

# Major Development Permit

*1454 Oxford Street*

**WHITE ROCK**  
*My City by the Sea!*

*June 28, 2021*



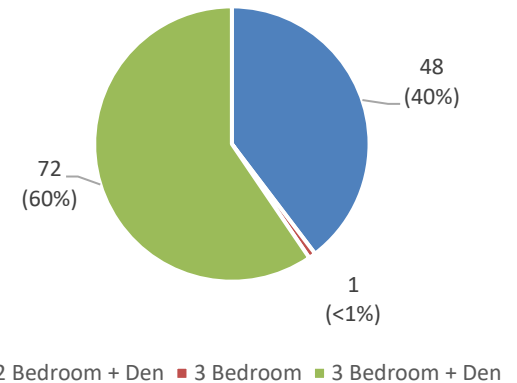
# BACKGROUND

- **2014** - applications received for:
  - Official Community Plan amendment;
  - Zoning Amendment; and
  - Major Development Permit (form and character & environmental)
- **2017** - OCP and Zoning amendments approved along with execution of Phased Development Agreement (PDA)
- PDA used to secure \$3.6M community amenity contribution and 0.92 acre parcel of wooded lands >> both have now been received
- *Local Government Act* (s. 516(7)) limits ability of City to vary the siting, size or dimensions of buildings, structures or uses through a development permit when such matters are explicitly “frozen” by zoning secured by way of a PDA

# PROPOSAL

- 121 unit multi-family development – 21 & 24 storey towers with shared 2-storey podium and 3-storey parkade
- 409 parking spaces (49 visitor & 360 resident) >> exceeds requirements
- CD-46 Zone sets limits regarding: permitted use; lot coverage; density; building height; setbacks; loading spaces; and resident and visitor parking
- CD-46 zone requires that designs “substantially conform to the plans prepared by Chris Dikeakos Architects”
- Project meets OCP policies (is “grandfathered”) by previously approved CD-46 Zone

Dwelling Units  
(by # of bedrooms)



Source: Chris Dikeakos Architects Inc.





## Orthographic Map

1454 Oxford Street







Evergreen Baptist

1454 Oxford Street

Oxford Water Utility

Fantom

The Beverley

Treed Area

1487 Everall Street

The Royce





THE ROYCE

FANTOM

EVERALL STREET





EVERALL STREET







# EVERGREEN CAMPUS OF CARE



EVERGREEN 1551 EVERALL STREET  
A HOSPITAL PROVIDER CAMPUS

EVERGREEN 1501 EVERALL STREET  
A HOSPITAL PROVIDER CAMPUS



# EVERGREEN CAMPUS OF CARE





**BELAIRE**

**SUNDIAL**





BELAIRE

EVERGREEN CAMPUS

OXFORD STREET



FANTOM

OXFORD STREET





EVERGREEN CAMPUS

1454 OXFORD

OXFORD STREET



FANTOM



OXFORD STREET





FANTOM



THE ROYCE

THRIFT AVE





# OFFICIAL COMMUNITY PLAN

## POLICY CONTEXT





# OCP POLICY – LAND USE

- Lands designated **Town Centre Transition (TCT)** in OCP
- Designation supports **multi-unit residential uses** with easy access to the Town Centre >> intended to strengthen commercial uses in the core
- Form and character of development in **TCT** subject to review against the **Multi-Family Development Permit Area Guidelines (8.2.4)**



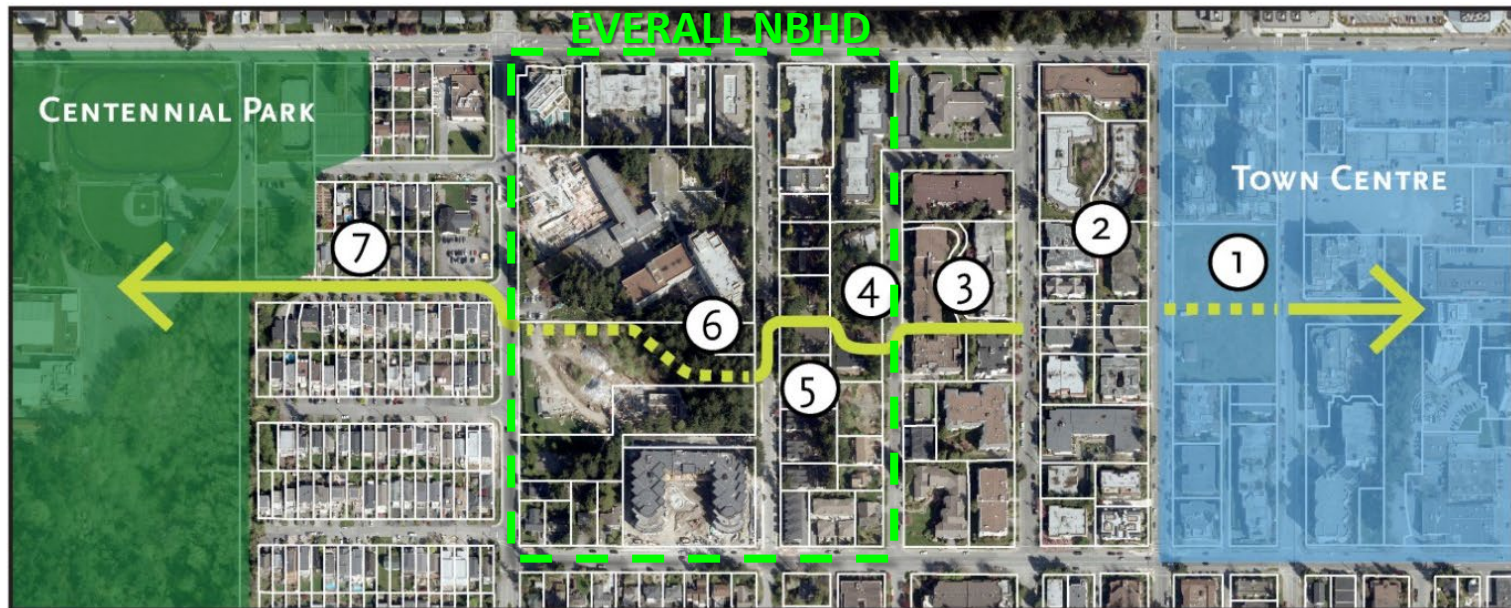
## HOUSING

- Policy 11.1.1 encourages “**family friendly housing**” by seeking a minimum of 10% of units as 3 bedroom units and 35% as either 2 or 3 bedroom units
- Proposal would supply 40% as 2 bedroom units and 60% as 3 bedroom units >> 100% “family friendly”; all but one unit also include a den



# OCP POLICY – TREE PROTECTION

- 8.2.4 supports “greenway” between Town Centre & Centennial Park
- 8.2.5 supports protection of mature trees in Everall Neighbourhood
- 23.4 establishes environmental development permit area focused on protection of mature stands of trees
- Dedication of wooded area will allow City to maintain ecological asset for benefit of White Rock residents while supporting the “greenway”





# OCP POLICY – DENSITY & HEIGHT

- CD-46 Zone allows for density of approximately 4.5 FAR whereas current OCP would allow maximum of 2.0 FAR. On-going amendments to the OCP (Bylaw 2387) would, if approved, allow maximum density of 1.5 FAR or 2.5 FAR with “affordable housing component”.
- Policy 8.13.1 of the OCP recognizes maximum densities (FAR), which may exceed those set out in Plan, [as established by existing zoning](#).
- Policy 8.13.4 of the OCP recognizes maximum heights in the Plan (per Figure 10) as a guideline and exceedances to such guideline (heights) would not necessitate amendment to the Plan. OCP Amendment Bylaw 2387 recognizes existing heights established by existing zoning.
- The intent of these policies is to support a consistent review and processing of development applications from approval in principle (OCP and zoning) through to detailed design (DP) and construction (BP)



# DPA GUIDELINES – FORM & CHARACTER

## 22.6 Multi-Family 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 new development with adjacent existing buildings
- 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





# PEDESTRIAN-ORIENTED ENVIRONMENT





# COMPATIBLE DEVELOPMENT



## MATERIAL LEGEND:

1 ARCHITECTURAL PAINTED CONCRETE  
BENJAMIN MOORE - CREAM YELLOW 2155-60

2 GLUE-LAMINATED WOOD

3 GLASS WINDOW WALL  
CLEAR VISION GLASS - SOLARBAN 60 (2) STARPHIRE

4 GLASS WINDOW WALL  
SPANDREL GLASS - #3-1373 BLACKTHORN  
OPACI-COAT ON 6MM PILKINGTON CLEAR

5 PAINTED MULLION  
AKZO NOBEL INTERPON POWDER COATING - STANDARD SILVER

6 GREY STONE VENEER



1 ARCHITECTURAL PAINTED CONCRETE  
BENJAMIN MOORE - CREAM YELLOW 2155-60



4 GLASS WINDOW WALL  
SPANDREL GLASS - #3-1373 BLACKTHORN  
OPACI-COAT ON 6MM PILKINGTON CLEAR



5 PAINTED MULLION  
AKZO NOBEL INTERPON POWDER COATING  
- STANDARD SILVER



2 GLUE-LAMINATED WOOD



6 GREY STONE VENEER



# ENHANCE QUALITY OF LIFE





## CONSERVE WATER AND REDUCE GHGs





# ENHANCE CHARACTER OF BUILT ENVIRONMENT & PUBLIC REALM





# **STAFF RECOMMENDATION**

THAT the Land Use and Planning Committee recommend that Council authorize the issuance of Development Permit No. 400 for 1454 Oxford Street.