

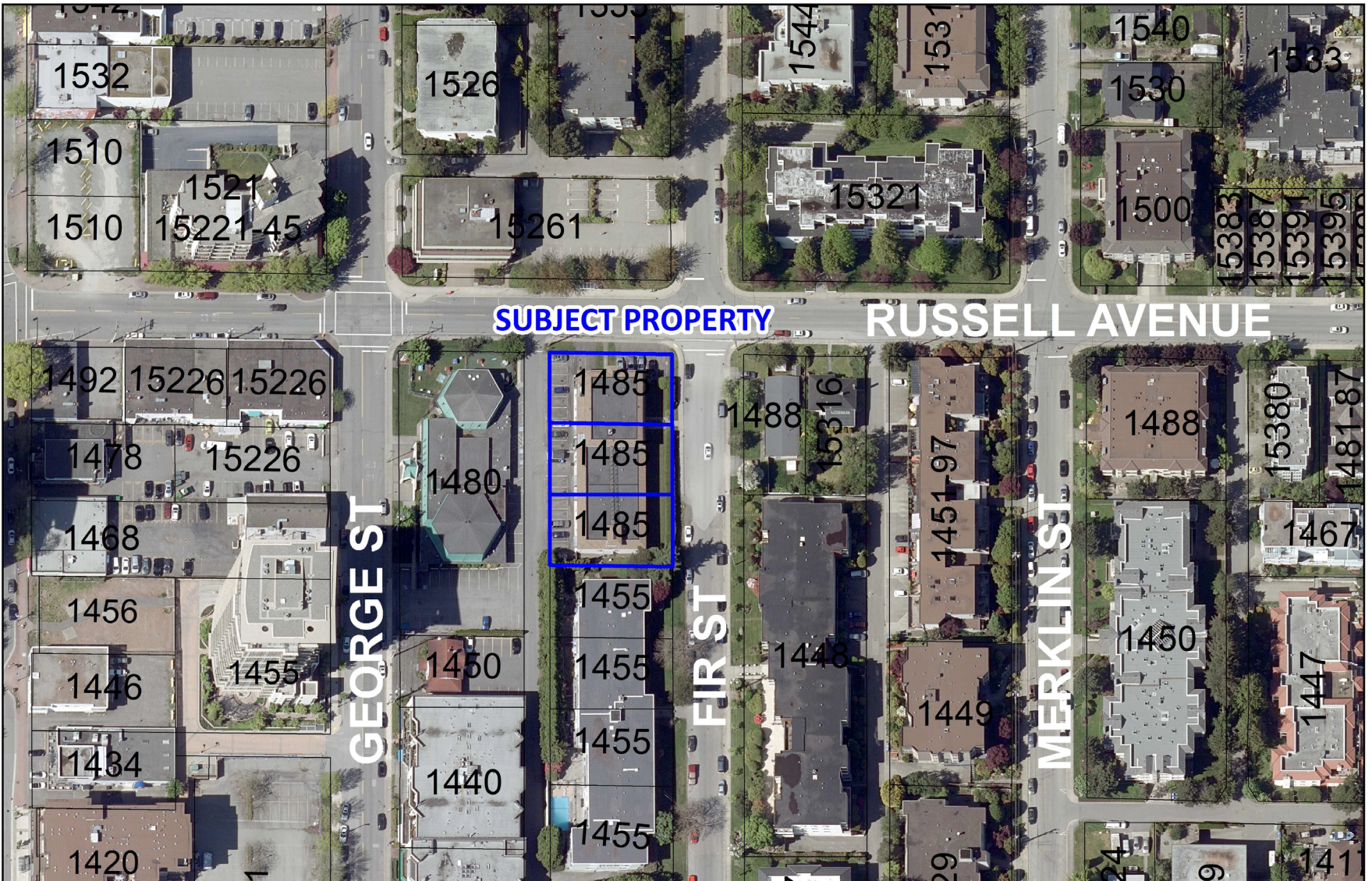
1485 Fir Street

Revised Zoning Amendment Bylaw No. 2363

WHITE ROCK
My City by the Sea!

May 10, 2021





SUBJECT PROPERTY

RUSSELL AVENUE

GEORGE ST

FIR ST

MERKLIN ST

Ortho Map

1485 Fir Street



PROPOSAL

- Rezoning from Medium Density Multi-Unit Residential (RM-2) Zone to Comprehensive Development (CD) Zone to enable the construction of an **80-unit, six-storey, rental apartment building** that would replace an existing 25-unit, two-to-three-storey, rental building built in 1965



REVISION TO BYLAW No. 2363

- No change to the form of the building (six storeys, 80 units total).
- **An additional 5% of the units (4)** in the building would be provided for 10 years at the average rent for purpose built rentals in the White Rock area (determined by latest CMHC report), in addition to 25 replacement units.



REVISION TO BYLAW No. 2363

4. Maximum Increased Density:

Despite section 7.64.3, the reference to the maximum gross floor area of “1.5 times the lot area” is increased to a higher density of a maximum of 5,700 m² (61,356.85 ft²) of gross floor area (2.8 FAR; or gross floor area ratio) and 80 apartment dwelling units where a housing agreement has been entered into and filed with the Land Title Office to secure eighty (80) dwelling units as rental tenure for the life of the building, **with four (4) of these dwelling units being secured for a period of 10 years as having maximum rents set at the average rent for a private apartment in White Rock as indicated by the most current rental market report from Canada Mortgage and Housing Corporation.**

HOUSING AFFORDABILITY TERMS

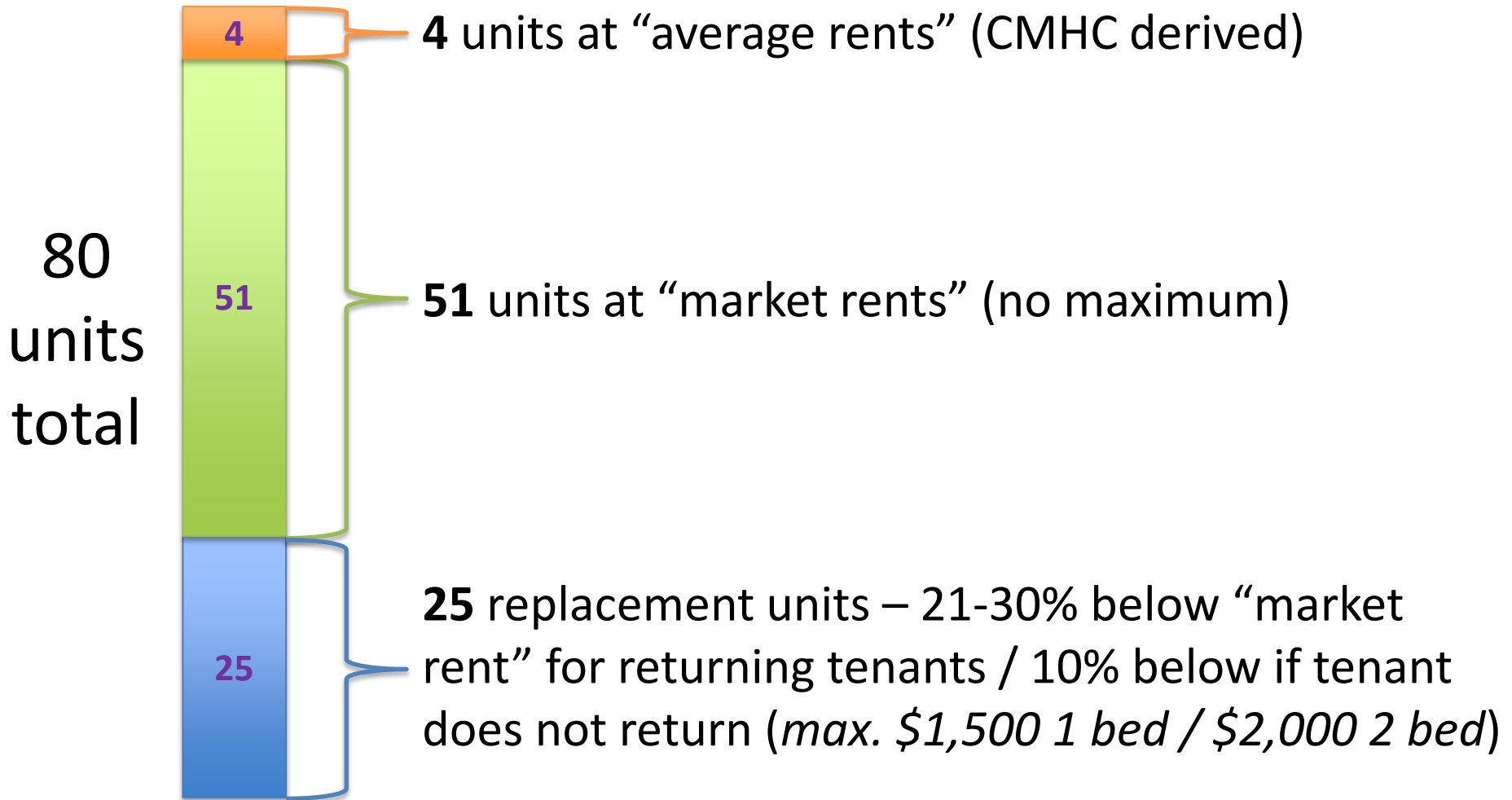
- **“Average rent”** means rent levels that are the average of all other purpose-built rental units in the White Rock area (CMHC Rental Market Report). This data is available for bachelor, 1 bedroom and 2 bedroom units (too few 3 bedrooms for this data to be released).
- **“Market rent”** means rent levels that are not restricted and are based on what a prospective tenant is willing to pay for that particular home. Newer apartments with more amenities are likely to have higher rents.

HOUSING AFFORDABILITY TERMS

- “**Average rent**” means rent levels that are the average of all other purpose-built rental units in the White Rock area (CMHC Rental Market Report). This data is available for bachelor, 1 bedroom and 2 bedroom units (too few 3 bedrooms for this data to be released).
- Proposed “**affordable rental housing**” definition for White Rock, intended to increase supply of housing affordable to low income households:

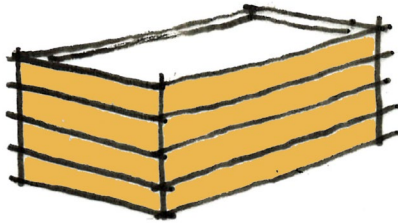
*Housing where the rent is capped at 20% below the **average rent** for that unit type in White Rock.*

PROPOSED HOUSING MIX AT 1485 FIR STREET

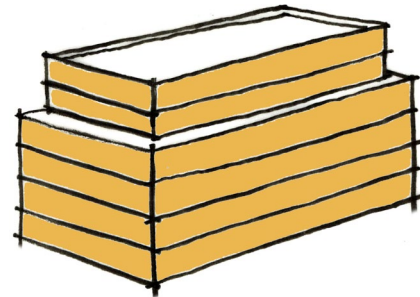


OCP – TOWN CENTRE TRANSITION AREA

- Direction is to allow 4 storey buildings, without any requirement for affordable housing. If an *affordable housing component* is provided, up to 6 storeys may be approved.



Market/Strata



Including *Affordable Housing Component*

- An *affordable housing component* could be defined in **one or more** ways. In order to be a viable alternative to 4 storey market/strata, a project could not be entirely below market units as the additional 2 storeys would not add value.

OCP – TOWN CENTRE TRANSITION AREA

Draft Options for *Affordable Housing Component*:

1. Strata Housing with **20%** of units as “*affordable rental housing*”
 2. Rental Housing with **10%** of units as “*affordable rental housing*”
(no required replacement units / returning tenants)
 3. Rental Redevelopment, with replacement units for returning tenants + **5%** of units at *average rents* for 10 years (e.g. as proposed by 1485 Fir Street applicant)
 4. Project owned and operated by senior government (BC Housing and Metro Vancouver Housing Corporation have changing definitions and priorities, this provides flexibility)
- (could also consider co-operative ownership model)

PROCESS SUMMARY

- Public Information Meeting – held December 12, 2019
- Initial OCP Amendment LUPC Report – July 8, 2019
- Information Report Update – September 30, 2019
- Advisory Design Panel – July 21, 2020
- Rezoning and Major Development Report – October 19, 2020
- Public Hearing for Zoning Amendment – January 18, 2021
- Council Decision (Zoning Bylaw 3rd reading) – January 25, 2021
- Second Reading rescinded – April 26, 2021
- New Second Reading of Zoning Bylaw – **May 10, 2021**

PROCESS SUMMARY

- Public Hearing for Zoning Amendment – TBD
- Fulfilment of final adoption pre-requisites (Housing Agreement Bylaw and Engineering conditions)
- Final Reading of Zoning Bylaw and issuance of Major Development Permit - TBD

RECOMMENDATION

[Appearing on Regular Council agenda - Council may also choose to defer, e.g. until after adoption of OCP amendment bylaw for Town Centre Transition area].

THAT COUNCIL:

1. Give second reading to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-64 -1485 Fir Street) Bylaw, 2020, No. 2363 **as amended**, and
2. Direct staff to schedule the required Public Hearing.

Prior-to adoption conditions (if given Third Reading, to be considered at that time):

- a) Ensure that all engineering requirements and issues, including dedication of a 5.0 metre by 5.0 metre corner cut on the corner of the site at Fir Street and Russell Avenue, intersection improvements including ‘watch for pedestrian’ signage as well as tactile paving on the northwest and northeast corners of George Lane and Thrift Avenue, and completion of a servicing agreement, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;
- b) Finalization of the Tenant Relocation Plan and adoption of a Housing Agreement Bylaw;
- c) Consolidation of the existing 3 lots and demolition of the existing residential building;

WHITE ROCK

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COMPARISON DEFINITIONS/APPROACHES

- Surrey: Flexible approach to “affordable housing” as Federal and Provincial governments have different definitions and this allows development projects to work under different government programs.
- Where City land/funds offered: “affordable” rental housing is defined as 80% of units having rents at less than 80% of median market rents in Surrey” (Surrey Affordable Housing Strategy). [Not provided yet].
- Langley (Township): for purpose of analysis, “affordable rental housing” considered as rents **10%** below the CMHC **median** for the primary rental market. Emphasis that affordable housing is a relative concept based on housing costs and household income.

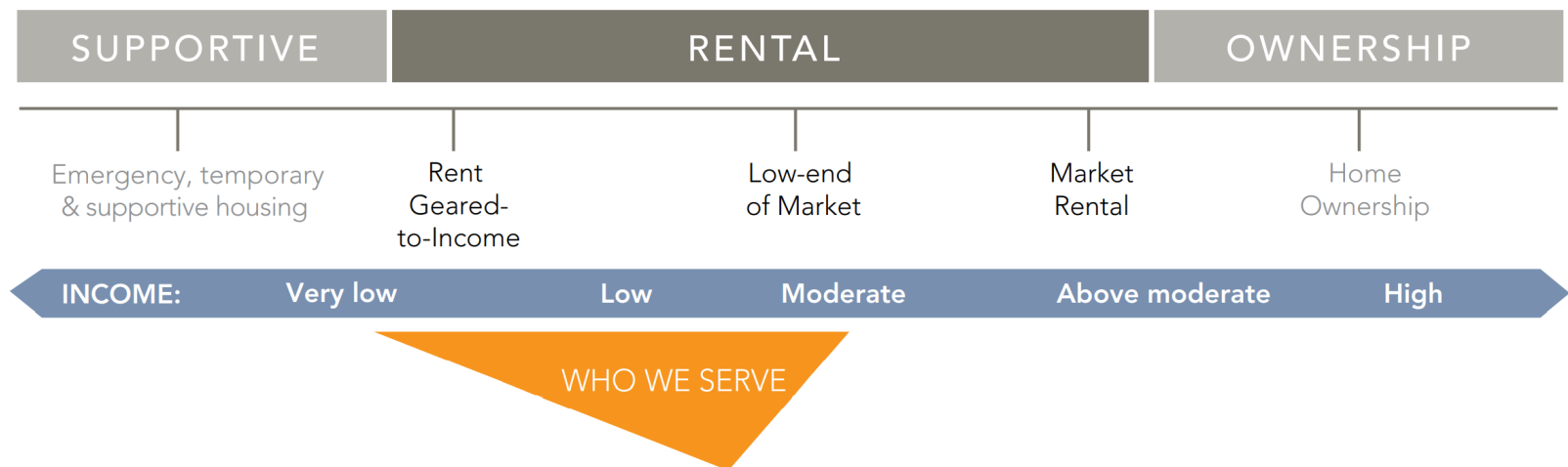
COMPARISON DEFINITIONS/APPROACHES

○ Metro Vancouver (MVHC 10 Year Plan):

DEFINING HOUSING AFFORDABILITY

Affordability is a measure of a household's ability to pay for housing. It relates the cost of housing to household income. **Housing is considered affordable when monthly housing costs make up less than 30% of gross (before tax) household income¹.** This also assumes that housing is safe, of suitable size, and meets specific needs such as accessibility.

However, housing affordability is not just a question of income, but also household circumstances, such as family size, disability or other health-related expenses, child care, transportation, and other costs. Metro Vancouver Housing considers a wide range of factors to best support tenants' needs.



COMPARISON DEFINITIONS/APPROACHES

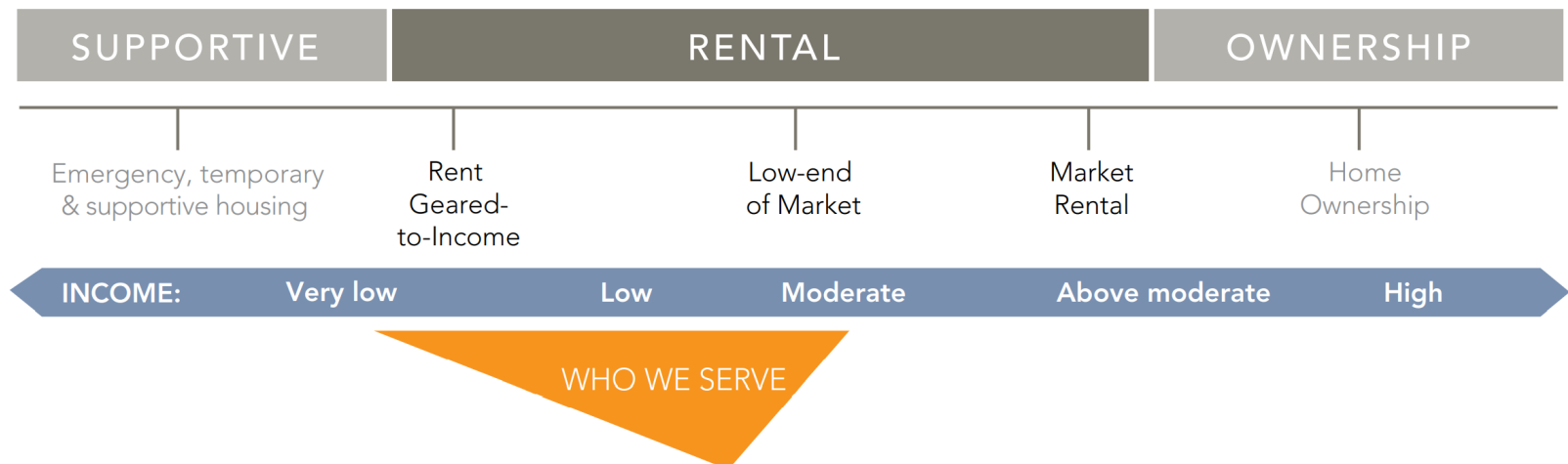
○ Metro Vancouver (MVHC 10 Year Plan):

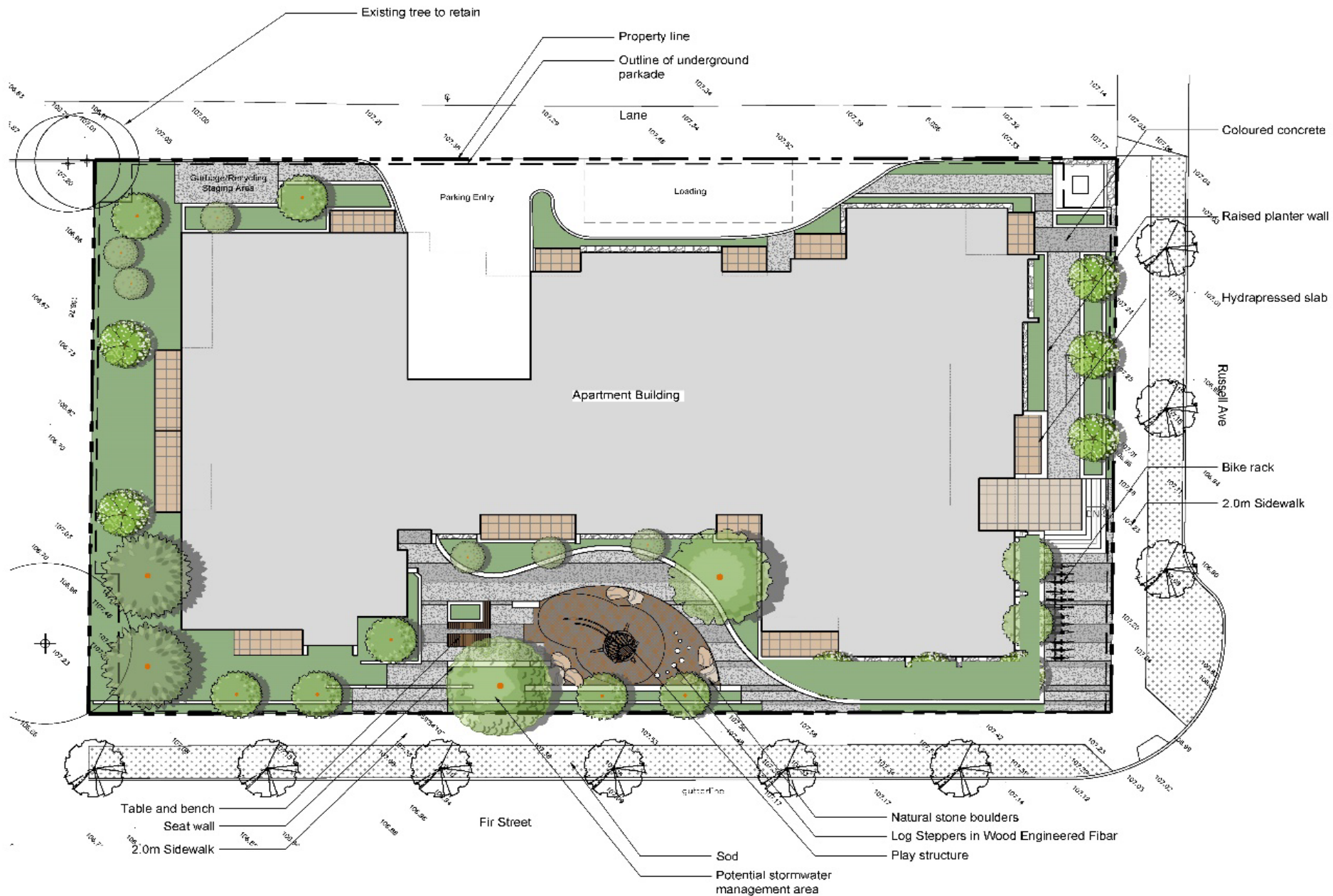
SUPPORTING THE MISSING MIDDLE

Metro Vancouver Housing helps to support the 'missing middle' of the rental market, providing affordable rental housing for very low to moderate income households

All of our housing provides some affordability. Around 30% of our housing consists of **Rent-Geared-to-Income** in which the rent is not greater than 30% of the tenants' gross household income while the remainder is provided at the **Low-End-of-Market**, which is approximately 10% to 20% below market rents. There is an income cap for both types of housing to ensure our housing supports those who need it most.

By integrating a range of housing types, incomes, ages, abilities, and families, we support healthy, inclusive communities and provide flexibility to meet a variety of needs.





1 SITE AND TREE PLAN
Scale 1:150

Existing Zoning Provisions: RM-2 Medium Density Multi-Unit Residential	Proposed Zoning Provisions: CD 64 - Comprehensive Development Zone
Permitted Uses	Permitted Uses
Townhouse or apartment complexes with densities not exceeding 50 units per acre	Multi-unit residential use with accessory home occupation use
Number of Dwelling Units	Number of Dwelling Units
25 units (50 units / 0.4 hectares) Existing Lot Area: 2,036 m ²	80 dwelling units (10 three-bedroom units, 22 two-bedroom units, 41 one-bedroom units, and 7 studio units)
Minimum Lot Requirements	Lot Dimensions
Lot Width: 18.0 m (59.04 ft) Lot Depth: 30.5 m (100.4 ft) Lot Area: 742.0 m ² (7,986.82 ft ²)	Lot Width: 34.48 m (113.12 ft) Lot Depth (averaged): 59.04 m (193.69 ft) Lot Area: 2,036 m ² (21,917 ft ²)
Lot Coverage	Lot Coverage
45% 916 m ² (9,962.9 ft ²)	48.7% 991 m ² (10,667 ft ²)
Gross Floor Area	Gross Floor Area
1.1 times the lot area 2,240 m ² (24,109 ft ²)	2.8 times the lot area 5,700 m ² (61,357 ft ²)
Building Height	Building Height
10.7 m (35.1 ft) for principal buildings	Six Storeys – 18.9 metres to top of parapet measured from average natural grade (62 feet) Geodetic height: 126.49 metres top of parapet and 129.2 metres top of elevator shaft
Minimum Setback	Setback
Front Lot Line: 6 m (19.68 ft) Rear Lot Line: 6 m (19.68 ft) Interior Side Lot Line: 5.0 m (16.4 ft) Exterior Side Lot Line: 3.8 m (12.47 ft)	Front Lot Line: 3.47 m (11.38 ft) Rear Lot Line: 3.08m (10.1 ft) Interior Side Lot Line: 5.25 m (17.22 ft) Exterior Side Lot Line: 5.05 m (16.57 ft)

PLANNING ANALYSIS

- Subject property designated Town Centre Transition in OCP
- OCP recognizes building heights of between 18 and 6 storeys along Fir Street, moving from North Bluff Road (18) down to Thrift Avenue (6)
- OCP policy supports additional density (up to 40% above base) where at least half of the additional floor area is dedicated to and secured as rental units (2.0 to 2.8 FAR)
- Issues raised by public include: traffic, lack of greenspace, loss of existing homes especially for older seniors, housing affordability and shadowing / view impacts.

PLANNING ANALYSIS

- Traffic Study finds that peak volumes of traffic generated by the development can be handled by existing infrastructure
- Parking Study concludes peak demand can be satisfied with 1.31 spaces per unit as opposed to 1.5 spaces per unit
- No protected trees are to be removed
- Tenant Relocation Plan to be implemented in accordance with recently-amended Policy 514
- Amenity Contributions may be required – Policy 511 allows waiver of all or a portion with rental developments
- Housing Agreement to be used to secure the tenure of housing and the terms of any tenant compensation