR) on North Bluff Road.

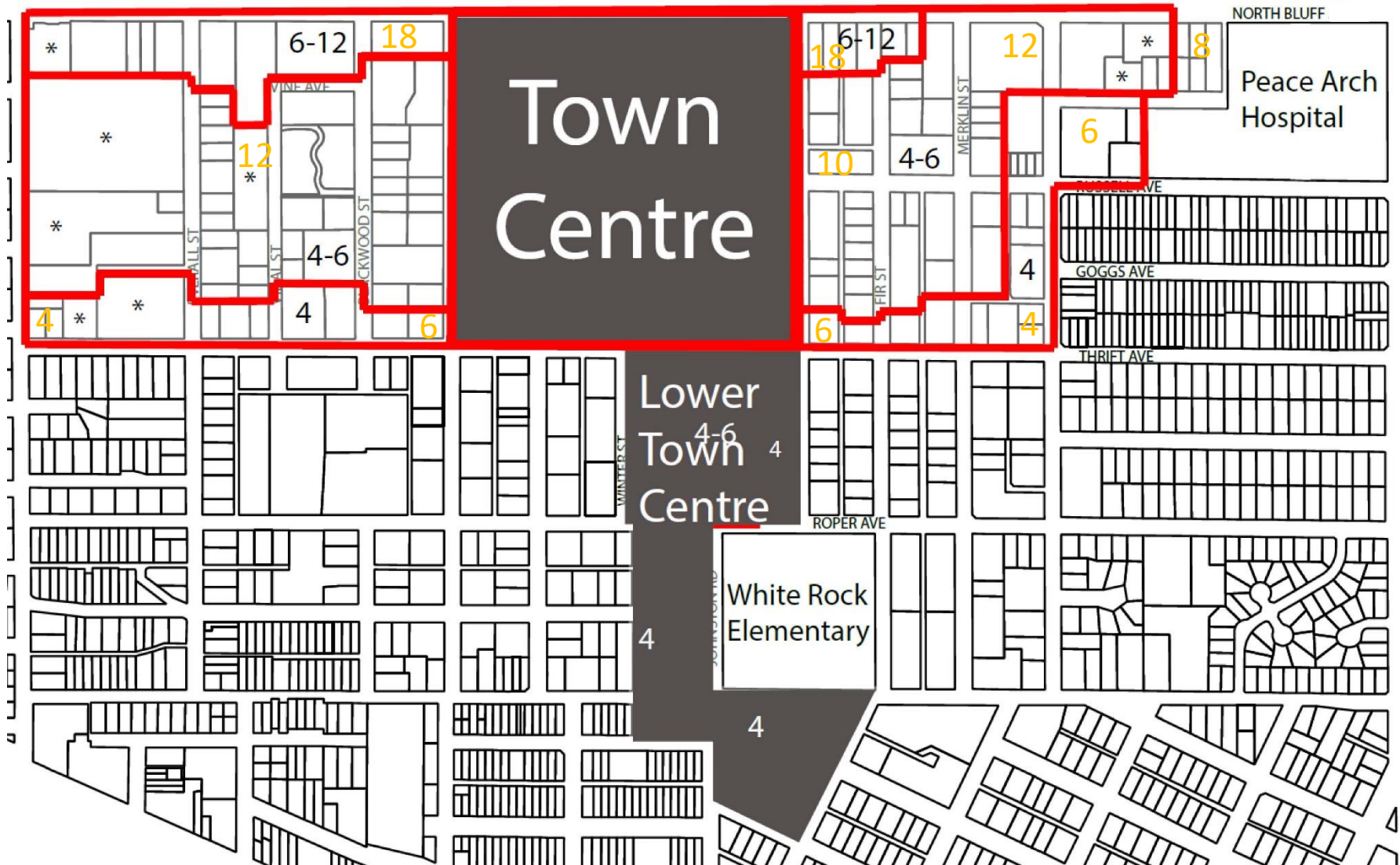


TCT Option B – How many buildings 6+ storeys? ~6-7



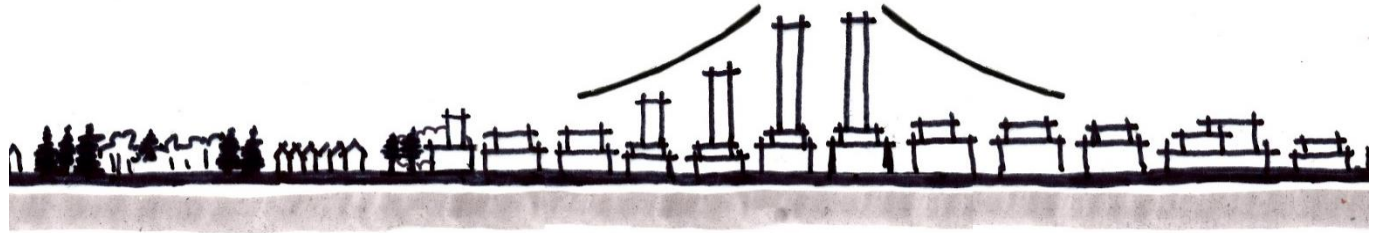
Assuming a ~40% lot coverage for 1st/2nd floor, and ~9,000 square foot floorplates above

TCT Option B (Medium) – Mid-rise NB

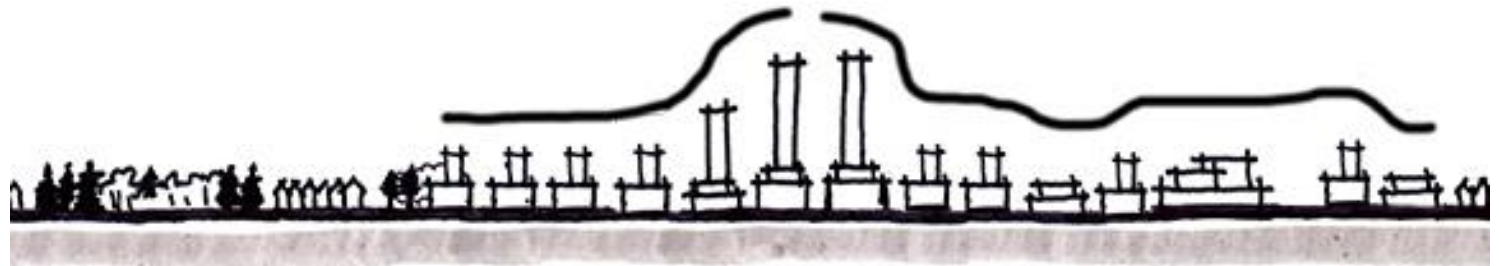


Options for Town Centre Transition

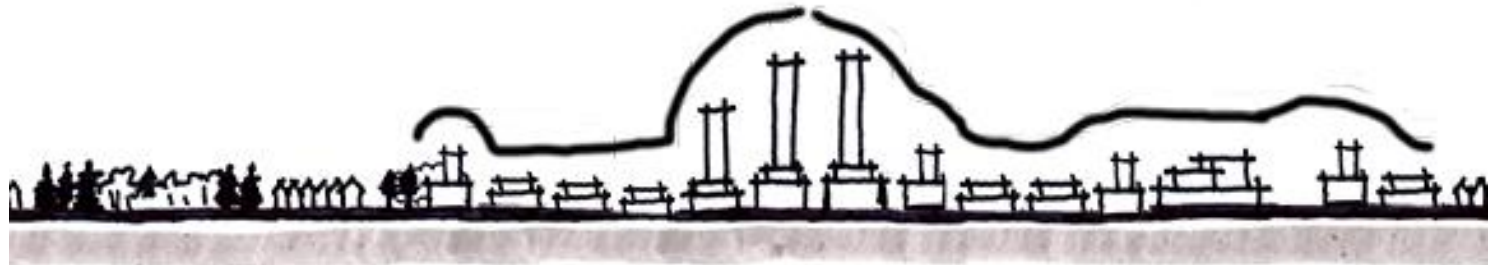
Option A (High): Keep current policies (18 storeys beside TC)



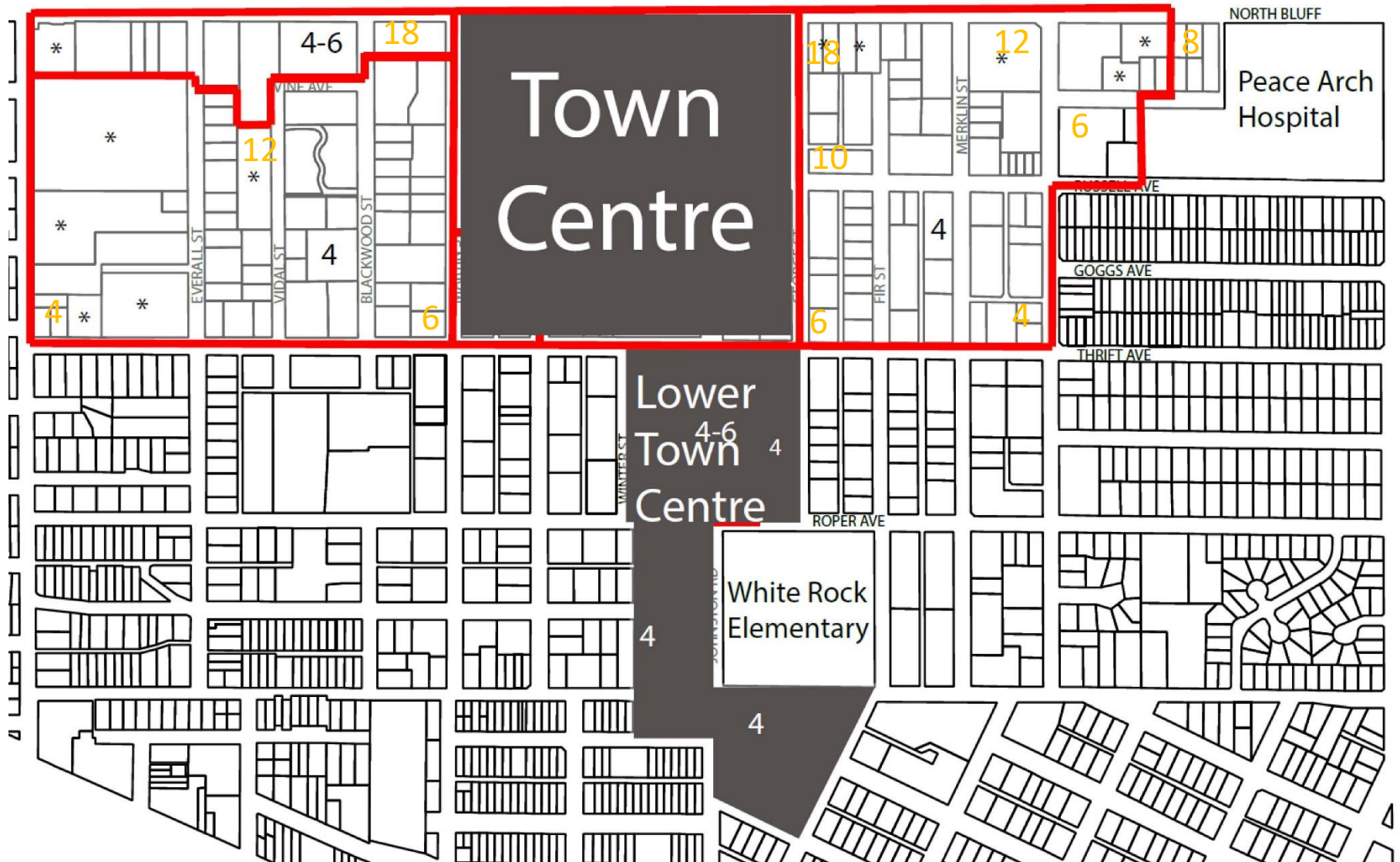
Option B (Medium): 6-12 storeys, 4-6 storeys, 4 storeys at Thrift/Best



Option C (Low): 6 storeys only on North Bluff Martin-Oxford, 4 storeys



TCT Option C (Low) – 4-6 storeys on NB



TCT Option C (Low) – Primarily 4 storey max

Overall Principles

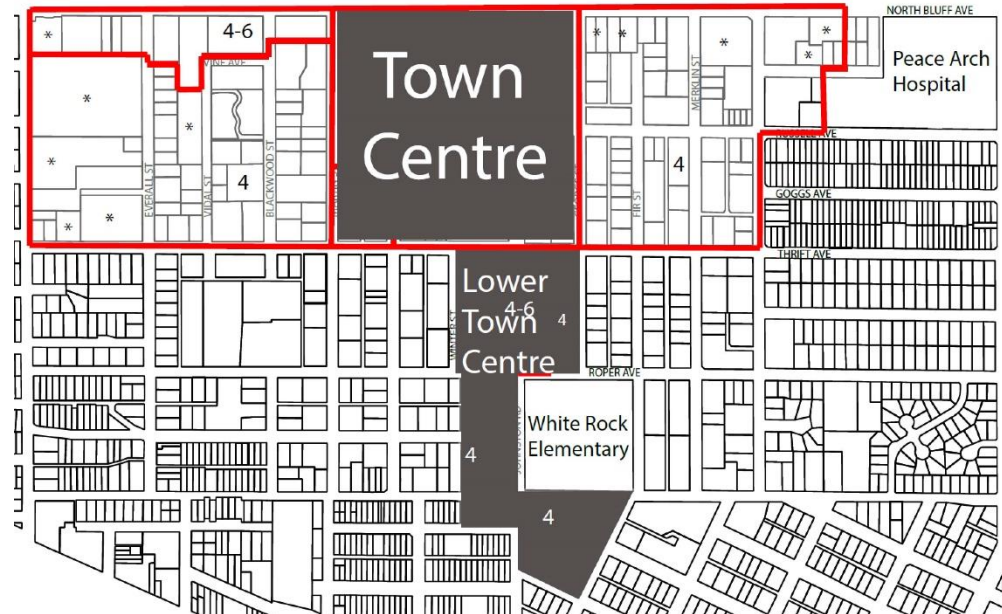
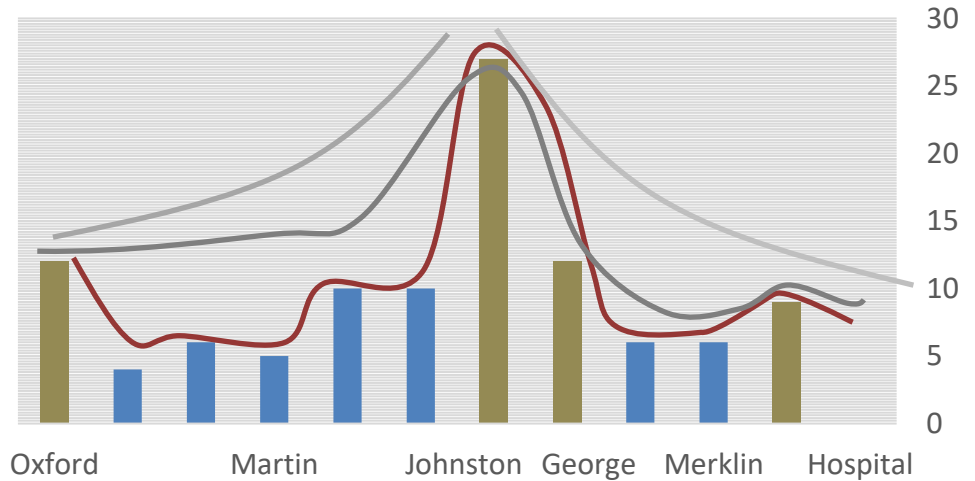
- Most sites unlikely to redevelop as maximum density and height already closed to achieved with existing building form
- New 6 storeys buildings located **only** on North Bluff Road west of Martin Street
- * marks existing approved development that does not conform to the height/density

TCT Option C (Low) – Primarily 4 storey max

Height Summary

- Height (in storeys) is a **requirement** for decision making, requires an amendment to OCP if proposal does not align with diagram
- Heights in Town Centre Transition range from 6 storeys (North Bluff west only) to 4 storeys.
- Existing non-conforming buildings form “peaks” bordered by “valleys” or “cliffs”

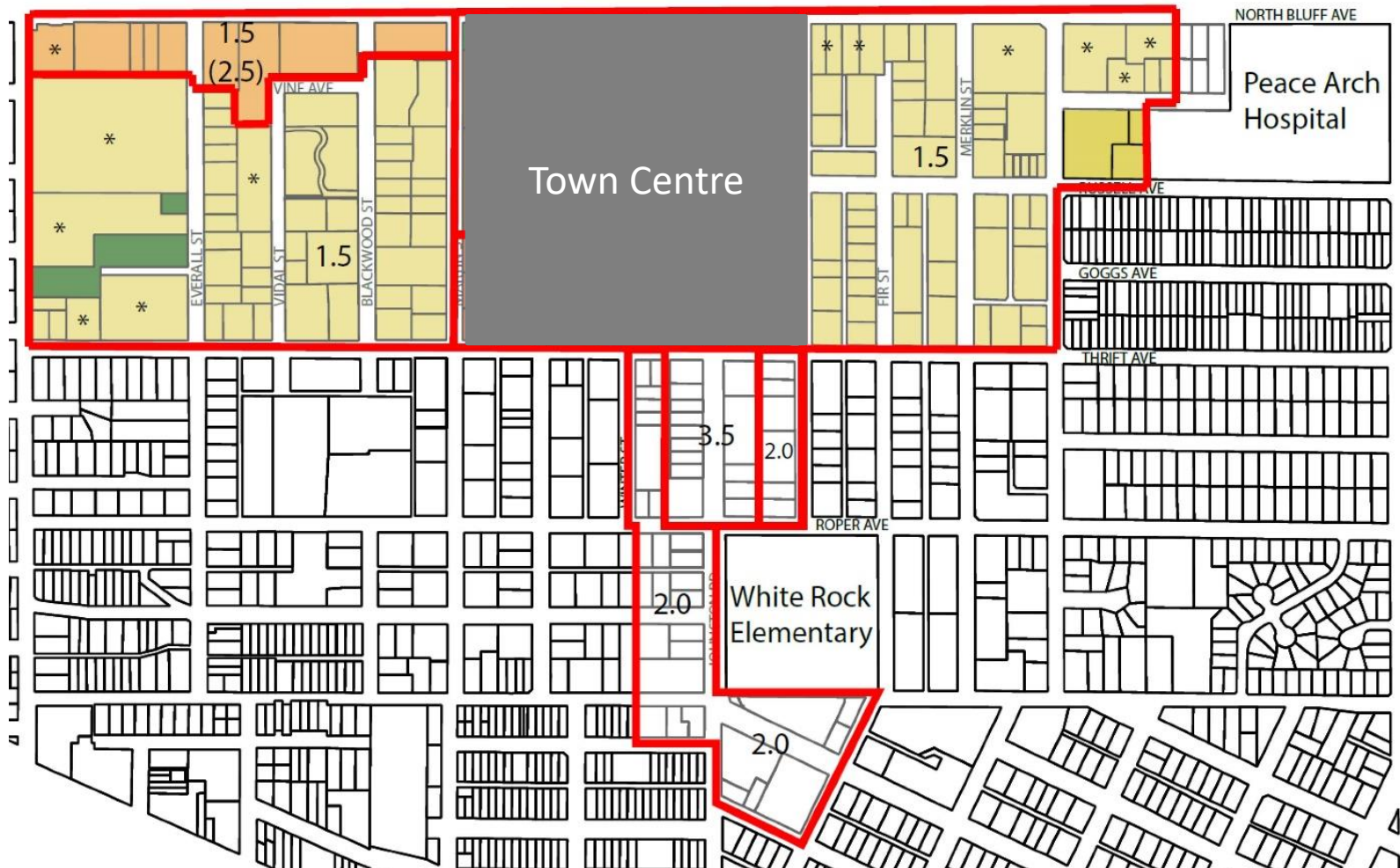
“Peaks and Valleys” (West-East)



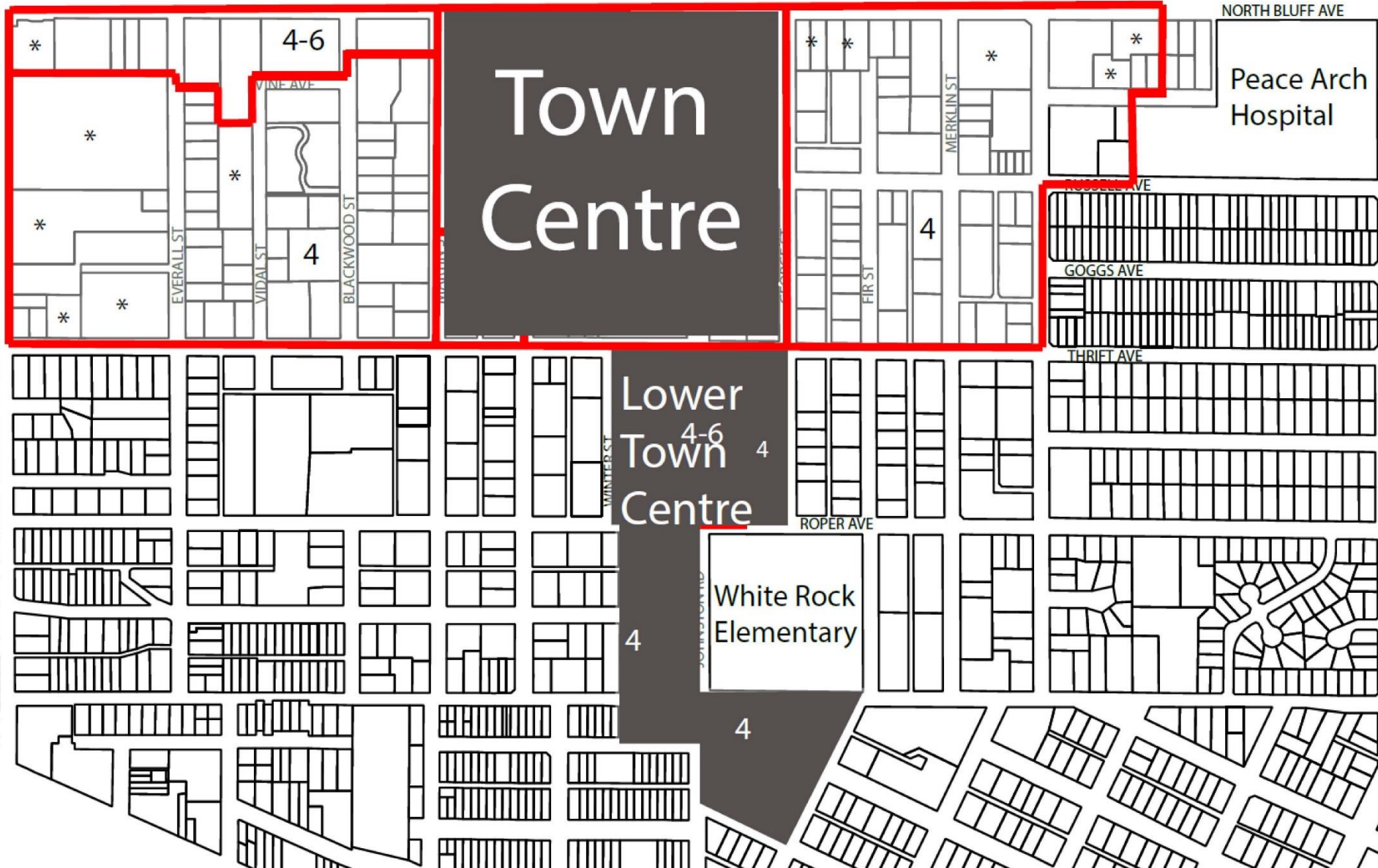
TCT Option C (Low) – Primarily 4 storey max

Density Summary

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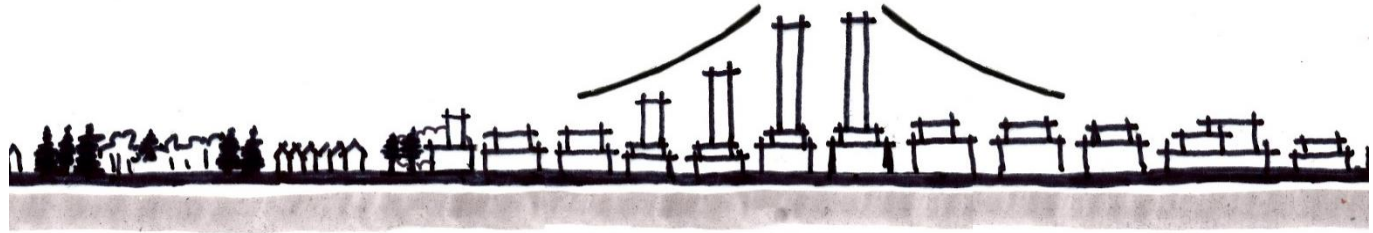


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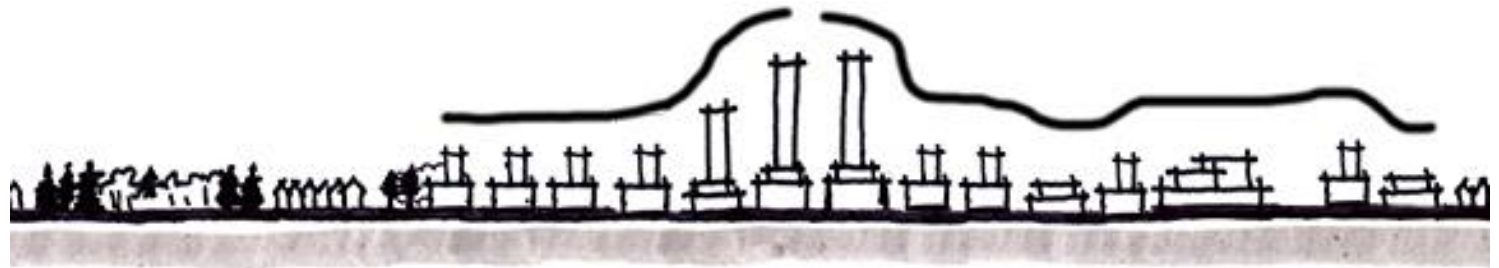


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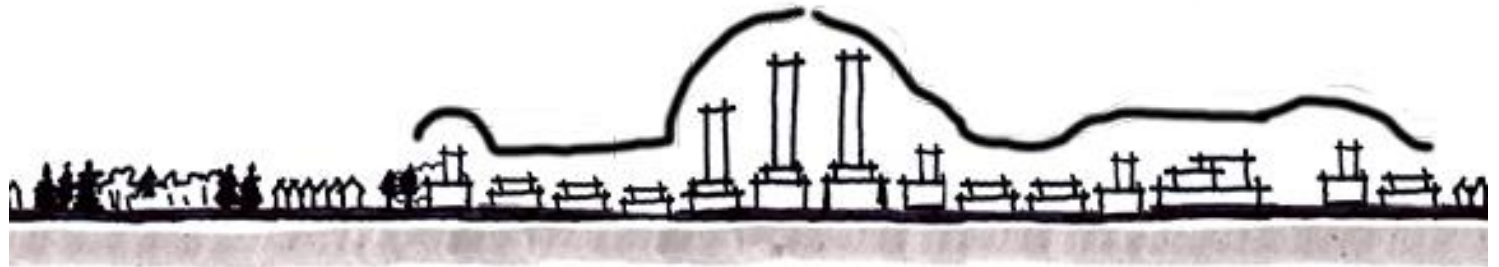
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Waterfront Village Building Heights

Option B: Allow 3 storeys in all areas, and establish conditions when a 4th storey is permitted. 3 storeys are generally already permitted in the Zoning Bylaw for waterfront zones.



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i.e. a 4th storey, including parking levels, is only allowed where the height of the building is less than 3.5 metres (11.5 feet) above the ground on the high side of the lot.



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