

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: May 31, 2021

TO: Land Use and Planning Committee

FROM: Carl Isaak, Director of Planning and Development Services

SUBJECT: OCP Height and Density Review – Amendment Bylaw and Consultation Summary

RECOMMENDATIONS

THAT the Land Use and Planning Committee recommend that Council:

1. Give first and second reading to “Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 2 (Height and Density Review), 2021, No. 2387;”
 2. Consider the consultation strategy in the corporate report dated May 31, 2021 as appropriate for consultation with persons, organizations and authorities that will be affected by “Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 2 (Height and Density Review), 2021, No. 2387,” pursuant to Section 475 of the *Local Government Act*;
 3. Consider “Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 2 (Height and Density Review), 2021, No. 2387” in conjunction with the City’s Financial Plan, and Metro Vancouver’s Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste and Resource Management Plan; and
 4. Direct staff to schedule the public hearing for “Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 2 (Height and Density Review), 2021, No. 2387” and mail notice of the public hearing to those property owners of properties where the land use designation would change to a different land use designation as a result of Bylaw No. 2387.
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EXECUTIVE SUMMARY

On March 29, 2021, the Land Use and Planning Committee passed a series of resolutions directing staff to prepare revisions to the Official Community Plan (OCP) bylaw, as part of the third and final phase of the City’s OCP Review. This report introduces the related draft OCP amendment bylaw for consideration, and the next step in the process would be to proceed to a Public Hearing.



Prior to conducting the public hearing for the OCP Amendment Bylaw, Council must also pass a resolution that considers the consultation strategy as appropriate, and pass a resolution that Council has considered the OCP Amendment Bylaw in conjunction with the City’s Financial Plan and relevant waste management plans (i.e. Metro Vancouver’s Integrated Liquid Waste Resource Management Plan and Integrated Solid Waste and Resource Management Plan).

The proposed changes to the OCP generally would have the effect of reducing the scale (height and density) of new development, and future rezoning applications for redevelopment would be required to be consistent with the policies in the OCP. There are existing approved developments with site-specific zoning that exceeds the scale of development contemplated in the OCP, and these can proceed based on their prior approvals, but any new rezoning application would be subject to the OCP.

The OCP Amendment Bylaw also introduces a new definition for Affordable Rental Housing and related housing polices, which increases the expectations for developments in providing greater levels of affordability (i.e. lower maximum rents) in exchange for receiving additional height and density.

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
May 10, 2021	THAT Council give final reading to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CR-1 Town Centre Revisions) Bylaw, 2021, No. 2376”.
2021-200 April 12, 2021	THAT Council: Whereas the Official Community Plan (OCP) includes Elm Street as part of the Waterfront Village; and Whereas Elm Street is the only street off Marine Drive that is part of the Waterfront Village; and Whereas Elm Street has no commercial activity; and Whereas Elm Street is in fact part of a mature neighbourhood, Amends the OCP be amended to remove Elm Street from the Waterfront Village designation.
2021-LU/P-038 March 29, 2021	THAT the Land Use and Planning Committee endorse in relation to Town Centre Transition area Option C as noted in the March 8, 2021 corporate report, with an amendment noting four (4) to six (6) stories where it is defined that along North Bluff on the east or west side permit six (6) stories; and

	For the remaining sites it be noted as four (4) stories to six (6) stories with a notation that proposals over four (4) stores would be considered when there is an affordable housing component.
2021-LU/P-039 March 29, 2021	THAT the Land Use and Planning Committee endorse Option A as noted in the March 8, 2021 corporate report titled "Results of OCP Review Survey- Building Heights Outside the Town Centre" in regard to the East Side Large Lot Infill.
2021-LU/P-040 March 29, 2021	THAT the Land Use and Planning Committee endorse removal of the row of single family homes on Finlay Street - section below Russell Avenue from the area titled as "East Side Large Infill" from Official Community Plan and it remain with the mature neighbourhood designation.
2021-LU/P-041 March 29, 2021	THAT the Land Use and Planning Committee endorse a maximum of a four (4) storey height along North Bluff road along the east side (East of Lee Street to Maccaud Park).
2021-LU/P-042 March 29, 2021	THAT the Land Use and Planning Committee endorse the Waterfront Village be limited and/ or referred to as only the buildings that front onto Marine Drive.
2021-LU/P-043 March 29, 2021	THAT the Land Use and Planning Committee endorse, at West Beach along Marine Drive, permitting a building height of three (3) stories.
2021-LU/P-043 March 29, 2021	THAT the Land Use and Planning Committee endorse Option B as outlined in the March 8, 2021 corporate report in regard to East Beach (along Marine Drive) permitting three (3) stories and up to four (4) stories.
2021-113 March 8, 2021	THAT Council: <ol style="list-style-type: none"> 1. Receive the March 8, 2021 corporate report from the Director, Planning and Development Services, titled “Results of Official Community Plan Review Survey – Building Heights outside the Town Centre;” and 2. Defers the topic to a future Land Use and Planning Committee meeting.
2020-570 November 23, 2020	THAT Council directs the scope for the Official Community Plan (OCP) review be reduced at this time to only the Town Centre building height and density and building heights around the Town Centre and height at the waterfront along Marine Drive.
2020-LU/P-027 September 16, 2020	THAT Land Use and Planning Committee recommend that Council consider the Town Centre Phase 2 Engagement Summary and Recommendations Report prepared by DIALOG Design, attached to this corporate report as Appendix A, and direct staff to proceed with preparing the proposed implementing mechanisms as described in staff’s evaluation of the DIALOG recommendations in Appendix B.

2020-110 March 9, 2020	Council received for information the corporate report dated March 9, 2020 from the Director of Planning and Development Services titled “Official Community Plan Review – Waterfront Enhancement Strategy and Town Centre Public Engagement Update.”
2019-LU/P-038 November 18, 2019	The Land Use and Planning Committee received for information the corporate report dated November 4, 2019 from the Director of Planning and Development Services titled “Official Community Plan Review - Summary of Phase 1 Public Engagement”.

INTRODUCTION/BACKGROUND

The purpose of this corporate report is to introduce a draft amendment to the Official Community Plan (OCP) that would implement the direction of the Land Use and Planning Committee in relation to the OCP Review for the Town Centre and Building Heights outside the Town Centre (including Town Centre Transition, Waterfront Village, and East Side Large Lot Infill Area). As the amendments to the Town Centre Transition land use designation also involve incorporating a new approach to defining affordable rental housing based on the work of the Housing Advisory Committee, revisions to the policies in the Housing chapter in the OCP are also included in the draft amendment. Associated changes to the land use designations are proposed for the Development Permit Area guidelines (removing references to towers where no longer applicable, etc.), the Land Use designations map, and map of form and character Development Permit Areas. The amendment bylaw itself is attached to this report as Appendix A, and a table listing the consequential changes to the OCP is attached as Appendix B.

This report also provides an opportunity for the Committee to consider and discuss other related resolutions which would be required prior to the bylaw advancing to a Public Hearing, specifically confirmation that Council considers the consultation for the proposed amendment to be appropriate, and consider the proposed amendment in conjunction with the Financial Plan and any waste management plan (i.e. Metro Vancouver’s Solid Waste and Liquid Waste Management Plans).

Overview of Changes to the Bylaw

The most significant changes in the draft OCP amendment are changes to the height and density permitted for new buildings. By making these changes in the OCP, any new zoning amendment application that is received will need to either be consistent with the new OCP height and density parameters, or else it would require an OCP amendment before the zoning amendment could be approved.

New buildings outside of the Town Centre area typically require a zoning amendment application, as their present zoning relates to the existing land uses and buildings on the property. New buildings in the Town Centre, which is pre-zoned to allow for additional height and density, can proceed with only a Major Development Permit if they do not request additional density beyond what is permitted in the zone. The CR-1 zone, which applies to the majority of Town Centre properties that have not been recently redeveloped, was amended on May 10, 2021 to reduce the maximum height and density these properties are “pre-zoned” to allow. The proposed OCP amendment for the Town Centre area would match the maximum heights and densities that are specified in the recently amended CR-1 zone.

Town Centre, Town Centre Transition, and Lower Town Centre Areas

The maximum height and density for the Town Centre (TC), Town Centre Transition (TCT), and Lower Town Centre (LTC) areas are illustrated in the OCP by Figure 9 and Figure 10. The current and proposed versions of these figures are provided below for reference.

It is notable that in the TCT designation, the current OCP allows an increase in density (FAR) of 40% where the proposal provides market rental housing (e.g. 2.5 FAR becomes 3.5 FAR, 2.0 FAR becomes 2.8 FAR), whereas the proposed OCP would only allow an bonus density/height for properties identified as otherwise allowed 1.5 FAR and 4 storeys in the TCT land use designation (up to 2.5 FAR and 6 storeys, in exchange for providing an affordable housing component in the new development, per new housing policy 11.2.4).

The heights identified in the OCP in storeys in the proposed Figure 10 are now proposed to be considered maximums instead of conceptual height guidelines. This means that a new rezoning application exceeding these heights would also be required to apply for an OCP amendment.

The six parcels owned by the Peace Arch Hospital Foundation (top right of images) and currently used as a parking lot are proposed to be changed to Institutional land use designation and accordingly have been removed from proposed Figures 9 and 10.

Image 1 – Current Figure 9 “Maximum FAR”



Image 4 – Proposed Figure 10 “Maximum Heights”



Waterfront Village Area

In the Waterfront Village land use designation area, the main proposed change is to limit buildings on West Beach, (west of Foster Avenue) to a maximum of three storeys, and on East Beach (east of Foster Avenue) to three storeys or four storeys where the top of the building is not more than 3.5 metres above the highest ground elevation on the property line. The current zones that apply to West Beach and East Beach Commercial/Residential properties (CR-3 and CR-4 respectively) will likely be updated as part of the Zoning Bylaw Review to be consistent with these parameters.

In the proposed Land Use Map, properties currently designated Waterfront Village which do not front on Marine Drive have been removed from the Waterfront Village land use designation and changed to a designation that is consistent with their current land use and zoning. For properties on Elm Street, and those which have frontage on Victoria Avenue, the proposed new designation is Mature Neighbourhood. For the existing Montecito and Silver Moon apartment buildings the proposed new designation is Urban Neighbourhood. While not directly fronting on Marine Drive, the property at 1122 Vidal Street (new site of Galaxie Brewing) is recommended to remain as Waterfront Village due to it being contiguous with other commercial properties on Marine Drive.

The areas proposed for a change in land use designation are highlighted in the map below (pink colour indicates properties remaining as Waterfront Village).

Image 5 – Proposed Land Use Designation Changes from Waterfront Village Designation



Several Elm Street property owners have provided correspondence to the City noting their opposition to being removed from the Waterfront Village designation and being designated as Mature Neighbourhood. This correspondence is attached to this report as Appendix D. As noted above, the proposed OCP amendment bylaw has been drafted as directed by Land Use and Planning Committee, however, as an alternative to the Mature Neighbourhood designation for Elm Street (which would allow redevelopment as single family, duplex, or triplex homes), should Council wish to continue to allow multi-family development on these properties, in the Options section of this report it is noted that the draft bylaw could be amended by Council resolution prior to first reading.

Council could direct staff to keep the properties on Elm Street as Waterfront Village with the new three storey height maximum that will apply to West Beach, along with a maximum gross floor area ratio (FAR) of no more than 1.5. The reduced FAR of 1.5 (or less) compared to the typical 2.0 maximum FAR for other properties in the Waterfront Village designation is appropriate due to the fact that if multi-family residential development occurs in this area off of Marine Drive, it would be in a more residential setting, with setbacks from all property lines to allow for landscaping around the buildings, as opposed to Marine Drive commercial lots which are typically built up to adjacent commercial buildings properties and can therefore accommodate additional floor area. This alternative version of the Waterfront Village land use designation would specify that all properties without frontage along Marine Drive (i.e. those on the east side of Elm Street) would be limited to a maximum of 1.5 FAR, and is provided as Appendix E.

East Side Large Lot Infill Area

In the East Side Large Lot Infill land use designation, properties south of Russell Avenue are proposed to be changed to the Mature Neighbourhood designation.

For the properties along North Bluff Road, east of Lee Street, the maximum height is proposed as four storeys without an affordable housing requirement, whereas west of Lee Street (i.e. the ‘Beachway’ project which has conditional approval) the base maximum would be three storeys and up to six storeys allowed with the provision of affordable rental housing.

General

Policies related to building heights have been revised throughout the land use designations and in the general policy 8.13.4 to state that these heights are maximums and not conceptual height guidelines.

Policy 8.13.7 is a new policy proposed to clarify that there are properties with previously approved existing site-specific zoning (including architectural drawings which new buildings must conform to) that would not necessarily be able to achieve the Development Permit Area guidelines now in place, which are based on buildings of a reduced scale. In those instances, to the extent that the zoning constrains the form of development, this policy explains that those projects would not be prevented from having a Development Permit issued or amended, despite the inability to fully achieve the Development Permit Area guidelines.

Housing Policies

The major change to the Housing chapter (section 11) is the new definition for affordable rental housing (rents capped at 20% below average rent for purpose built rental units, as reported by CMHC), which lowers the maximum rent that was previously determined to qualify as affordable.

This change in definition of affordable rental housing applies to the properties identified in Figure 11 of the OCP as eligible for additional height and density (up to six storeys and 2.5 FAR), which would now be required to provide 20% of the units in a development meeting this criteria for affordable rental housing. Figure 11 has been modified in the proposed bylaw so that it no longer includes properties east of Lee Street on North Bluff Road (these properties would only be allowed four storeys, but no affordable housing component would be required).

The new definition of affordable rental housing would also apply in the Town Centre Transition land use designation as a way to determine if a development is eligible to exceed the four storey heights (up to six storeys) and 1.5 FAR by providing an affordable housing component. Depending on the tenure (strata ownership vs. rental), a development would be required to provide either 20% or 10% of the units in the building as affordable rental housing, or 5% when the project includes replacement rental units and compensation to existing tenants has been provided in accordance with the City’s Tenant Relocation Policy. For rental replacement projects with applications submitted prior to 2021 (i.e. at 1485 Fir Street) this affordable housing component could be 5% of the units at average rent for a period of 10 years rather than at 20% below average rent in perpetuity.

Development Permit Area Guidelines

The current Town Centre and Multi-Family Development Permit Area (DPA) guidelines both refer to “tower” portions of new buildings and setbacks / terracing of the building at levels that would exceed the new maximum heights. These guidelines have been revised to remove references to towers, and in the Town Centre area the guidelines note that the setbacks/terracing identified in the guidelines may be reduced to a more streamlined building form if that results in greater energy efficiency for the building (“thermal bridging” from extensive terracing/balconies in the building envelope can result in heat loss and energy inefficiency).

Related images in the DPA guidelines have been modified to largely remove references to buildings at heights that would no longer be permitted in the OCP.

Additional Land Use Map Change

In addition to the land use designation changes noted above, a land use designation change for the treed area at 1454 Oxford Street which was recently dedicated to the City through a lot line adjustment subdivision as part of the Phased Development Agreement and development contribution for that site. This would extend the Open Space & Recreation land use designation at the City's original parcel (1487 Everall Street) across the newly expanded City-owned treed area.

Development Permit Area Map Change

The map of Form and Character DPA is proposed to be amended reflecting the other land use designation changes in the proposed bylaw. For the properties converting from Waterfront Village designation, the Silver Moon and Montecito building properties would become Multi-Family DPA, and the other parcels now Mature Neighbourhood (Elm Street, Victoria Avenue fronting parcels) would no longer be in a specified DPA. The properties formerly in the East Side Large Lot Infill designation south of Russell Avenue would also no longer be in the East Side Large Lot DPA.

Consultation on Official Community Plan Bylaw Amendment

Legislative and Policy Background

Section 475 of the *Local Government Act* requires that Council consider whether there should be early and ongoing consultation with any of the following: regional district; adjacent regional district; adjacent municipality; first nations; school district or other boards; and/or provincial and federal governments.

Council also has a policy guiding considerations regarding this requirement, Council Policy 512 (Official Community Plan Consultation Policy). This policy is attached to this report as Appendix C.

In the case of this OCP amendment, in accordance with Council Policy 512, it was determined that early and ongoing consultation with one or more of the persons, organizations and authorities listed in Section 475 (2) be in accordance with the strategy and rationale provided in the table below.

It is also noted that the primary changes proposed to generally reduce the scale (height and density) of development are differences of degree from the current OCP policies, and would still allow for redevelopment to multi-storey mixed use and multi-unit residential buildings, albeit in a smaller building form, and would not fundamentally change the future uses of the properties. The population and employment growth forecasted in the current OCP would still be attainable over the 30 year horizon of the plan, but in a format that is predominantly low-rise and mid-rise buildings instead of high-rise (i.e. more than 12 storeys).

The following table identifies the person, organization, and authority noted in section 475 and staff's review and determination if consultation is required with these entities in relation to the proposed OCP amendment. In some instances it has been determined that early and ongoing consultation is not required by Council Policy 512, but staff have contacted these organizations for their awareness and an opportunity to comment if desired. If written correspondence is received from any of these persons, organizations and authorities is provided prior to the public hearing, it will be included in the public hearing information package.

Section 475 (2) person, organization and authority		Determination if consultation is required and should be early and ongoing
(i)	Metro Vancouver Regional District	<p>Not required, as the areas subject to change in the OCP are already designated “General Urban” in the Regional Growth Strategy and in the opinion of the Director of Planning the change is not inconsistent with the regional context statement.</p> <p>During the overall OCP Review process, staff have referred the draft options and materials to MVRD staff for their awareness and offered additional opportunities to meet if necessary to discuss.</p>
(ii)	Adjacent regional district	Not applicable; the subject area is not adjacent to another regional district.
(iii)	City of Surrey	<p>Required, as proposed changes to the OCP are in areas immediately adjacent to the City of Surrey, specifically the City of Surrey’s Semiahmoo Town Centre Plan area.</p> <p>During the overall OCP Review process, staff have referred the draft options and materials to City of Surrey staff and offered additional opportunities to meet if necessary to discuss.</p>
(iv)	first nations;	<p>Required, as the changes are in areas immediately adjacent to the Semiahmoo First Nation Reserve.</p> <p>Staff have referred the draft options and materials to Semiahmoo First Nation for their awareness, opportunity to provide comment, and offered to meet if necessary to discuss.</p>
(v)	School District 36 Surrey	<p>Staff also have ongoing annual contact with school district staff regarding their Eligible School Sites Proposal and other matters and discuss current development proposals.</p> <p>Staff have referred the draft options and materials to School District staff for their awareness and offered to meet if necessary to discuss.</p>
(v)	Greater boards and improvement district boards;	Not applicable.
(vi)	Provincial and federal governments and their agencies (including Greater Vancouver Sewerage and Drainage District Board and TransLink per Council Policy 512)	TransLink early consultation is not required as this is not a new plan but an amendment to an existing plan. Staff have referred the draft options and materials to TransLink staff for their awareness and offered to meet if necessary to discuss.

		Waste management staff at the GVS&DD (MVRD) were referred the draft bylaw by MVRD Regional Planning staff. The proposed changes reduce the scale of development and but do not fundamentally alter the future use of lands in the City, and growth projections are not expected to differ significantly from the existing OCP as a result of proposed changes.
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Financial Plan and Waste Management Plan Consideration

Section 477 (3) (a) of the *Local Government Act* requires that Council must consider an official community plan (in this case, the subject OCP amendment bylaw), in conjunction with its Financial Plan and any waste management plan, prior to a public hearing for the OCP bylaw. It is not necessary that the OCP bylaw be determined to be in complete alignment with these plans, but they must be considered as part of the approval process for the OCP bylaw.

In terms of the Financial Plan, as there may be a reduced amount of community amenity contributions received as a result of reducing the density for the buildings in the Town Centre and Town Centre Transition areas, the impact will be primarily be a reduction in projects that could be funded with future community amenity contributions. Future city amenity projects within the current Financial Plan that may have benefitted from these amenity contributions may be delayed or be removed if an alternative source of funds is not available. Reducing the development potential for commercial and multi-family residential properties will likely have an impact on their assessed land values and may impact the distribution of property taxes in future years. The policy changes may delay new developments as land values adjust to the revised development potential and requirements, and developers adjust the price they are willing to pay for redevelopment sites to reflect the new development conditions. In the preparation of future Financial Plans staff will continue to review impacts on tax revenue.

In terms of the applicable waste management plans (Metro Vancouver’s waste management plans), the OCP amendment would generally reduce the scale of future development in the City (i.e., maximum density and height) but it would still not fundamentally change the future uses of the properties, therefore substantial impact on liquid and solid waste services are not anticipated as a result of the OCP amendment bylaw.

FINANCIAL IMPLICATIONS

The City's 2021-2025 Financial Plan includes an estimate of new taxation revenues annually from new developments. These new construction revenues help to offset increasing costs and play a part in keeping tax rates down in future years. For 2022, \$760K in new taxation revenue has been budgeted for the completion of developments that are currently underway. Increases for 2023 - 2025 are budgeted at \$438K, \$231K, and \$261K respectively. These estimates are revised in the annual budget process to reflect actual development projects that are expected to be built.

LEGAL IMPLICATIONS

Under section 458 of the *Local Government Act*, compensation is not payable to any person for any reduction in value of that person’s interest in land, or for any loss or damages that result from the adoption of an official community plan (or zoning bylaw or other land use bylaws and permits).

The public hearing notice requirements for the proposed OCP Amendment Bylaw include advertising the public hearing in the local newspaper, but would not require mailed notification of the public hearing, per section 466(7) of the *Local Government Act* (as the proposed OCP Amendment Bylaw would affect more than ten parcels owned by ten or more persons).

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

There have been numerous opportunities for community engagement throughout the OCP Review process, though in a more digital format during the COVID-19 pandemic restrictions. Previous staff reports have outlined the workshops and open houses, and surveys that have led to the proposed policies as directed by the Land Use and Planning Committee. A public hearing on the proposed OCP Amendment Bylaw provides an additional opportunity to hear from the community on their views on the proposed changes.

Staff recommend that in addition to the newspaper advertisements and publicizing through the City's social media channels, despite it not being required by the *Local Government Act* (as noted in the Legal Implications section above) that the City mail notices of the public hearing to the owners of the approximately 180 properties where the OCP land use designation is proposed to be changed to another land use designation, specifically the following areas:

- East side of Elm Street (from “Waterfront Village” to “Mature Neighbourhood”)
- Montecito and Silver Moon apartment buildings (from “Waterfront Village” to “Urban Neighbourhood”)
- South side of Victoria Avenue between Martin Street and Finlay Street (from “Waterfront Village” to “Mature Neighbourhood”)
- East side of Finlay Street south of Russell Avenue (from “East Side Large Lot Infill” to “Mature Neighbourhood”)
- West side of Hospital Street north of Vine Street (from “Town Centre Transition” to “Institutional”)

The mailed notice would identify the proposed land use designation changes in the bylaw and provide information on where to access the draft bylaw and current OCP bylaw, and how to obtain further information from staff.

A city-wide mailout for the public hearing (unaddressed flyers to all households), as was done with the Town Centre CR-1 public hearing, would likely delay the public hearing to July in order to prepare, print and the send the materials. This would also cost approximately \$2,500 for the materials and \$1,600 for the postage, which is not in the budget. Staff recommend that due to the time and cost associated with the city-wide mailout, that notice of the public hearing be done through newspaper advertisements, social media posts, and a direct mailout to the properties as noted above, but not through a city-wide mailout.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

Multiple departments have been involved in the overall OCP Review process. The work of preparing the amendment bylaw is primarily undertaken by Planning and Development Services staff.

CLIMATE CHANGE IMPLICATIONS

While decreasing development potential through reduced building heights and density in the City may influence growth patterns in areas outside of the City with less transit service and walkability, resulting in increased private automobile use (and correlated increase in carbon

emissions), the more common form of development in the long term may consist more of wood frame, mass timber and tall wood buildings, which may have a positive impact on the carbon emissions associated with the building materials than concrete high-rises.

ALIGNMENT WITH STRATEGIC PRIORITIES

The Review of the Official Community Plan (OCP) is identified as a Top Priority action in the 2021-2022 Council Strategic Priorities.

This action supports the “Our Community” objective of guiding land use decisions of Council to reflect the vision of the community.

OPTIONS / RISKS / ALTERNATIVES

The following alternatives are available for LUPC’s consideration. The LUPC may recommend that Council:

1. Amend the proposed OCP Amendment Bylaw to allow the properties on Elm Street to remain as Waterfront Village with a three storey height maximum and 1.5 FAR (gross floor area ratio), give first and second readings to the bylaw as amended, pass the related procedural resolutions and direct staff to schedule a Public Hearing;
2. Amend the proposed OCP Amendment Bylaw with items as directed by LUPC, give first and second readings to the bylaw as amended, pass the related procedural resolutions and direct staff to schedule a Public Hearing; or
3. Defer consideration of the proposed OCP Amendment Bylaw pending receipt of information to be identified by the LUPC.

CONCLUSION

This corporate report is to introduce a draft amendment to the Official Community Plan (OCP) that would implement the direction of the Land Use and Planning Committee in relation to the OCP Review for the Town Centre and Building Heights outside the Town Centre (including Town Centre Transition, Waterfront Village, and East Side Large Lot Infill Area). As the amendments to the Town Centre Transition land use designation also involve incorporating a new approach to defining affordable rental housing based on the work of the Housing Advisory Committee, revisions to the policies in the Housing chapter in the OCP are also included in the draft amendment. Staff recommend that LUPC endorse Council give readings to the amendment bylaw, pass the resolutions relating to the consultation, Financial Plan and waste management plans, and advance the bylaw to a public hearing.

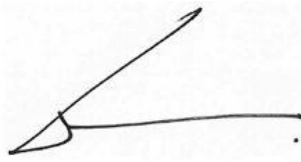
Respectfully submitted,



Carl Isaak, RPP, MCIP
Director, Planning and Development Services

Comments from the Chief Administrative Officer

I concur with the recommendations of this corporate report.

A handwritten signature in black ink, consisting of a stylized 'G' followed by a horizontal line and a small dot at the end.

Guillermo Ferrero
Chief Administrative Officer

- Appendix A: Draft OCP Amendment (Height and Density Review) Bylaw, No. 2387
- Appendix B: List of Significant Changes in Bylaw No. 2387
- Appendix C: Council Policy 512: Official Community Plan Consultation Policy
- Appendix D: Correspondence from Elm Street Property Owners
- Appendix E: Alternative Waterfront Village Land Use Designation Section (Elm Street)