

NOTICE OF PUBLIC HEARING – OCTOBER 18, 2021

**BYLAW 2397: WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT
(CD-66 –COMPREHENSIVE DEVELOPMENT ZONE
[1539 MAPLE STREET]) BYLAW 2021, NO. 2397**

MAJOR DEVELOPMENT PERMIT: DP 421

CIVIC ADDRESS: 15631 RUSSELL AVENUE AND 1509, 1529, 1539, 1549, and 1559 MAPLE STREET

PURPOSE: Bylaw 2397 proposes to amend the White Rock Zoning Bylaw to allow for 53 townhouse units on the properties at 15631 Russell Avenue, and 1509, 1529, 1539, 1549 and 1559 Maple Street.

WHITE ROCK
My City by the Sea!

Documents:

Author	Document	Item #
Director of Planning and Development Services	Land Use and Planning Committee corporate report dated May 27, 2019	R-1
Director of Planning and Development Services	Land Use and Planning Committee corporate report dated January 11, 2021	R-2
Director of Planning and Development Services	Land Use and Planning Committee corporate report dated September 20, 2021	R-3
Corporate Administration Department	Minutes – Various Extracts	R-4

Written Submissions:

Author	Date Received	Resident?	Status	Item #
None to date.				

THE CORPORATION OF THE
CITY OF WHITE ROCK

15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6

**NOTICE OF PUBLIC HEARING
MONDAY, OCTOBER 18, 2021**

NOTICE is hereby given that the Council of the City of White Rock will hold an opportunity for public participation for a Public Hearing on **MONDAY, OCTOBER 18, 2021** at **5:00 P.M.** in accordance with the *Local Government Act* and the Planning Procedures Bylaw. All persons who deem their interest in property is affected by the proposed bylaw/application shall be afforded an opportunity to be heard **in person, by telephone or by forwarding written submissions** reflecting matters contained in the proposed bylaw/application that is the subject of the Public Hearing. At the Public Hearing, Council will hear and receive submissions from interested persons in regard to the bylaw/application listed below:

BYLAW 2397: WHITE ROCK ZONING BYLAW, 2012, NO. 2000, AMENDMENT (CD-66 –COMPREHENSIVE DEVELOPMENT ZONE [1539 MAPLE STREET]) BYLAW 2021, NO. 2397

MAJOR DEVELOPMENT PERMIT: DP NO. 421

CIVIC ADDRESS: 15631 RUSSELL AVENUE AND 1509, 1529, 1539, 1549, AND 1559 MAPLE STREET (SEE SITE MAP ATTACHED)

PURPOSE: Bylaw 2397 proposes to amend the White Rock Zoning Bylaw to allow for 53 townhouse units on the properties at 15631 Russell Avenue, and 1509, 1529, 1539, 1549 and 1559 Maple Street.

Further details regarding the subject of the Public Hearing may be obtained from the City's Planning and Development Services Department at City Hall by contacting 604-541-2136 | planning@whiterockcity.ca.

To participate in the Public Hearing, please review the options below:

1. Submit written comments to Council:

You can provide your submission (comments or concerns) by email to clerksoffice@whiterockcity.ca or by mail to Mayor and Council, 15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6. The deadline to receive submissions is by **12:00 p.m. on the date of the Public Hearing, October 18, 2021.**

You may forward your submissions by:

- Mailing to White Rock City Hall, 15322 Buena Vista Avenue, White Rock, BC V4B 1Y6, or hand delivery to the Corporate Administration Office; or,
- Emailing the Mayor and Council at clerksoffice@whiterockcity.ca with the following noted in the subject line: **PH 1 - Bylaw 2397 (CD-66 1539 Maple Street).**

2. You may register to speak to a Public Hearing item via telephone:

Registration will be open from 12:00 p.m. to 4:00 p.m. on the date of the Public Hearing, October 18, 2021. Registration will only be available during this time. Once you register, you will be sent an email with further instructions.

Register to speak by emailing clerksoffice@whiterockcity.ca or calling 604-541-2127.

Please note the following instructions when you call in:

- You will be put on hold in a queue for the respective item, and you will be connected when it is your turn to speak. **If you hang up during this time, you will lose your place in the queue.** You may watch the Council meeting through the City's Live Stream while you are on hold.
- Your comments must be relevant to the application (bylaw) being considered at the Public Hearing
- You will have 5 minutes to speak
- **While speaking turn off all audio of the meeting. Note:** There is a **1-minute delay** in the live stream so please listen to the cues given over the phone
- **Do not put your phone on speaker phone**
- Once you make your comments to Council, the call will end quickly so that the next speaker can join the meeting

If you miss the noted registration period, please watch the live meeting at the following link: whiterockcity.ca/Agendas as there will be an opportunity for you to call in for a limited period of time.

3. You may attend the Public Hearing in person:

The City of White Rock will be following guidelines from the Provincial Health Officer and are permitted to hold public meetings at half meeting room capacity. Members of the public who wish to speak will be provided an opportunity to do so in Council Chambers at City Hall. Due to a limited seating capacity, you may need to wait in the lobby of City Hall until it is your turn to speak.

Please note that masks are required when in City Hall.

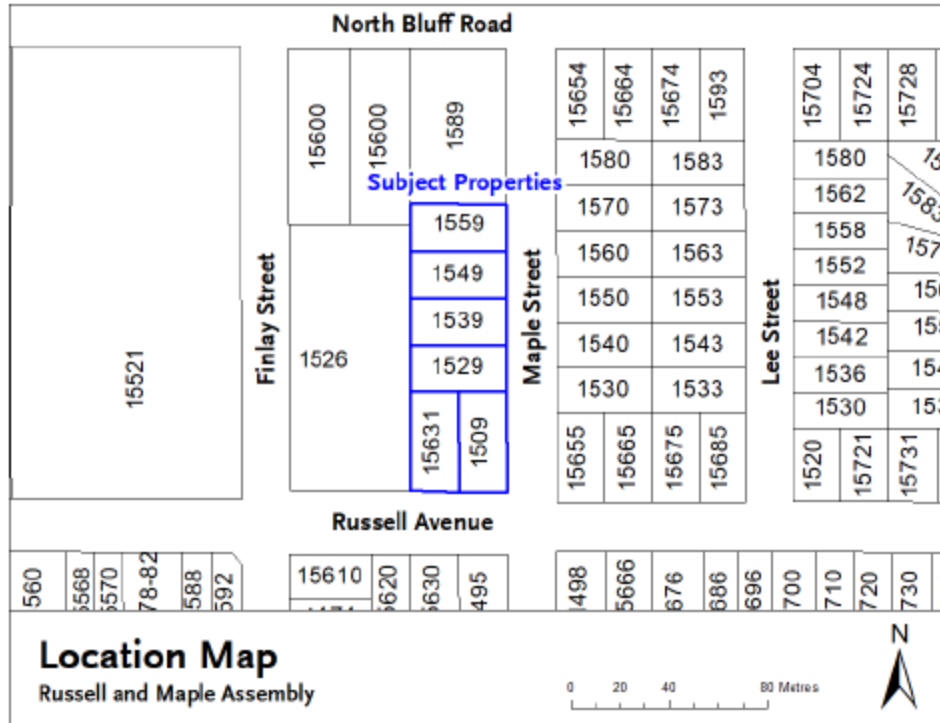
Note: Correspondence that is the subject of a Public Hearing, Public Meeting, or other public processes will be included, in its entirety, in the public information package and will form part of the public record. Please contact the Corporate Administration Department at 604-541-2127 (or include a request on your written submission) if you have any concern with your personal information being included in the public information package.

Council shall not receive further submissions from the public or interested persons concerning the bylaws/applications after the Public Hearing has been concluded.

The meeting will be streamed live and archived through the City's web-streaming service.

The proposed bylaw/application and associated reports can be viewed online on the agenda and minutes page of the City website, www.whiterockcity.ca, under Council Agendas from October 5, 2021, until October 18, 2021. **If you are unable to access the information online, please contact the Corporate Administration department at 604-541-2212, between the hours of 8:30 a.m. and 4:30 p.m., or leave a voicemail and staff will ensure you have the information made available to you.**

Site Map: 15631 Russell Avenue and
1509, 1529, 1539, 1549 and 1559 Maple Street



October 5, 2021

Tracey Arthur, Director of Corporate Administration

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: May 27, 2019

TO: Land Use and Planning Committee

FROM: Carl Johannsen, Director of Planning and Development Services

SUBJECT: Initial OCP Amendment Application Report – Russell Avenue / Maple Street
(18-008 OCP&ZON&MJP)

RECOMMENDATIONS

THAT the Land Use and Planning Committee:

1. Receive for information the corporate report dated May 27, 2019 from the Director of Planning and Development Services, titled “Initial OCP Amendment Application Report – Russell Avenue / Maple Street (18-008 OCP&ZON&MJP);” and
 2. Recommend that Council defer this OCP Amendment application until the outcomes and recommendations regarding the initial public feedback from the OCP City-wide building height review are considered by LUPC.
-

EXECUTIVE SUMMARY

An Official Community Plan (OCP) Amendment, a Zoning Amendment, and a Major Development Permit application has been received regarding a development proposal on an assembly of six adjacent properties at 15631 Russell Avenue, and 1509, 1529, 1539, 1549, and 1559 Maple Street (the “subject properties”).

The proposal is comprised of two multi-unit residential buildings, each containing a mixture of ground-oriented (i.e. front entry accessible at street level) townhouse units and apartment units. The overall development proposes 59 dwelling units (34 townhouse units and 25 apartment units) over one level of underground parking. An overall Gross Floor Area Ratio (FAR) of approximately 1.46 (~71,637 square feet) is proposed for this site, which is within the 1.5 FAR maximum density permitted on these properties under the East Side Large Lot Infill OCP Land Use Designation.

While the proposal is within the maximum density permitted by the OCP, the proposal does not conform to the OCP policies in the inclusion of low-rise apartment units (i.e. entries not accessible at street level) on the fourth and fifth storeys of the buildings, whereas the OCP calls for ground-oriented townhouse in this location in buildings up to three (3) storeys. The applicant is proposing increasing the permissible height for this area to a maximum of five (5) storeys on the western portion of the site, stepping down to four (4) storeys along Maple Street.

Immediately west of the subject properties is the site of the ‘Altus’ development, which was issued a Development Permit in September 2017 and is now under construction. This mixed use (two levels of commercial with residential above), 13-storey building was approved prior to the

adoption of the current OCP in October 2017. The applicant is proposing that their proposed height transition with five (5) storey apartments interfacing with the 13 storey Altus building is a better fit with this built form context than a three-storey townhouse form.

This report sets out options for consideration by the Land Use and Planning Committee, in terms of giving direction to staff on how the OCP amendment application should be managed moving forward. These options include:

1. Deferring this OCP Amendment application until the outcomes and recommendations regarding the initial public feedback from the OCP City-wide building height review are considered by LUPC;
2. Directing staff to continue processing this OCP Amendment application in its present form; or
3. Referring this OCP Amendment application back to staff, with specific feedback and direction to staff regarding this application; or
4. Refusing this OCP Amendment application.

Staff support Option 1.

PAST PRACTICE / POLICY / LEGISLATION

White Rock Official Community Plan, 2017, No. 2220

The Official Community Plan (OCP) sets out future land use, density, height and other policy directions for development applications.

The subject properties are designated under the ‘East Side Large Lot Infill’ OCP Land Use Designation (the “East Side designation”). The objective of this land use policy area is to enable a mix of residential forms and choices in the area east of the Peace Arch Hospital – as well as select commercial uses to support the Hospital – that are compatible with adjacent Mature Neighbourhood areas and supportive of transit along North Bluff Road.

This designation contemplates a variety of multi-unit residential building typologies in the form of townhouses and low-rise buildings, mixed-use buildings (commercial/office/residential), and single family homes. In reference to permissible densities and heights for the subject properties in the East Side designation, Policy 8.7.2 states the following:

“Allow mixed-use buildings on Finlay Street between Russell Avenue and North Bluff Road with a maximum density of 2.5 FAR in buildings of up to six storeys in height.

Allow ground-oriented townhouses on Maple Street between Russell Avenue and North Bluff Road and townhouses and low-rise apartments on North Bluff Road, with a density of 1.5 FAR in buildings of up to three storeys.

Density and height maximums for single family homes shall be as required in the City’s Zoning Bylaw.”

[emphasis added in bold]

As the proposal exceeds three storeys in height (four to five storeys) and includes apartment dwelling units, the above bolded section of the OCP would require amendment to accommodate the proposal. According to Section 19.3 (page 76) of the OCP, each OCP Amendment application must clearly demonstrate how the proposal conforms with and will help realize the OCP’s vision, principles, goals, and objectives. The applicant’s OCP Amendment Rationale Letter is attached as Appendix B.

The subject properties are also located within the ‘East Side Large Lot Infill Development Permit Area’ and is subject to the associated Development Permit Area guidelines.

White Rock Planning Procedures Bylaw, 2017, No. 2234

The *City of White Rock Planning Procedures Bylaw, 2017, No. 2234* (the “Procedures Bylaw”) is the principal Bylaw that defines planning application procedures in the City of White Rock and provides information regarding the processing of OCP Amendment applications.

Sections D and E of Schedule G of the Procedures Bylaw state the following:

- (d) Staff may then prepare an Information Report on an Initial Application for Council. Council may forward the application to Public Information Meeting or refuse the application.
- (e) Council passes a public consultation strategy resolution that sets out the consultation process for the development of the plan amendments, and the strategy will identify one or more opportunities Council considers appropriate for consultation with specific persons, organizations, and authorities Council consider will be affected.

If the application is refused, then the applicant could be directed to amend their plans for a three-storey ground-oriented townhouse development. However, if Council directs that the application continue through the application process, then Council will need to pass a public consultation strategy resolution identifying the appropriate method of consultation, and who will be consulted as part of this process. The scope and scale of this consultation process is contemplated in Council Policy 512: Official Community Plan Consultation. Staff also note that since an OCP height review is being undertaken Council could also defer consideration of this OCP amendment until the OCP Review is complete or initial feedback on building heights in this neighbourhood has been received.

ANALYSIS

Site Context

All of the subject properties are currently zoned ‘RS-1 One Unit Residential Zone’ which permits one-unit residential units with a 7.7 metre (25.26 feet) maximum height, and each is currently occupied by a detached single family dwelling. Altogether, the six properties are approximately 1.128 acres (4,566 square metres, or 49,148 square feet) in overall size.

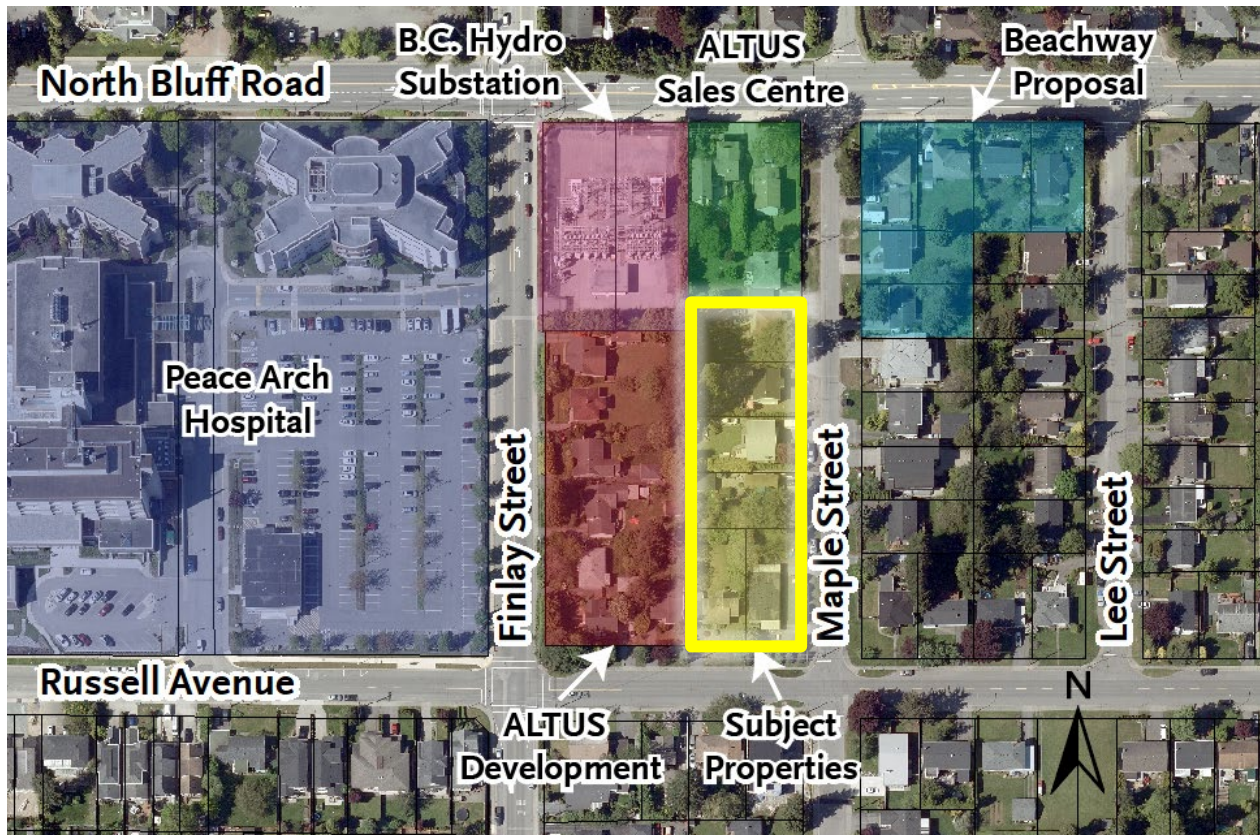
The surrounding neighbourhood is generally comprised of low density, detached residential homes to the east and south. The 13-storey mixed-use commercial and multi-unit residential building (the “Altus”) is located immediately west of the subject property, while the ‘Altus’ sales centre and contractor parking lot is located immediately north of the subject properties.

There is another development proposal located in the immediate vicinity of this proposal (the ‘Beachway’), which is a mixed townhouse and apartment complex development. This proposal is for an affordable rental development comprised of two distinct parts: a five-storey apartment building intended wholly for affordable rental purposes and a six-storey apartment for market sale on the properties fronting onto North Bluff Road, with a three-storey townhouse complex located on the properties fronting onto Maple Street. This application was reviewed at the Advisory Design Panel meeting on April 23, 2019 and the Panel recommended that the application move forward for consideration by the Land Use and Planning Committee.

Several institutional uses are also in close proximity to the site, with the BC Hydro substation and Peace Arch Hospital to the west, and Earl Marriott Secondary School (in Surrey) and Maccaud Park to the east. The subject properties are located within 100 metres of North Bluff Road, which is a major arterial that is part of TransLink’s Major Road Network (MRN) and has

bus service and direct access to Highway 99. A context map is provided for reference below, highlighting and outlining the subject properties in yellow.

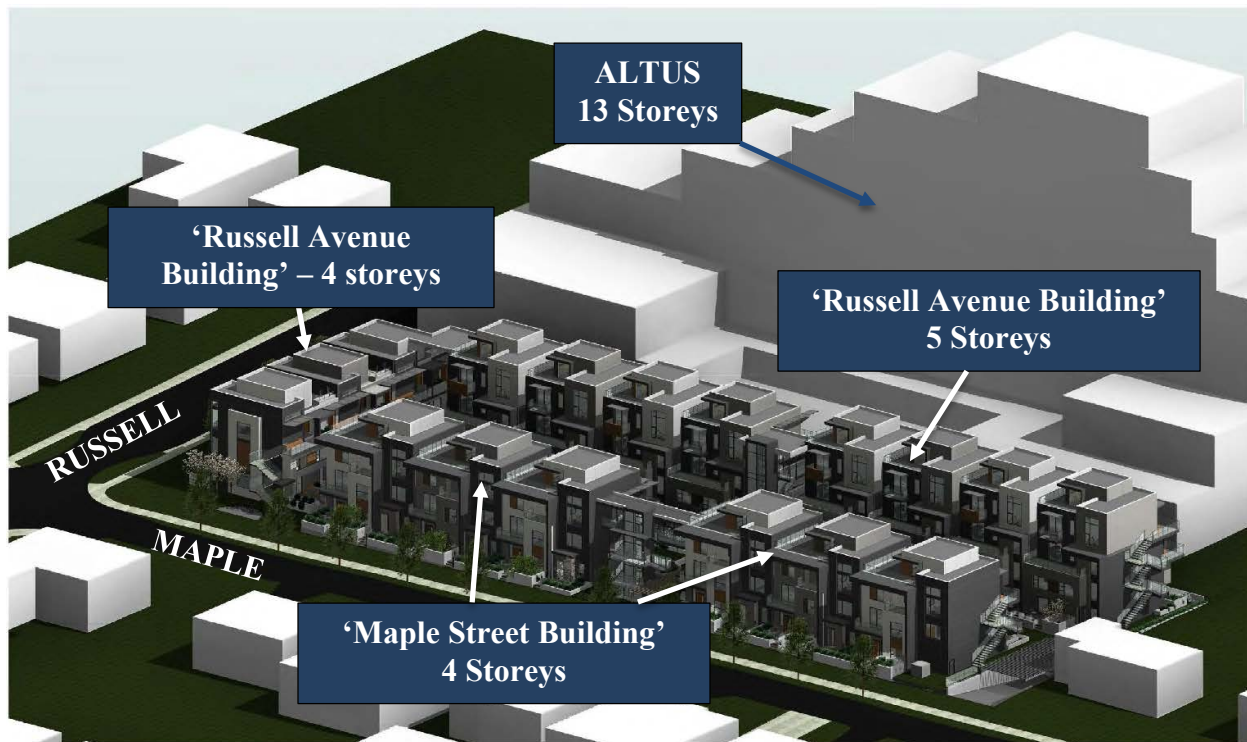
Figure 1: Site Context Map



Development Proposal

The proposal is comprised of two interconnected (through above-grade walkways) multi-unit residential buildings, each containing a mixture of townhouse units and apartment units. One building consists of the units facing Maple Street, and the other, ‘L-shaped’, building consists of the units facing Russell Avenue as well as the units on the shared property line with the Altus site. The overall development would contain 59 dwelling units (34 townhouse units and 25 apartment units) over one level of underground parking. An overall Gross Floor Area Ratio (FAR) of approximately 1.46 (~71,637 square feet) is proposed for this site, which is consistent with the East Side Large Lot Infill OCP Land Use Designation (1.5 FAR). A rendering facing southwest is provided for reference below:

Figure 2: ‘The Russell and Maple’ - Rendering Facing Southwest



Each building would be comprised of a number of apartment units (ranging from one storey to two-storeys in size) stacked on top of a base of two-storey townhouse units. The top-most storeys of each proposed building would be comprised of a small living space (typically 135 to 180 square feet) shared with a private rooftop patio. Figure 3 below provides an example of the unit configuration for a street-fronting four-storey building (‘Russell Avenue Building’).

Figure 3: ‘The Russell and Maple’ – Maple Street Frontage



The space between the buildings forms a shared interior courtyard feature. The townhouse units are accessed from the shared interior courtyard and from the street frontages, while the apartment

units are accessible from covered outdoor walkways. Access to the underground parkade is provided through two elevators located near the centre of the development.

This OCP amendment would accommodate an increase in height for the proposed development. For these properties, the East Side Large Lot Infill designation contemplates a maximum of three storeys for multi-unit residential development, in a ground-oriented form (or ‘building typology’). The applicant is proposing increasing the permissible height for this particular area of the East Side Large Lot Infill designation to a maximum of five storeys on the western portion of the site, stepping down to four storeys along Maple Street and Russell Street, and including residential units that are not ground-oriented townhouses. The applicant’s drawing package, including landscaping plans, is attached to this report as Appendix C.

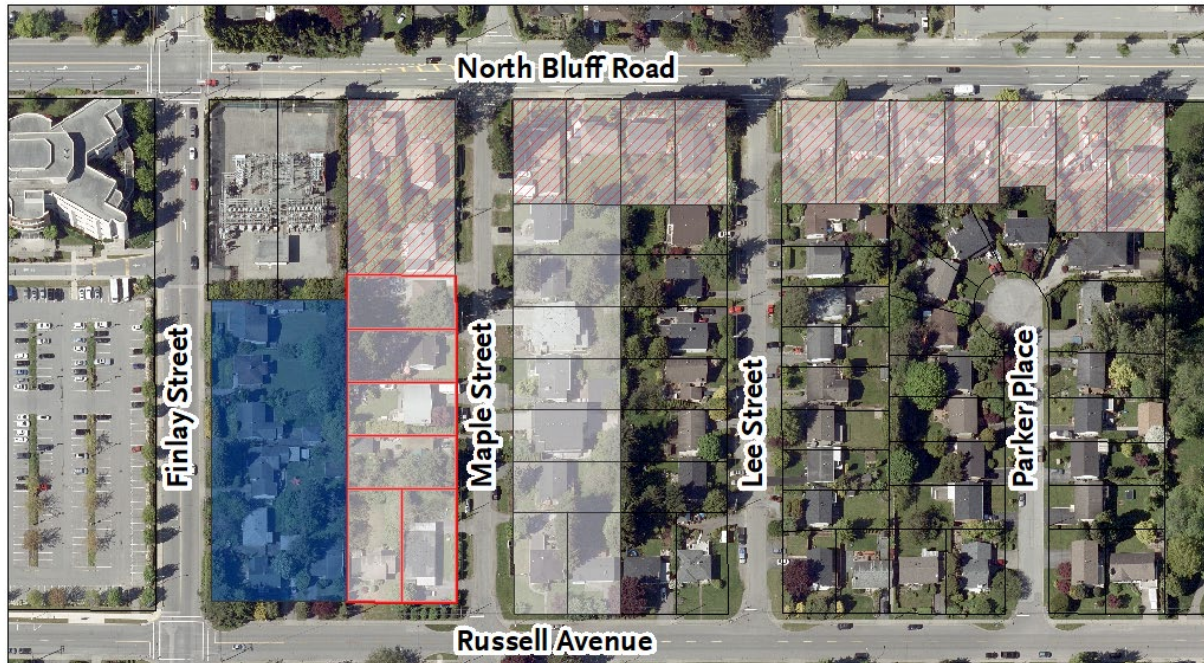
Planning Review

OCP amendment applications must be reviewed in relation to the OCP’s vision, goals, objectives and policies. Staff’s review and commentary regarding this proposed OCP Amendment is summarized below.

OCP Review: Height Review and Surrounding Site Context

The subject properties are located within the East Side Large Lot Infill Land Use Designation. Allowable uses, heights, densities and building types for certain properties located within this designation are expressly stated in OCP Policy 8.7.2. Other policies, such as the OCP Potential Affordable Rental Housing sites, are also applicable to certain properties within this neighbourhood. This is detailed in Figure 4: East Side Designation – Density and Heights below.

Figure 4: OCP Land Use East Side Designation – Density and Heights



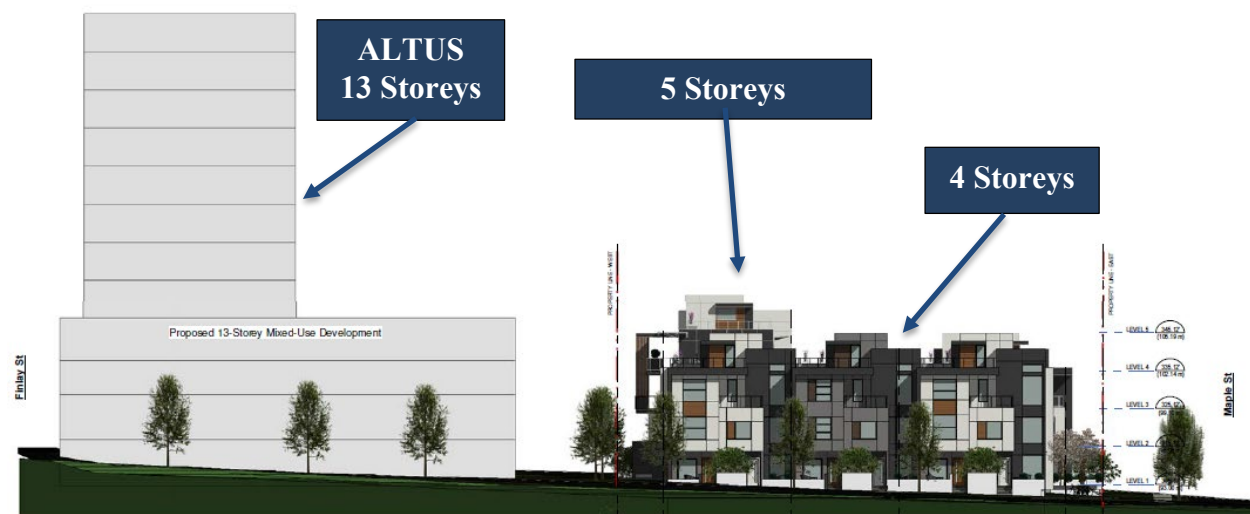
Under the current OCP, and as shown in red outline above, the subject properties are located within a part of the East Side designation that allows multi-unit residential development in buildings up to three storeys in height, and up to 1.5 FAR. The properties immediately to the north along North Bluff Road (shown with red diagonal hatching) are subject to the same conditions, but development on these properties can be intensified by up to six storeys and to 2.5 FAR assuming that 30% of the units are secured as affordable rental units for low to moderate income households.

The property immediately to the west of the subject properties (blue shading) is the Altus, a 13 storey mixed-use development which was approved by Council in September 2017, prior to the adoption of the OCP in October 2017. A building permit for the Altus development was issued in May 2019 and construction of this building is underway. The original intent for this area in the draft OCP was 2.5 FAR and 6 storeys, prior to the approval of the Altus.

Under current OCP policy conditions, the subject properties would only be permitted to accommodate multi-unit residential developments no greater than three storeys in height. This would constitute a significant transition in height and massing in the surrounding built environment from 13 storeys to the west down to three (3) storeys on the subject properties. This amendment application would also respond to a previous OCP amendment application that occurred prior to the adoption of the new OCP, allowing for a more sensitive height transition.

The proposed building heights of this development (four-five storeys for the Russell Avenue Building, and four storeys for the Maple Street Building) would allow for a more gradual transition from the Altus development to the west (13 storeys) and the affordable rental housing site to the north (potentially six storeys), to the rest of the surrounding neighbouring context (three storeys to the east side of Maple Street, and the two-storey single family dwellings to the south). This transition is illustrated in Figure 5: South Elevation Drawings below:

Figure 5: South Elevation Drawings



OCP Vision and Guiding Principles

The OCP is strategically guided by a Vision and six Guiding Principles (the “Principles”) that articulate strategic elements and opportunities inherent in the Vision. These Principles are based upon ‘Smart Growth’ planning principles that are appropriate to the White Rock context, particularly given their relevance to key issues and concerns raised by the community during Phase 1 of the Imagine White Rock 2045 OCP Planning process (such as growth, design, transportation, environmental management). They provide the foundation for more detailed goals, objectives, and policies contained within this document. The Vision and the six Principles are summarized in Appendix C: White Rock OCP – Vision, Guiding Principles, and Goals.

While there are some Principles that would not be applicable or relevant in this circumstance (e.g. Principle 1 – Connect to the Water, Principle 2: Enjoy the Town Centre, and Principle 5: Share the Streets), this application reinforces Principles 3 and 4 listed below:

Principle 3: Grow Up & Grow Old in the Same Neighbourhood

While there is an opportunity to create a more site-specific height transition through this OCP amendment, the applicant's proposal also provides for a mixture of different housing typologies on the subject properties. Through the provision of different housing types on the same site (ground-oriented townhouses and upper-level apartment units), this proposal promotes White Rock as a community that provides a mix of high quality housing choices, including diverse forms that accommodates future residents of differing incomes, abilities, and lifestyles.

Principle 4: See the Sea

The proposed fourth and fifth storeys of the development available to the top-most apartment dwelling units also enables the addition of private outdoor space to a part of this development that may not otherwise be able to capture this use. Through the addition of rooftop decks and indoor living space, future residents would be able to enjoy an opportunity to 'see the Sea'.

More importantly, view impact from the requested increase in height is minimized due to the uphill location of the proposed development. As the proposal is located on the northwestern block of the intersection between Maple Street and Russell Avenue, future development to the north would be able to potentially capitalize on views to the south through the six-storey affordable rental policy maximum, while the adjacent property to the west (the Altus) already provides views to residents and employees due to its height and terracing features (e.g. shared outdoor decks).

The layout and configuration of the proposed development relates to Principle 6 of the OCP.

Principle 6: Live and Play in Green Spaces

The proposed development would require a full lot excavation to accommodate the level of underground parking. This, in turn, would necessitate the removal of all trees and landscaping located on and around the subject property. However, the applicant has proposed the inclusion of a shared outdoor courtyard scheme and private outdoor patio spaces that promotes pedestrian and bicycle circulation within and around the site. These areas would also be landscaped with grasses, shrubs, and small trees.

The planting of street trees along the Maple Street and Russell Avenue frontages would also occur through this development, allowing for some mitigation to the loss of existing tree canopy on site. The applicant is also proposing the inclusion of a 'parkette' on the corner of Russell and Maple, which will feature benches, bicycle parking, and plantings for privacy and buffering. For reference, the applicant's landscaping drawings are included in Appendix D.

OCP Goals, Objectives, and Policies

The recently adopted White Rock OCP is further broken down into a number of Goals, objectives, and policies. There are 13 Goals that serve as the foundation of each policy chapter located in OCP Part B: Policies. The summary list of these 13 Goals are included in Appendix C: White Rock OCP – Vision, Guiding Principles, and Goals.

Staff have identified three specific Goals, along with associated objectives and policies that relate directly to the applicant's requested OCP amendment to height:

Goal 2 (Section 7.0) - Growth Management

The City of White Rock encourages citizen involvement while managing growth and development, characterized by high-quality design and the provision of community amenities and infrastructure.

There is some support provided to the applicant's request to amend permissible height for the subject property under Policy 7.2.2 – Height Variation, which encourages some variation in

building heights within the general transition to lower heights moving away from the intersection at Johnston and North Bluff Road.

Goal 3 (Section 8.0) – Land Use

The City of White Rock maximizes its limited land resource by creating a complete community where residents have convenient access to jobs, services, open space, and amenities.

While allowable heights and densities for the East Side designation are established in OCP Policy 8.7.2, the overview section of the East Side designation states that “the area is characterized by a diverse mix of homes, ranging from single-detached houses to low-rise apartments, that respond to both surrounding Mature Neighbourhoods and the activities and scale of the Peace Arch Hospital area.”

The intensity of activity and scale of the Peace Arch Hospital area has changed with the approval of the 13-storey Altus development immediately west of the subject properties. Consequently, the requested transition in height (from five to four storeys) would allow the proposed development to more appropriately ‘bridge the gap’ between surrounding Mature Neighbourhoods and previously approved development.

Goal 6 (Section 11.0) – Housing

The City of White Rock has a mix of housing choices that are appropriate and affordable for residents at various stages of their lives.

OCP Objective 11.1 promotes the expansion of housing choices for existing and future residents, and contemplates increasing the diversity of housing types for a variety of households, sizes, incomes, tenures, needs, and preferences. This helps to achieve a population with a good demographic mix. White Rock, unlike nearby portions of Surrey such as Grandview Heights, does not have significant undeveloped areas of land where new ground-oriented housing such as duplexes and townhouses can be built. Ground-oriented housing forms typically appeal more to families with younger children rather than apartment dwellings, and incorporating apartments in the proposal, with a higher propensity for downsizers and other households without children, may reduce the appeal of this development to families with children. The proposal to incorporate apartment units within this development may broaden the relative mix of households within the project but lessen the overall number of families with children, in comparison with a project that includes only ground-oriented townhouses.

The proposal also conforms to various elements of the OCP Family-Friendly Housing policies. All 34 townhouse units with front door access on the ground level to the street or the shared outdoor courtyard. Additionally, all 59 dwelling units contain either two or three bedrooms (100%), and the overall proposal includes 41 three bedroom units (71.2%). For reference, this policy (OCP Policy 11.1.1 (b)) calls for a minimum of 10% three bedroom units and 35% either two or three bedrooms.

Community Amenity Contribution (CAC) Policy

This application is subject to Council Policy 511 (Density Bonus / Community Amenity Contributions), which requires an applicant to contribute to the City a share of the increase in land value or ‘land lift’ that occurs from rezoning a property to a higher density. This share, in the form of a cash contribution (or ‘CAC’) can then be utilized by the City, according to Policy 511, to fund a range of public amenities and/or affordable housing. Policy 511 also enables Council to consider up to a 50 percent reduction in this CAC amount, if the applicant is

proposing to include market rental housing (secured as rental for the life of the building, by way of a Housing Agreement Bylaw adopted by Council) in their application.

The required market report provided by the applicant, which is used to determine the CAC, estimates that the rezoning of the subject properties would result in a land lift of approximately \$490,000 over the current (2018) assessed value plus a 5% premium to reflect additional costs for assembly. The applicant is proposing a CAC of \$245,000, representing an equal share of the land lift should Council approve the proposed rezoning. If this application is moved forward by LUPC, staff may consider obtaining a second market report (from an alternate consultant) regarding the proposed CAC.

The applicant is also proposing to secure eight (8) of the apartment units in the project as market rental units, for the life of the building. These units, each slightly above 1,000 square feet (i.e. 2 bedroom / 2 bedroom plus den units) in size, are to be located on the third level of the buildings on the west side of the property. The eight (8) rental units constitute 13.6 percent of the total units (59) in this proposed development.

Proposed OCP Amendment, Consideration of Public Benefit and CAC Contribution

Staff note that applications to amend the OCP, particularly those that proposed an increase in density and/or height, should provide an additional ‘public benefit’ as a part of the proposed amendment, including but not limited to additional park space, public realm improvements and/or affordable housing units.

The applicant’s proposed contribution of eight (8) rental units, secured as rental for the life of the building, would expand the City’s rental housing supply and provide a more affordable housing option relative to strata condo units. Staff also note that while the eight (8) rental units represents a tangible public benefit, staff also recommend, on the basis that the applicant is seeking additional height beyond the OCP, that the entire CAC be provided to the City and no CAC reduction be provided by Council. The CAC can then be used to provide additional public benefit through funding amenities or affordable housing initiatives elsewhere in the City.

OCP Review

Council has directed staff to undertake a targeted review of the OCP, including a review of building heights on a sector (neighbourhood) basis. A corporate report outlining the scope and schedule of this process was provided in the agenda of the Regular Council Meeting on March 11, 2019. A public open house to build awareness of this review and obtain early public input has been scheduled for June 25, 2019, and an online survey for the OCP Review will be launched shortly on talkwhiterock.ca.

Recommendation

As outlined above, this OCP Amendment application does include a tangible public benefit in the proposed rental housing and CAC contribution. However, since this application proposes a 4 to 5 storey building height within an OCP land use that supports three-storey townhouses, and given that a City-wide building height review is being undertaken as a part of the OCP Review, staff recommend that this application be deferred until initial public feedback is obtained for this (‘Eastside’) area through upcoming OCP Review-related public consultation (June/July 2019). Once this feedback is obtained and analyzed, staff will report back to LUPC with an information report regarding public feedback and analysis on building heights in this area, for LUPC’s consideration and further direction to staff regarding this application.

OPTIONS

The Land Use and Planning Committee can:

1. Defer this OCP Amendment application until the outcomes and recommendations regarding the initial public feedback from the OCP City-wide building height review are considered by LUPC; or
2. Direct staff to continue processing this OCP Amendment application in its present form; or
3. Refer this OCP Amendment application back to staff, with specific feedback and direction to staff regarding this application; or
4. Refuse this OCP Amendment application.

Staff recommend Option 1.

CONCLUSION

An Official Community Plan (OCP) Amendment application has been received regarding a development proposal on an assembly of six adjacent properties at 15631 Russell Avenue, and 1509, 1529, 1539, 1549, and 1559 Maple Street.

The proposal is within the maximum density permitted by the OCP, however the proposal does not conform to the OCP policies in the inclusion of low-rise apartment units in buildings four (4) and five (5) storeys in height, where the OCP supports ground-oriented townhouse in this location in buildings up to three (3) storeys. The applicant is proposing increasing the permissible height for this area to a maximum of five (5) storeys on the western portion of the site, stepping down to four (4) storeys along Maple Street.

Staff seeks feedback from the Land Use and Planning Committee on whether this OCP Amendment application should be:

- deferred until the outcomes and recommendations regarding the initial public feedback from the OCP City-wide building height review are considered by LUPC;
- processed in its present form; or
- referred back to staff with specific feedback and direction to staff regarding this application; or
- refused.

Respectfully submitted,



Carl Johannsen, MCIP, RPP
Director of 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, appearing to read 'Dan Bottrill', is written over a light gray rectangular background.

Dan Bottrill
Chief Administrative Officer

Appendix A: Location and Ortho Photo Maps

Appendix B: Applicant's Official Community Plan Amendment Rationale Letter

Appendix C: White Rock OCP – Vision, Goals, and Guiding Principles

Appendix D: Excerpts from Architectural and Landscape Drawings



APPENDIX B

Applicant's Official Community Plan Amendment Rationale Letter

Context & Site Description:

This large (1.3 acre) site is located directly adjacent the proposed, very large terraced 13 story residential building located to the immediate west of the subject property. The SE corner of the site is located on the corner of Russell and Maple. Existing single-family dwellings are located on the opposite side of Maple Street and will likely be developed in the near future under the current OCP designation (townhomes). Located at the NW corner of the site is a large BC Hydro Substation. The site gently slopes to the north and will offer tremendous views to Mount Baker, Semiahmoo Bay and the Strait of Georgia.

Official Community Plan (OCP) Conformance:

It must be clearly noted that this project in every way conforms to the current OCP, with two exceptions – height and unit typology. The proposed use, density, parking setbacks, etc. all are in strict conformance to the OCP. The following OCP excerpts are applicable and included in this proposal:

Objective 11.1 – *“To expand housing choices for existing and future residents, and to increase diversity of housing types for a variety of household sizes, incomes, tenures, needs and preferences.”* (Please refer to Items 1-3).

Policy 11.1.1 *“Family-Friendly Housing – increase the attractiveness and affordability of housing in White Rock for families by:*

- a. Encourage applicants to provide ground-floor units with front door access to the street in all rezoning applications for residential developments greater than three storeys in height;”.* (Please refer to Item 1).
- b. Providing a minimum of 10% of units with three bedrooms and a minimum of 35% with either two or three bedrooms in all rezoning applications...”.* (Please note that NO studios nor one-bedrooms are being proposed in this proposal but rather the proposal is entirely comprised of 3-bedroom plus den (68% of units), or 2-bedroom plus den (32%).
- c. Establishing outdoor amenity space requirements for multi-family developments.* (Please note that ample outdoor space, both communal and private are offered for each unit).

Policy 11.1.2 – *“Age-Friendly Housing for People with Disabilities.”* (Please refer to Item 4.).

Policy 11.1.13 – *“Housing Choices Everywhere ... ensure housing choices are distributed throughout the city in all neighbourhoods”.*

OCP Variance Rationale (Height):

22.8.1 Buildings:

- a. Ensure buildings are complimentary to adjacent developments in terms of height, density, and design”.*

While the adjacent property (Altus) received approval for a major height relaxation (from 3 stories to 13 under the same OCP designation), this proposal seeks a relatively minor height relaxation – from 3 stories as designated in the OCP to 4 along the west property line (plus pop-up roof garden access). The proponent is also seeking the same pop-up roof garden access on top of the 3 stories for those units fronting Maple Street. The primary rationale for the height relaxation is massing: With an adjacent building towering 13 stories over a 3-story massing on the subject property, the transition between the two built forms would be inappropriate and far too extreme if a 3-story building was located along the west property line. Rather, a terraced massing that acknowledges the adjacent building, and terraces down towards Maple Street to a 3-story built form (plus subordinate roof garden access) is deemed far more appropriate and is in conformance with the OCP Objectives noted above. Further, from a precedent standpoint, having a 3-story built form located along the west side of Maple Street will ensure 3-story built form is provided along the east side of Maple.

OCP Variance Rationale (Unit Typology):

Referring to the Land Use Designation for East Side Large Lot Infill Guidelines clause (Policy 8.7.2) refers to “ground-oriented townhouses on Maple Street between Russell Avenue and North Bluff Road”.

While the majority (approximately 60%) of the proposed units are indeed townhomes, and the project on both streetscapes reads as townhomes, there are several reasons why this project instead proposes a variety of townhomes and one-level condominiums:

1. Conformance to the OCP:

One of the main “Objectives and Policies” (11.1) outlined in the OCP is “to expand housing choices for existing and future residents, and to increase the diversity of housing types for a variety of household sizes, tenures, needs and preferences.”

The site and resulting project are relatively large and in order to make the project *all-inclusive*, it is important to create a variety of housing typologies throughout the project vs. only providing one typology – three story townhomes. Our early consultation with the local real estate community as well as the general public determined that the project would be mostly limited to young families if it was designed as 100% townhomes.

The current design configuration allows for a wide variety of condominiums and townhomes ensuring product availability to a wide variety of socio-economic demographics including the move-down market (empty nesters), first time purchasers, seniors (100% of the units are accessible), the disabled and families. Conversely, a consistent 3-story massing throughout the site results in very large townhomes severely limiting the variety of future residents.

2. Affordability:

Providing only 3-story townhomes throughout the site results in very large townhomes, which become very expensive in today's market. By creating condominiums above 2-story townhomes averages down the sizes of the townhomes, making them more affordable for young families. The proposed design also results in smaller, single-level living for those residents such as seniors and the disabled who would otherwise not be able to live in the development. This is consistent with Policy 11.1.1.

3. Livability:

Referring again to Policy 11.1.1 "Family-Friendly Housing" – it notes that applicants are encouraged to "provide ground floor units with front door access to the street in all rezoning applications ... greater than 3 storeys in height".

The current proposal ensures that all townhomes are located at the ground level, all have front door access, have large patios on both ends of the units, as well as direct access to the large, spacious central courtyard that is programmed with large outdoor play areas for children and separate meaningful quieter areas for adult gatherings. The upper condominium units also have indirect access to the central courtyard as well as their own private roof gardens that take advantage of the southerly views described earlier. This is consistent with "Principle 4 – See the Sea".

4. Accessibility:

3-storey townhomes such as those described in the OCP result in 3-levels of living and raise significant accessibility challenges. The stacked unit design proposed for the development, will enable all units to be accessible from the street level, or via flat paths from the elevators accessing single-level dwellings for those demographics described earlier. This is entirely consistent with Policy 11.1.2 "Age-Friendly Housing for People with Disabilities".

Public Consultation:

Naturally, no OCP amendment should be considered without adequate opportunity for the surrounding neighbours to be consulted and provided the opportunity to provide meaningful feedback on the proposal. Accordingly, a Public Information meeting was

held on December 6th, 2017 where 29 residents attended. Of those, only one person who attended the meeting did not feel the proposed massing was appropriate, and the overall comments were extremely positive. Further, there were no objections to the mixed unit typology – a combination of townhomes and single-level living condominiums.

Summary:

The proposed design is very fitting and entirely appropriate with the surrounding context and does the best job possible of creating a future all-inclusive community, while adhering to the primary objectives of the Official Community Plan. We seek Council's support in moving the project forward to the next stages of consideration – additional community consultation, design panel etc. We also seek Council's feedback during this preliminary stage, so we have the opportunity to address any concerns as the project evolves.

APPENDIX C **White Rock OCP – Vision, Guiding Principles, and Goals**

3.0 Vision, Guiding Principles, and Goals

This Official Community Plan (OCP) is the culmination of two years of broad and meaningful engagement with thousands of residents. The Vision paints a picture of what White Rock will be like in 2045 and, along with the Guiding Principles and Goals, provides direction for the development and implementation of policies.

3.1 Vision

The year is 2045...

Our City by the Sea is a **beautiful, distinctive, and engaged** community of people from all walks of life who choose to live, work, and play in White Rock.

Our residents and visitors experience **an extraordinary quality of life** due to White Rock's temperate climate, safe and healthy neighbourhoods, thriving urban Town Centre, accessible ocean waterfront and historic pier, rich cultural and natural heritage, and diverse open space and recreational amenities.

Our progress and **commitment to sustainability** builds community identity and pride, while ensuring White Rock meets the needs of current and future generations.



3.2 Guiding Principles

The OCP is strategically guided by six principles that articulate strategic elements and opportunities inherent in the vision. Together with the Goals, they provide the foundation for more detailed policies outlined in Parts B and development permit area guidelines outlined in Part D.



Principle 1

Connect to the Water

White Rock is first and foremost a seaside community. The waterfront and Marine Drive are cherished assets, however steep topography makes them difficult to access from other key destinations such as the Town Centre. This OCP will support making it easier and more inviting for residents and visitors to access the waterfront.





Principle 2

Enjoy the Town Centre

If the waterfront is the soul of White Rock, then the Town Centre is the heart. This area is the economic and cultural centre of the community, with the greatest concentration of homes, jobs, shops, and amenities. This OCP will support reinforcement of the Town Centre as a mixed-use anchor, and will encourage the creation of delightful public places for socializing, dining, resting, people-watching, shopping, and taking in the view.

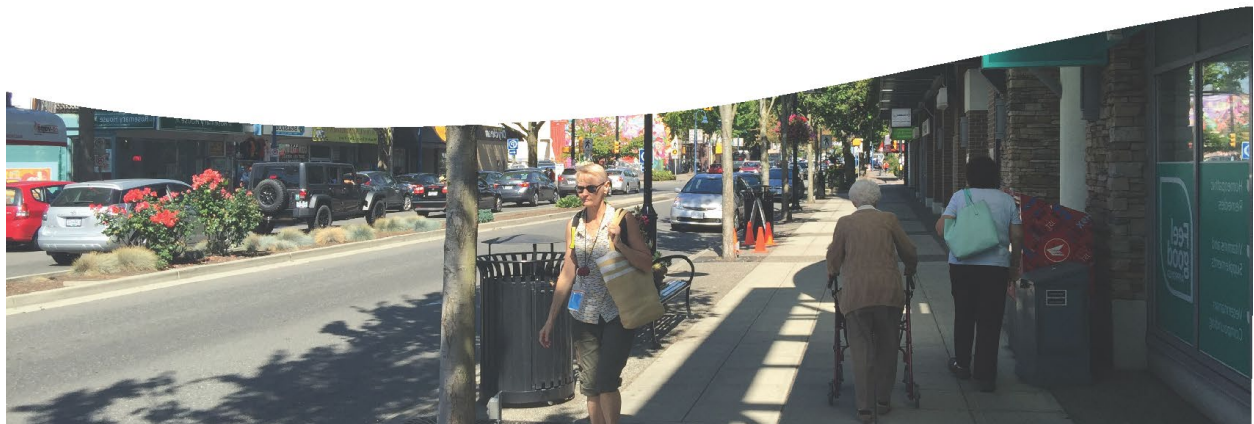




Principle 3

Grow Up & Grow Old in the Same Neighbourhood

White Rock has diverse housing types across the City, however neighbourhoods themselves are fairly homogeneous. This OCP will support the existing character of established neighbourhoods, while also providing more housing choices for diverse households, incomes, and needs. This includes young adults, families with children, and seniors who wish to downsize without leaving their neighbourhood behind. The OCP will also promote greater transportation choices for everyone, making walking, cycling, and transit use convenient and accessible.





Principle 4

See the Sea

Few things distinguish White Rock from other places more than its stunning views of the ocean. Through the celebration of views, this OCP will help to shape an urban form that continually reminds residents and visitors that they are in a seaside community.





Principle 5

Share the Streets

White Rock is blessed with an abundance of local small-scale shops designed around people rather than cars. Not only do these shops and restaurants provide services and jobs, they help animate public spaces and create interesting, intimate, and walkable streets. This OCP will help to strengthen the relationship between businesses and residents, making access on foot both convenient and enjoyable.





Principle 6

Live and Play in Green Places

White Rock is rich with natural beauty, including ecologically sensitive bluffs, ravines, and marine environments. At the same time, White Rock has limited park space, the tree canopy is inconsistent along streets and in neighbourhoods, and trees are largely situated on private property. This OCP will support increasing the quality and amount of green spaces within White Rock, enhancing tree canopy, and protecting natural resources and ecological areas.



3.3 Goals

Along with the Vision and Guiding principles, 13 Goals provide the foundation for this Plan. Policy sections in Part B are organized under these 13 headings.

1. **Community Character**

The City of White Rock has great places that foster positive social interaction, community pride, and appreciation of natural features.



2. **Growth Management**

The City of White Rock encourages citizen involvement while managing growth and development, characterized by high-quality design and the provision of community amenities and infrastructure.



3. **Land Use**

The City of White Rock maximizes its limited land resource by creating a complete community where residents have convenient access to jobs, services, open space, and amenities.



4. **Town Centre**

The City of White Rock promotes and develops the Town Centre as a distinctive, lively, and pedestrian-focused growth area.



5. **Waterfront**

The City of White Rock enhances and promotes its beautiful Waterfront and historic pier as a memory-making destination where people can shop, dine, gather, play, and connect with nature.



6. **Housing**

The City of White Rock has a mix of housing choices that are appropriate and affordable for residents at various stages of their lives.



7. **Environmental Management**

The City of White Rock preserves and protects natural areas, features, and habitat, and encourages the responsible use of resources through sustainable development.





Guiding Principles Key

 Principle 1: Connect to the Water

 Principle 2: Enjoy the Town Centre

 Principle 3: Grow Up & Grow Old in the Same Neighbourhood

 Principle 4: See the Sea

 Principle 5: Share the Streets

 Principle 6: Live & Play in Green Places

8. **Transportation + Mobility**

The City of White Rock facilitates the movement of people by providing an inclusive, interconnected transportation network.



9. **Economic Development**

The City of White Rock attracts a diversified economy by supporting local businesses, creating a desirable place to visit, work, shop, and invest.



10. **Parks + Recreation**

The City of White Rock provides a diverse range of recreational facilities and open space, offering a wide variety of programs for residents of all ages and abilities.



11. **Infrastructure**

The City of White Rock is a safe and resilient community with responsive, high-quality, and well-maintained infrastructure that meets the needs of the community.



12. **Arts, Culture + Heritage**

The City of White Rock promotes and celebrates its thriving local arts, culture, and heritage to its fullest potential.



13. **Quality of Life**

The City of White Rock provides an environment where all residents can realize their potential in living healthy, happy, and well-balanced lives.



Guiding Principles Key



Principle 1: Connect to the Water



Principle 4: See the Sea



Principle 2: Enjoy the Town Centre



Principle 5: Share the Streets



Principle 3: Grow Up & Grow Old in the Same Neighbourhood



Principle 6: Live & Play in Green Places

APPENDIX D

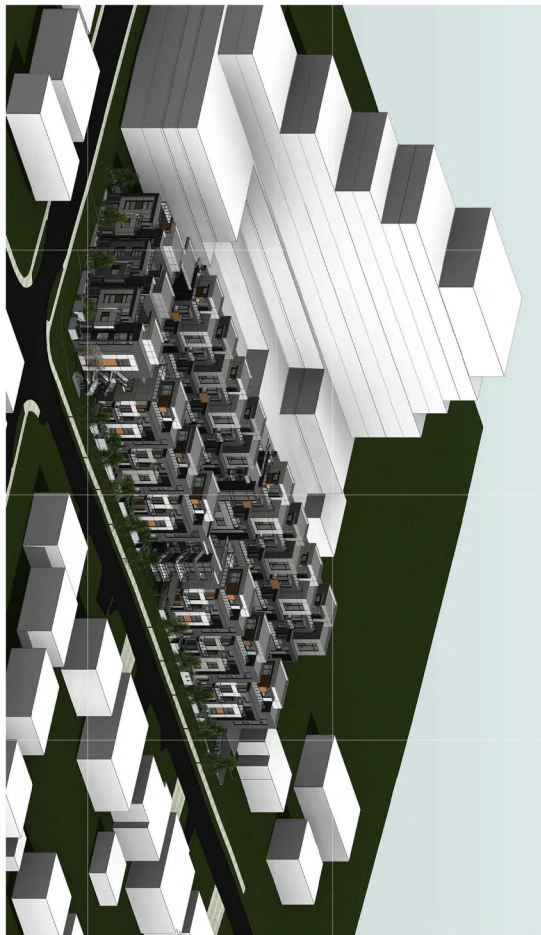
Excerpts from Architectural and Landscape Drawings

Landscape Site Plan



SITE PLAN OVERVIEW
Scale 1:300

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Agent	Architect	Surveyor	Landscaper
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Russell & Maple

SHEET NUMBER	SHEET NAME
A001	COVER PAGE & DRAWING LIST
A002	GENERAL NOTES
A003	SURVEY PLAN
A004	CONTEXT
A005	CONTEXT STREETSCAPE
A006	SHADOW STUDY - SUMMER EQUINOX
A007	SHADOW STUDY - WINTER SOLSTICE
A008	SHADOW STUDY - AUTUMNAL EQUINOX
A009	SHADOW STUDY - WINTER SOLSTICE
A010	DESIGN RATIONALE
A011	SITE PLAN

SHEET NUMBER	SHEET NAME
A105	PARKING LEVEL FLOOR PLAN
A110	LEVEL 2 & 3 PLAN
A120	LEVEL 2 & 3 PLAN
A130	LEVEL 2 & 3 PLAN
A140	ROOF PLAN
A210	RUSSELL AVE BUILDING ELEVATIONS
A220	RUSSELL AVE BUILDING ELEVATIONS
A230	MADE 81 BUILDING ELEVATIONS

SHEET NUMBER	SHEET NAME
A310	SECTION
A320	SECTION
A330	RUSSELL AVE BUILDING MEZZANINE SECTION
A340	RUSSELL AVE BUILDING MEZZANINE SECTION
A350	WAVE ST BUILDING MEZZANINE SECTIONS
A900	AREA OVERLAYS GROUND LEVEL
A905	AREA OVERLAYS LEVEL 2
A910	AREA OVERLAYS LEVEL 3
A915	AREA OVERLAYS LEVEL 4
A920	AREA OVERLAYS LEVEL 5
A930	EXIT PLANS 1
A935	EXIT PLANS 1&2

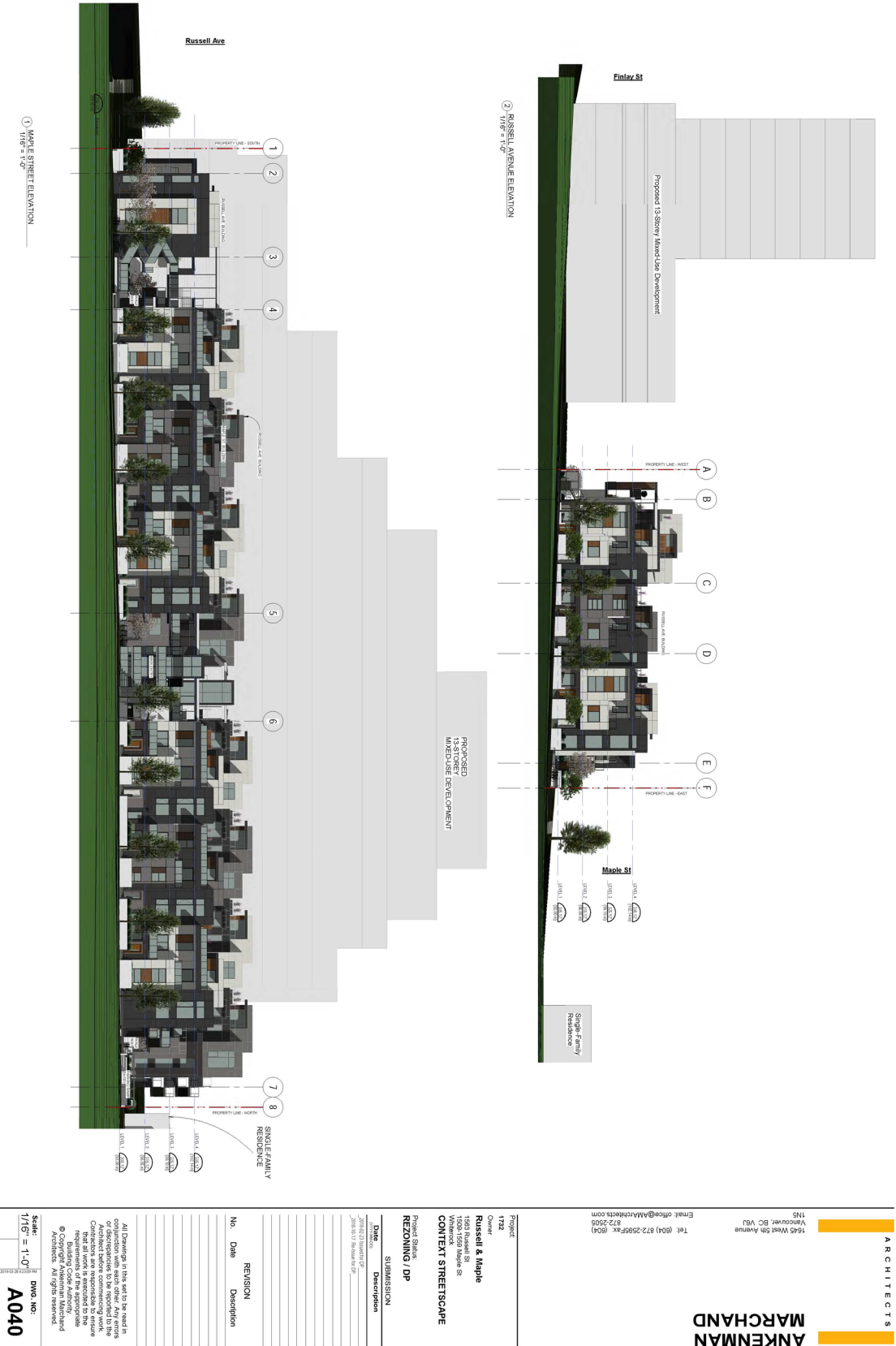
SHEET NUMBER	SHEET NAME
A940	EXIT PLAN 3/L4
A960	3D VIEWS
A970	3D VIEW

[illegible]

Scale: 1" = 50'-0"

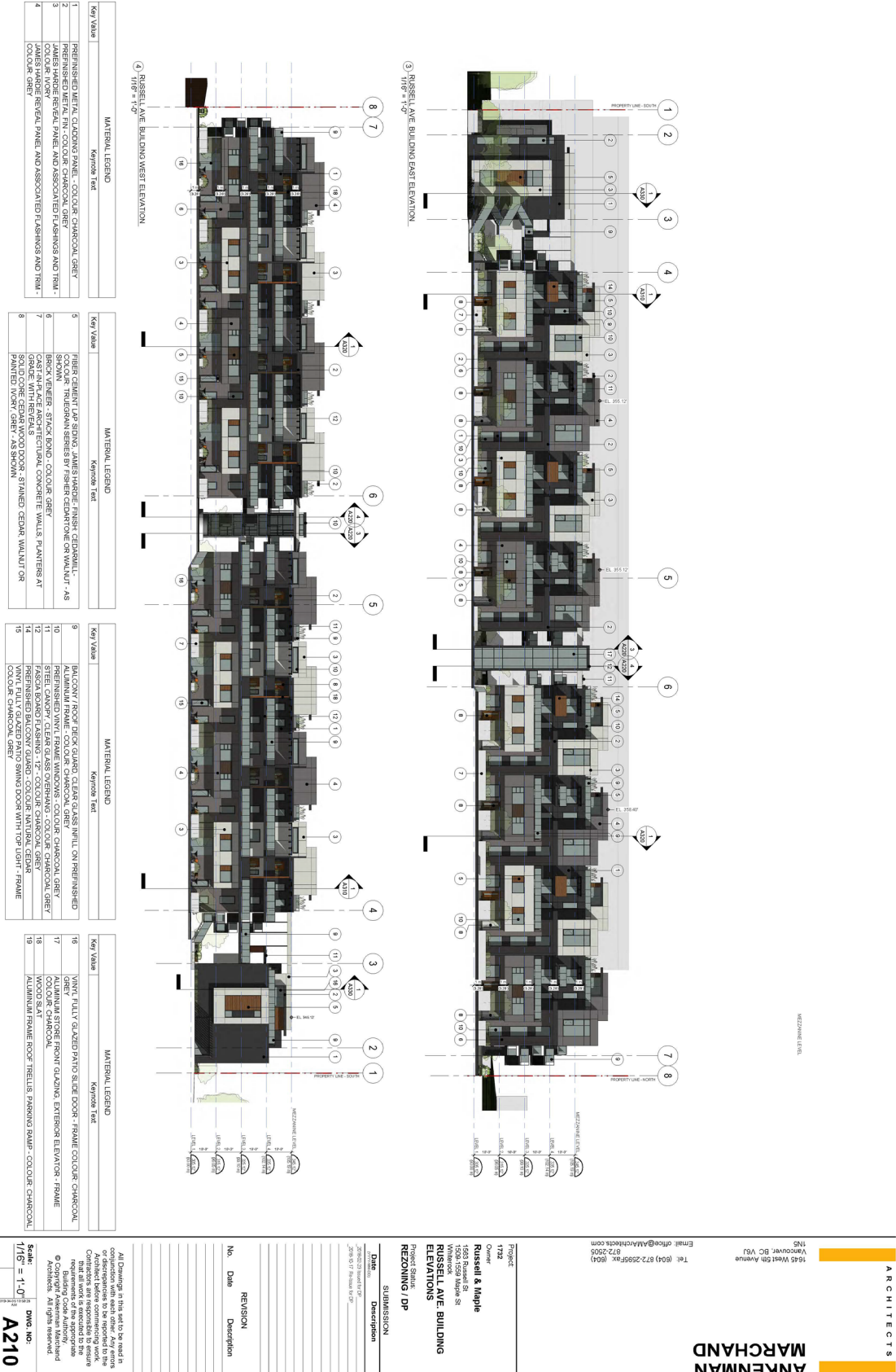
DWG. NO: A030

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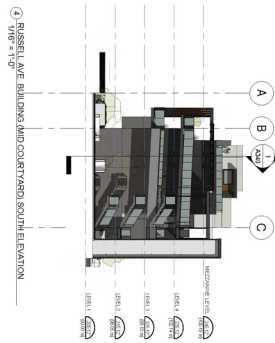




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MATERIAL LEGEND	
Key Value	Keynote Text
16	VINYL FULLY GLAZED PATIO SLIDE DOOR - FRAME COLOUR: CHARCOAL GREY
17	ALUMINUM STORE FRONT GLAZING, EXTERIOR ELEVATOR - FRAME COLOUR: CHARCOAL
18	WOOD SLAT
19	ALUMINUM FRAME ROOF TRELLIS, PARKING RAMP - COLOUR: CHARCOAL

Scale:
1/16" = 1'-0"

27-28-29-30-31-32
A220

DWG. NO.:

All Drawings: In this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before commencing work. Contractors are responsible to ensure that all work is executed to the requirements of the appropriate Building Code authority.

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1 VIEW OF EAST SIDE OF MAPLE ST. BUILDING



2 VIEW FROM CORNER OF RUSSELL & MAPLE

Tel: (604) 872-2595 Fax: (604) 872-2505
Email: office@AMArchitects.com

Project	1732
Owner	

1506-1508 Maple St
Whiterock
3D VIEWS

Project Status:
REZONING / DP

SUBMISSION	
Date	Description
07/07/2001	
2019-02-29	Issued for CP
2019-02-27	Re-issue for CP

REVISION		
No.	Date	Description

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DWG. NO: _____

A960

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Plot Date: 2019-04-05 11:02:06 AM D:\001 REVIT LOCAL FILE\1732_01_MAIN_R19_GF_SD_15031 Russell and 1509-1559 Maple_DAVEN.rvt



1) VIEW OF SOUTH END OF RUSSELL AVE BUILDING



2) VIEW OF RUSSELL & MAPLE BUILDING

ARCHITECTS
**ANKENMAN
MARCHAND**

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Tel: (604) 972-2957 Fax: (604) 972-2905
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Project:
Title:
Owner:

Russell & Maple

1553 Russell St
Vancouver Maple St
3D VIEW

Project Name:
Reasons / DP

Submission

Date:
Description

REVISION
No. Date Description

All Drawings in this set to be used in
or otherwise to be referred to the
Contractor shall be the responsibility of
the Architect. The Architect warrants
that all work is executed to the
best of his/her knowledge and
skill. The Architect does not warrant
the accuracy of the information
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Scale:
DWG NO:
A970

THE CORPORATION OF THE CITY OF WHITE ROCK CORPORATE REPORT



DATE: January 11, 2021

TO: Land Use and Planning Committee

FROM: Carl Isaak, Director, Planning and Development Services

SUBJECT: Official Community Plan Review – Preview of Phase 2 Public Input on Building Heights outside the Town Centre

RECOMMENDATION

THAT the Land Use and Planning Committee receive the corporate report from the Director of Planning and Development Services, titled “Official Community Plan Review – Preview of Phase 2 Public Input on Building Heights outside the Town Centre.”

EXECUTIVE SUMMARY

On November 23, 2020, Council passed a motion directing that the scope of the Official Community Plan (OCP) review be limited to focusing on the Town Centre and building heights outside the Town Centre (including waterfront/Marine Drive) as areas of priority interest. The original three-phase approach to the OCP Review, outlined in the diagram below (i.e., Phase 1 - Public Input, Phase 2 - Options Development, and Phase 3 - Recommendations), will carry forward in January 2021 under a condensed timeline.



The review of building heights outside the Town Centre is currently within Phase 2 of the consultation program (i.e., Options Development). The other two priority topic areas (i.e., Town Centre Urban Design and Waterfront Enhancement) went through Phase 2 in December 2019 and will be brought back with staff recommendations (Phase 3) in a future corporate report.

The purpose of this corporate report is to provide the Land Use and Planning Committee (LUPC) with a preview of the options to be shared with the public at a January 14, 2021 digital “public open house.” Feedback on the options will be requested through a questionnaire delivered on the City’s online public engagement platform (www.talkwhiterock.ca/ocp-review), available on January 15, 2021. A postcard advertising the event and the survey was mailed out as a flyer to

White Rock households in the first week of January, and the notice was also included in the January 7, 2021 edition of the Peace Arch News.

The options being presented at the event and through the questionnaire focus on three geographic areas: east and west of the Town Centre (the “Town Centre Transition” areas), the “Waterfront Village” area along Marine Drive, and the Russell and Maple block within the “East Side Large Lot Infill Area.” Further details on these areas and options to be presented to the public are provided in the Background section of this corporate report.

The staff presentation at the live event, which is scheduled from 5:30 p.m. to 7:00 p.m., is anticipated to take between 30-45 minutes, in order to provide background on this complex and frequently contentious topic. The remainder of the time in the live event will be offered for Questions and Answers via that text-based function in Microsoft Teams, similar to the format of the City’s digital Public Information Meetings. A recording of this live event will be available for those unable to attend or to be viewed again on the City’s YouTube channel: (<https://www.youtube.com/channel/UCxIIOjGJ78o-ZQ28ABTVSpw>).

PREVIOUS COUNCIL DIRECTION

Motion # & Meeting Date	Motion Details
2020-570 November 23, 2020	<i>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.</i>
2020-LU/P-027 September 16, 2020	<i>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.</i>

INTRODUCTION/BACKGROUND

At the digital public open house on January 14, 2021, Planning staff will provide a background presentation on the topic of building heights. This will include recapping the overall OCP Review and the community feedback received to date, introducing some of the perceived advantages and disadvantages of taller buildings, sharing information about existing building heights in the City and current policies, and describing the alternative policy approaches (options) for which the public will be asked to provide their feedback through the questionnaire.

Areas of Focus

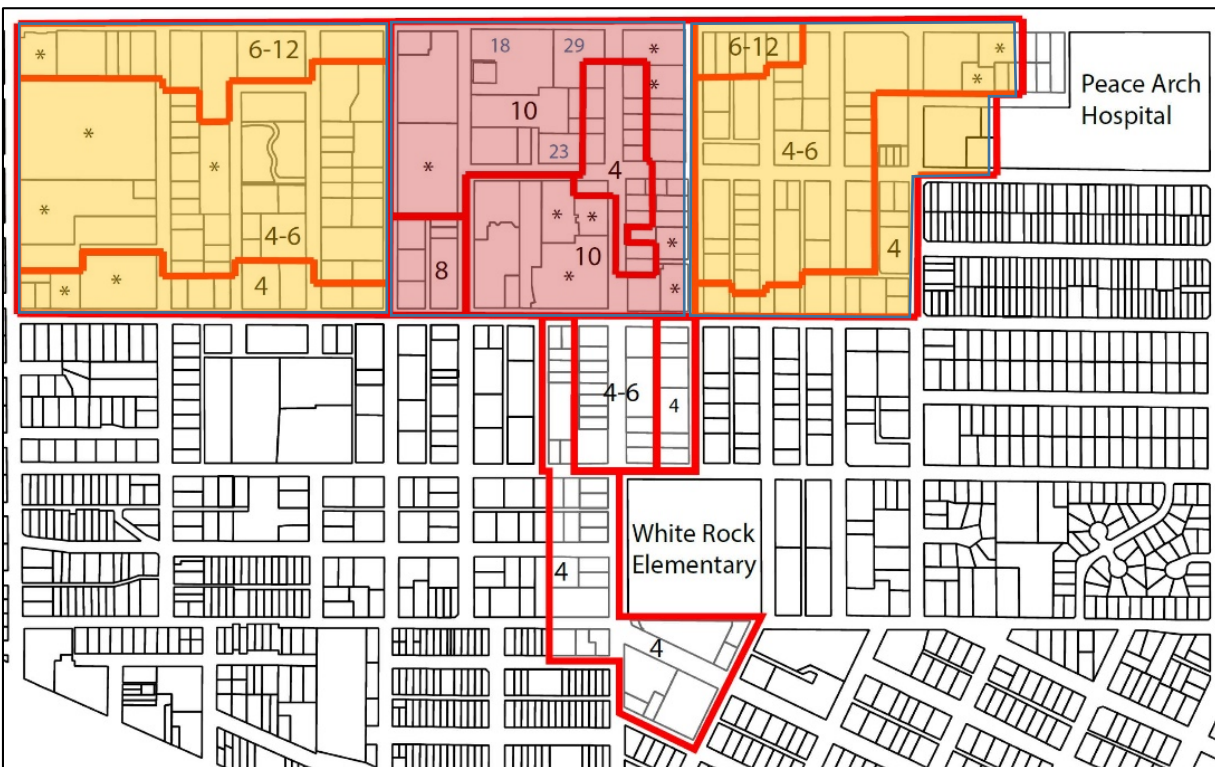
The three geographic areas/neighbourhoods being considered for OCP policy changes in the “Building Heights outside the Town Centre” Phase 2 engagement are the Town Centre Transition areas (east and west of the Town Centre, north of Thrift Avenue), the Waterfront Village area (Marine Drive area) and the Russell/Maple block in the East Side Large Lot Infill area (east of Peace Arch Hospital). A map of these areas is attached as Appendix A. Each area and the options being presented, are summarized below.

The “potential” heights in the OCP form a guideline such that if they were to be exceeded (e.g., a 13-14 storey building being located where the diagram indicates a 12 storey height), the Plan

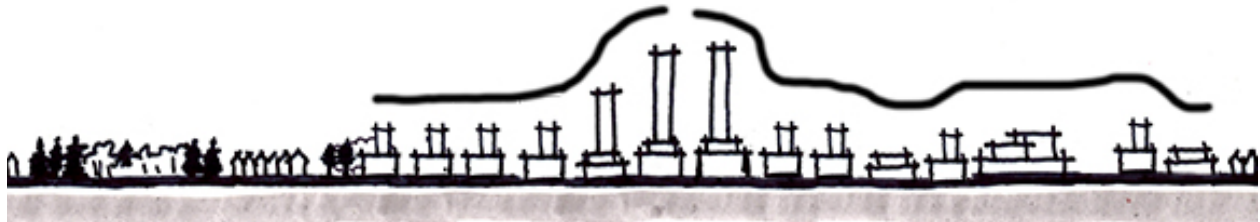
would not require amendment to accommodate the development; only changes to the density, building type or land use, as explicitly outlined in the Plan, would require an OCP amendment.

TCT - Option B

As an alternative to the ‘tent-like’ skyline enabled by the current policies, this option would recognize the existing 12 storey buildings along North Bluff Road (i.e., the ‘Belaire’ and ‘Vista Royale’) as the basis for the upper maximums along the northern boundary of the City. Further, Option B would establish a maximum of 4 storeys along the Thrift Avenue, which is the southern limit of the Town Centre Transition area. In between the north (top of hill) and south (bottom of hill) limits, buildings would be allowed in the 4-6 storey height range, subject to an enhanced policy framework that establishes the need for new developments to demonstrate compatibility of both land use and building form. Unlike the current policy, any new applicant requiring a rezoning for a building that exceeds these new height maximums would also have to make an application to amend the OCP; in other words, reference to height guidelines in the Plan would be removed with the heights presented in a revised Figure 10 becoming absolute limits.



Heights which are shown within the Town Centre (red) are conceptual and have not yet been approved. Properties marked with an * have buildings that exceed the proposed maximum heights. This version also excludes the Peace Arch Hospital Foundation parking lot and would re-designate those lands as Institutional in the OCP.



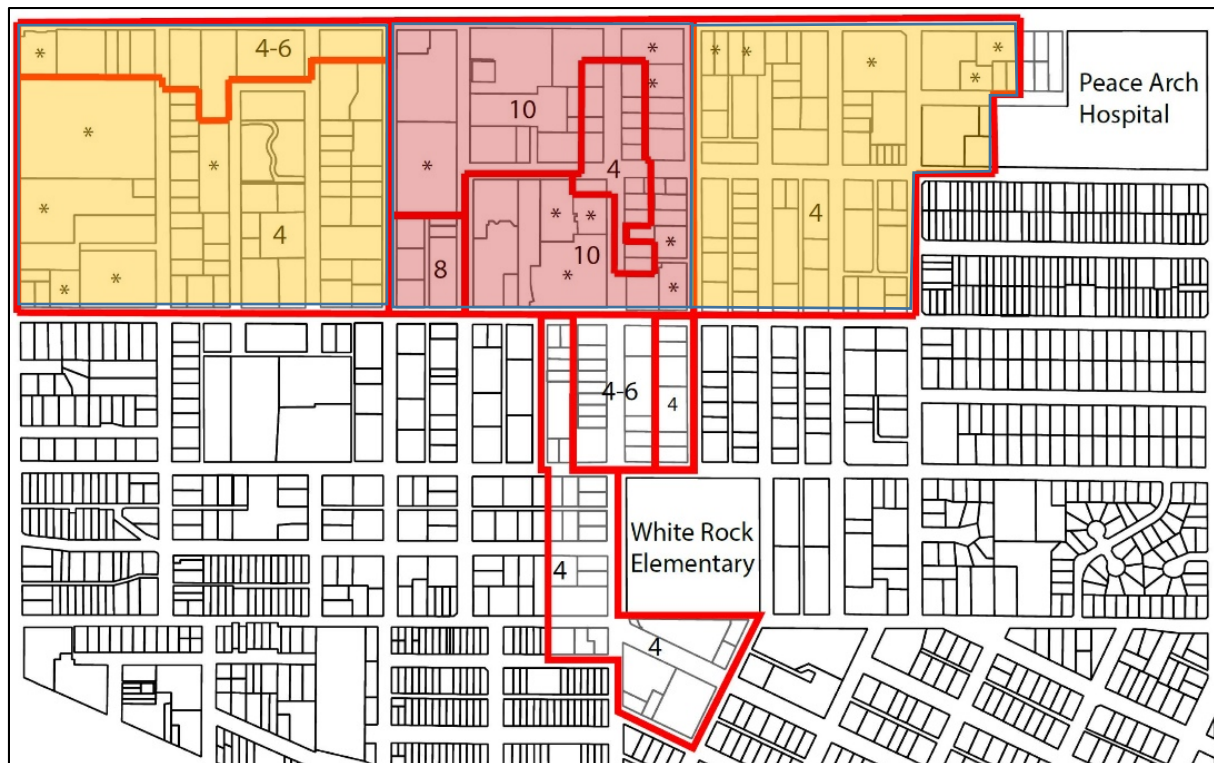
As the transition in this option from the taller buildings in the Town Centre is more sudden than that in Option A, Option B could be conceptually likened to a “dome” type of skyline (viewed at a distance from west to east), with a series of mid-rise buildings bracketing the taller high-rises

in the Town Centre (like the Parliament Buildings in Victoria flank the central rotunda). Option B creates a relatively sharp juxtaposition that would be created from buildings of 25 storeys in the Town Centre, and buildings being no taller than 12 storeys right beside the Town Centre.

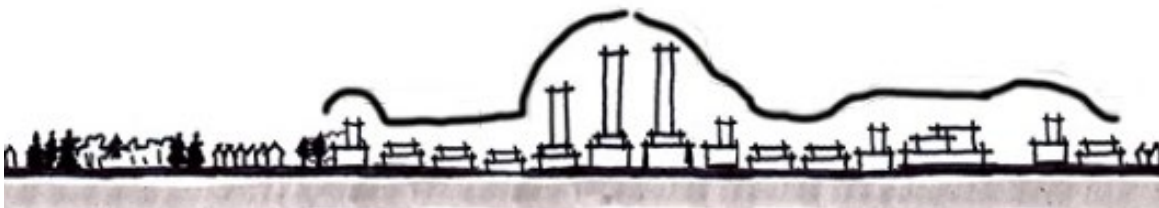
In this option it is proposed that where a range of storeys/density are allowed, that the height and density above the base 4 or base 6 storeys (i.e., up to 6, or up to 12 storeys) be conditional on the new building offering a certain portion of its units as affordable rental housing, in addition to any replacement rental units provided in accordance with the Tenant Relocation Policy.

TCT - Option C

This option largely limits building heights for new buildings to the currently predominant building heights in the areas surrounding the Town Centre (i.e., 3-4 storey buildings), and would only allow up to 6 storeys on North Bluff Road west of the Town Centre to Oxford Street. As in Option B, this alternative to the current policy would require an amendment to the OCP if the maximum height was to be exceeded. Given that there are already several 7-12 storey buildings along North Bluff Road, the east-west skyline of this alternative could be described as ‘peaks and valleys’ and would likely result in the least redevelopment, compared with Options A or B.



Heights which are shown within the Town Centre (red) are conceptual and have not yet been approved. Properties marked with an * have buildings that exceed the proposed maximum heights. This version also excludes the Peace Arch Hospital Foundation parking lot and would re-designate those lands as Institutional in the OCP.



Waterfront Village Area

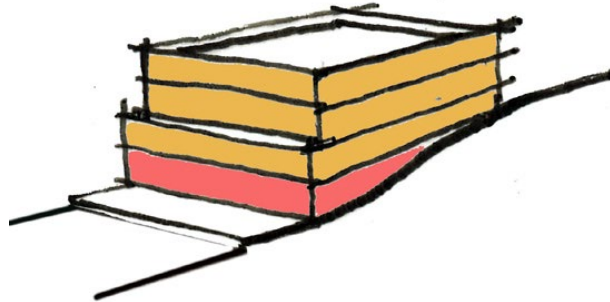
The feedback received on the online survey in Phase 1 regarding building heights in the Waterfront area indicated high levels of support for both low-rise (64% support) and 1-2 storey commercial buildings (61% support) as being appropriate building forms in the waterfront area, with 11% supporting mid-rise buildings, and only 1 out of 148 respondents supporting high-rise buildings.

Following this Phase 1 OCP Review engagement, staff brought forward separately a potential amendment to the West Beach Commercial/Residential Zone (“CR-3A”), during which the feedback from the public indicated that while 3 storeys is a generally accepted building height along Marine Drive, going beyond this height is a sensitive issue in the community and the greatest concern from residents is view impacts to uphill residents from a 4 storey building sticking out above the high point on the land.

The two options below include retaining the existing policy as well as an alternative that would continue to allow 3 storey buildings on all sites and define the conditions where a 4th storey would be acceptable and not require an amendment to the Official Community Plan.

WV - Option A (status quo)

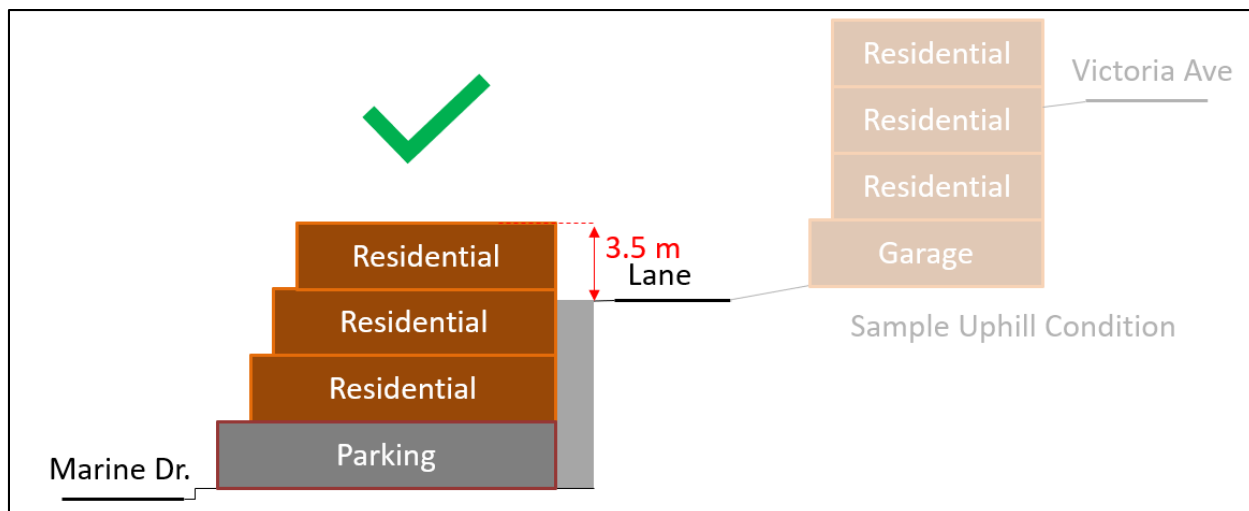
This Option would be to leave the existing policy framework intact. The current height policy in the Waterfront Village land use designation (area) allows buildings “up to 4 storeys in height”. The associated diagrams show buildings constructed on a hillside, with the lowest level typically commercial (adjacent to Marine Drive) and the remaining levels built into the hillside so only a portion of the building is above the property line at the high side of the property.



Under the current policy (Option A) there would be no requirement to amend the OCP for any proposal 4 storeys in height or less, and there is no specific guidance that would indicate when 3 storeys is appropriate. A floor area density of up to 2.0 FAR (gross floor area ratio) is allowed on all lands, regardless of whether they are commercial properties built right to the neighbouring property line, or apartment buildings with residential uses surrounding them.

WV - Option B

This proposed alternative would continue to allow up to 3 storeys on all properties (as is generally allowed in the Zoning Bylaw for properties in this OCP land use designation) and would establish conditions for when a 4th storey would be permitted during a rezoning process. The proposed criteria is that to allow a 4th storey, the building must be no higher than 3.5 metres (11.5 feet) above the highest point of the property boundary. This would reduce the likelihood of several storeys of building blocking the views to the water from properties uphill of the development site.



This approach would be implemented during a rezoning process if a proposed building sought to utilize the additional FAR density allowed in the OCP (2.0 FAR, as compared to 1.75 FAR allowed currently in the commercial zones). Under Option B, it is also proposed that a maximum FAR of 2.0 would only be permitted on commercial properties where there is a zero lot line setback with an adjacent property. For all other (residential) properties, the maximum FAR would be 1.5. This would reduce the bulk of new buildings in more residential areas.

East Side Large Lot Infill Area

ES - Option A (status quo)

This area-specific land use designation in the OCP permits specific heights on particular blocks in the area, including 6 storeys along Finlay Street adjacent to Peace Arch Hospital, 3 storeys along North Bluff Road (and up to 6 storeys if it includes affordable rental units), and 3 storeys along Maple Street. The designation includes a site currently under construction (i.e., the 13-storey 'ALTUS' building) which does not conform to the current policies as it was approved prior to the adoption of the OCP, and Option A would be to leave the policy framework unchanged. A current application to amend the OCP to allow a 5 storey building located next to the 13 storey ALTUS building (at Russell and Maple) can continue to be processed for a future decision by Council.

ES - Option B

Taking into account the approval and on-going construction of the ALTUS building, an alternative to the status quo would be to recognize the need for improved transition in building height and massing moving eastwards from the site. With this in mind, it is proposed that to blend/bridge the transition between the ALTUS and the surrounding low profile (i.e., currently single detached dwellings on Maple Street, with the potential for future three storey townhouse development) neighbourhood, the property to the east (at the corner of Russell and Maple) be allowed to have a maximum of 5 storeys, with portions of the building adjacent to Maple Street being 4 storeys. This alternative policy framework regarding maximum heights would provide a more gradual transition in built form as one moves west to east, into the City's Mature Neighbourhood land use designation.

FINANCIAL IMPLICATIONS

There are no immediate budget implications associated with the OCP Review of the Building Heights outside the Town Centre, which is undertaken within existing departmental resources.

The approach of using a City-wide postcard mailout (at a cost of approximately \$1,850 for 10,700 households) to advertise for the digital open house and survey is new and being done as a trial to see if it is effective in encouraging greater participation and awareness of the OCP Review.

LEGAL IMPLICATIONS

Section 475 of the *Local Government Act (LGA)* requires local governments to consider persons, organizations, and authorities who will be affected during the amendment of an Official Community Plan, and for any affected party to provide them with one or more opportunities that are considered appropriate for consultation. A formal resolution stating that Council has considered this will accompany any OCP amendment bylaw brought forward for first reading.

This consultation process is further specified in Council Policy 512 (Official Community Plan Consultation), with different groups identified for consultation in the White Rock context. In December 2020, staff contacted the following agencies at the staff level to advise them that the City's OCP Review scope has been reduced and that public consultation would be occurring in January 2021 regarding building heights outside the Town Centre:

- TransLink
- Fraser Health Authority
- School District 36
- Metro Vancouver
- City of Surrey
- Peace Arch Hospital Foundation
- White Rock Business Improvement Association
- South Surrey White Rock Chamber of Commerce
- Explore White Rock

The staff members at these organizations have been invited to participate, provide feedback, or discuss any questions they have on this topic with staff. Further, as any resulting OCP amendment bylaws are brought forward for LUPC and Council consideration, any formal initial comments from these organizations will be shared with Council in a corporate report, prior to a public hearing, and they would be sent the proposed bylaw(s) and given an opportunity to share comments with Council via the public hearing.

In addition to the above organizations, staff are also contacting Semiahmoo First Nation to offer an opportunity to discuss any of the proposed changes to the OCP.

Staff have not yet reached out directly to some of the other external organizations in the community that were previously identified in the original OCP Review scope of work. Engagement with the groups identified below via written correspondence or meetings would impact the timeframe in bringing amendment bylaws forward to LUPC and Council and would likely change the earliest opportunity for a public hearing from March 2021 to May/June 2021. In addition to the consideration of the extended timeline, should LUPC wish to seek feedback from these groups, or others, it may direct staff which groups should be contacted and specify the type of opportunity considered appropriate:

- BC Housing;

- Sources Community Resource Society;
- Peninsula Homeless to Housing Task Force;
- Committees of Council (Economic Development, Environmental, Advisory Design Panel).

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

This corporate report previews the content of an upcoming virtual public open house and questionnaire on the OCP Review. Staff will report back to the LUPC on the attendance at the public open house as well as the results of the survey in a future corporate report.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

Not applicable.

CLIMATE CHANGE IMPLICATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES

The completion of the OCP Review has been identified as one of Council's top priorities.

OPTIONS / RISKS / ALTERNATIVES

The Land Use and Planning Committee may consider:

1. Directing staff to revise the options being presented to the public in Phase 2 of the OCP Review for building heights outside the Town Centre, as specifically identified by Council, which may postpone the start of the engagement currently scheduled to begin January 14, 2021; or
2. Identify additional persons, organizations and authorities it considers will be affected by the proposed amendments and direct staff to provide an opportunity for consultation with them.

CONCLUSION

Staff are restarting public consultation in January 2021 on the newly revised scope of the Official Community Plan (OCP) Review, with the "Building Heights outside of the Town Centre" topic going the Phase 2 "Options Development" stage of the process for public feedback.

This corporate report provides Land Use and Planning Committee (LUPC) with a preview of the options to be shared with the public at a January 14, 2021 digital "public open house." Feedback on the options will be requested through a questionnaire delivered on the City's online public engagement platform (www.talkwhiterock.ca/ocp-review), available on January 15, 2021, and staff will report back to LUPC with recommendations on this topic as well as the other topics (Town Centre and Waterfront Strategy) in a future corporate report.

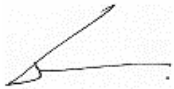
Respectfully submitted,



Carl Isaak, MCIP RPP
Director, Planning and Development Services

Comments from the Chief Administrative Officer

This corporate report is provided for the Committee's information.

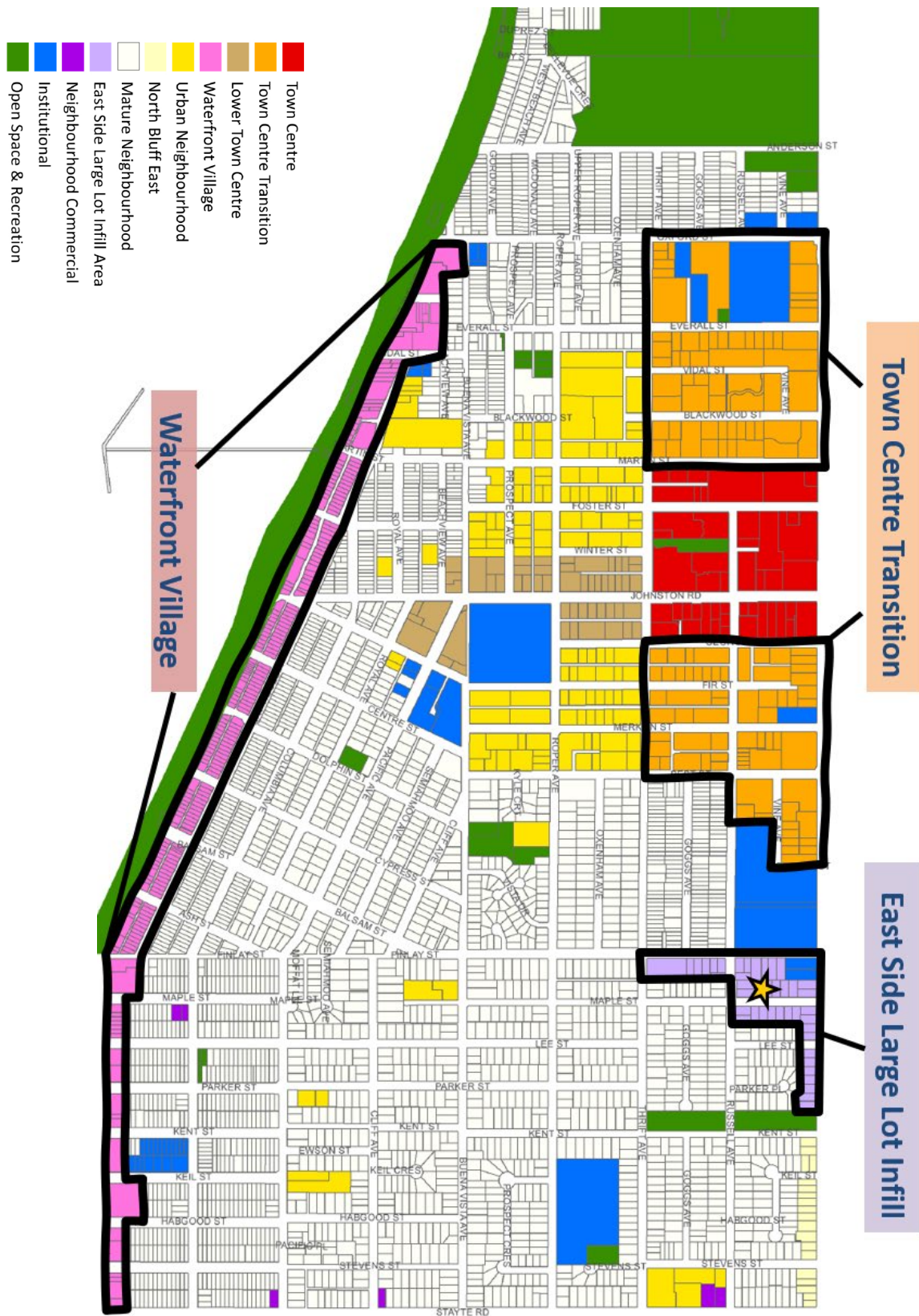


Guillermo Ferrero
Chief Administrative Officer

Appendix A: Map of Areas under Review in “Building Heights outside the Town Centre” topic

APPENDIX A

Map of Areas under Review in “Building Heights outside the Town Centre” topic



THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: September 20, 2021

TO: Land Use and Planning Committee

FROM: Carl Isaak, Director, Planning and Development Services

SUBJECT: Zoning Amendment Bylaw and Major Development Permit – 15631 Russell Avenue & 1509, 1529, 1539, 1549, and 1559 Maple Street (ZON/MJP 18-008)

RECOMMENDATIONS

THAT the Land Use and Planning Committee recommend that Council:

1. Give first and second reading to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-66 – Comprehensive Development Zone (1539 Maple Street)) Bylaw, 2021, No. 2397” and direct staff to schedule a Public Hearing;
 2. Direct staff to resolve the following issues prior to final adoption, if Bylaw No. 2397 is given Third Reading after the Public Hearing;
 - a. Ensure that all engineering requirements and issues, including the execution of a Works and Servicing Agreement, and the dedication of land if necessary, to support an ultimate road cross section along both Russell Avenue and Maple Street, are addressed to the satisfaction of the Director of Engineering and Municipal Operations; and
 3. Pending adoption of “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-66 – Comprehensive Development Zone (1539 Maple Street)) Bylaw, 2021, No. 2397”, consider issuance of Development Permit No. 421 for 15631 Russell Avenue and 1509, 1529, 1539, 1549 and 1559 Maple Street.
-

EXECUTIVE SUMMARY

Concurrent applications for Official Community Plan (OCP) amendment, Zoning Bylaw amendment, and a Major Development permit were received by the City of White Rock in 2018. These applications pertained to a proposed 63-unit development within a land assembly including the properties at 15631 Russell Avenue, and 1509, 1529, 1539, 1549 and 1559 Maple Street. The OCP land use designation applicable to these properties is the East Side Large Lot Infill designation within which a mix of low-to-mid-rise buildings and townhomes are contemplated.

In 2020 and 2021, the City undertook a review of its OCP and, in doing so, confirmed its commitment to maintaining a maximum height of three storeys within the lands being subject to these applications. The Applicant has accordingly revised their proposal to limit heights to three storeys thereby eliminating the need for an OCP amendment. The reduction in building height has also reduced the total supply of units to 53, now being comprised of a mix of ground-oriented and “stacked” townhomes.

The project has been reviewed by City staff considering the applicable policies of the OCP and the provisions of the Zoning Bylaw. Furthermore, staff have reviewed the form and character of the project against the East Side Large Lot Infill Development Permit Area Guidelines applicable to the project. The City’s Advisory Design Panel has also reviewed the project and, as a result, adjustments to the design have been made. Staff are of the opinion that the project complies with the applicable policies of the OCP and, accordingly, the zoning bylaw amendment ought to be given consideration of first and second reading. If readings are given to the bylaw, staff would then proceed to host a public hearing thereby enabling interested stakeholders to provide comment direct to Council.

PREVIOUS COUNCIL DIRECTION

The following table outlines previous motions as they relate to the subject applications.

Motion # & Meeting Date	Motion Details
2019-LU/P-014, May 27, 2019	THAT the Land Use and Planning Committee (LUPC) receives for information the corporate report dated May 27, 2019 from the Director of Planning and Development Services, titled “Initial OCP Amendment Application Report – Russell Avenue / Maple Street (18-008 OCP&ZON&MJP)”.
2019-LU/P-015, May 27, 2019	THAT the Land Use and Planning Committee (LUPC) recommends that Council defers this Official Community Plan (OCP) Amendment application until the outcomes and recommendations regarding the initial public feedback from the OCP City-wide building height review are considered by LUPC.
2021 LU/P-012, January 11, 2021	THAT the Land Use and Planning Committee receive the corporate report from the Director of Planning and Development Services titled “Official Community Plan Review – Preview of Phase 2 Public Input on Building Heights outside the Town Centre.”
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. <i>Note: Option A proposed that the existing height policies for the properties east of the 12-storey Altus building remain at 3 storeys in a ground-oriented townhouse form).</i>

INTRODUCTION/BACKGROUND

Concurrent applications for Official Community Plan (OCP) amendment, Zoning Bylaw amendment and a Major Development Permit were received by the City of White Rock in March, 2018. The properties subject to these applications include 15631 Russell Avenue, and 1509, 1529, 1539, 1549 and 1559 Maple Street (‘Subject Properties’) (see Figure 1).



The OCP amendment application sought to enable the construction of buildings transitioning (west to east) in height from approximately five to three storeys whereas the current policies of the Plan recognize, in this specific context, “ground-oriented townhouses on Maple Street between Russell Avenue and North Bluff Road... in buildings of up to three storeys”. The scope of the noted OCP amendment was incorporated into a recent review of building height policies and, through this review, the City’s Land Use and Planning Committee (LUPC) endorsed a continuation of the current OCP policy framework as it relates to the Subject Properties (i.e., maximum height being limited to three storeys). Taking this into account, the Applicant has submitted a revised application package which no longer includes a request for an OCP amendment. This report presents the revised proposal and recommends giving readings to the zoning amendment bylaw, scheduling a public hearing, and considering the issuance of a major (form and character) development permit.

The original application proposed a total of 63 dwelling units including 36 townhome units and 27 apartment units over a single storey below ground parkade with 132 parking spaces. The development was broken into five separate building blocks ranging in height from five to three storeys. As shown in Figure 2, buildings on the west side of the project were roughly one and a half storeys taller than the three storey buildings fronting onto Maple Street, providing a transition in building height moving away from the 13-storey Altus building.



Figure 2: Original Proposal (2018) – View from South (Russell Avenue)

Project Description (Revised)

As noted, the proposal has been amended to remove the need for an OCP amendment. The project now presents a total of 53 residential units including 34 townhome units and 19 “stacked” townhome units with a maximum height of three storeys. The project has retained the single storey below ground parkade which now includes a total of 126 parking spaces. Figure 3 illustrates the revised submission relative to the Altus building, and existing single-detached dwellings on the east side of Maple Street.



Figure 3: Current Proposal (2021) – View from South (Russell Avenue)

Official Community Plan

The Subject Properties fall within the *East Side Large Lot Infill* land use designation set out in the OCP. The designation supports multi-unit residential uses in townhouses and low-rise buildings (Policy 8.7.1). As it relates to the Subject Property, the Plan recognizes ground-oriented townhomes and low rise buildings of up to three storeys (Policy 8.7.2). Furthermore, the Plan supports a maximum density of 1.5 times the area of the lot(s). The current proposal conforms to these OCP policies as it presents townhomes, three-storeys in height, with a maximum density or “gross floor area ratio” (FAR), of 1.3.

The proposal also supports the City’s land use objectives as they relate to lot consolidation (Policy 8.3.5), family-friendly housing (11.1.1) and age-friendly housing (11.1.2). Regarding

family-friendly housing, the OCP seeks projects with a minimum of 10 percent of the units being three-bedroom units and a minimum of 35 percent of the units being two and three-bedroom units. In this case, the proposal would provide 96 percent of the units as three-bedroom units and 100 percent of the units as two or three-bedroom units. Staff believe the form and composition of housing presented in the proposal will not only support the policy objectives of the OCP but some of the housing needs recently voiced as part of the on-going preparation of a Housing Needs Report for White Rock; participants in engagement activities have noted a need for attached housing with three bedrooms suitable for young families.

As illustrated in Figure 4 below, the project includes a central walkway, mid-block connections, and enhanced landscaping within both private and shared amenity spaces. Stormwater management will occur on-site through the use of an underground stormwater detention tank in addition to planters with sufficient width and depth for tree growth and rainwater absorption (Policy 12.1.5 & 16.2.4). The inclusion of a mix of native (vine maple, black pine, sweet gum), near-native (rhododendron, dwarf strawberry, honeysuckle) and drought-tolerant non-native plant species (lavender) will support increased biodiversity within the neighbourhood (12.2.3) while providing habitat for birds and insects; abundant planting will also support the uptake of greenhouse gas emissions and can help to reduce the urban heat island effect (12.5.1).



Figure 4: Landscape Plan

As it relates to the City’s Transportation and Mobility policies, the development will support enhancements to the sidewalk design and pedestrian sightlines as supported by policies 13.1.2 and 13.1.3, respectively. The assembly of six residential lots will reduce the number of driveways providing for an improved pedestrian experience as well as opportunities for increased street tree planting (15.2.4) and on-street parking. The development has incorporated 53 private (Class I) bicycle parking spaces within the parkade for future residents (i.e., one per dwelling unit) in addition to 14 communal (Class II) bicycle parking spaces (Policy 13.2.4). The project will provide 25 percent (approx. 32 spaces) of the total required parking supply with a charge for electric vehicle use with the remaining 75 percent (approx. 95 spaces) having a rough-in for a future electric vehicle charge (exceeding the policy requirements in 12.5.7 & 13.5.4). With respect to operational components of the development, the below-grade parkade has been designed to accommodate off-street loading activities and includes space for waste-stream separation as supported by Policy 16.2.1 of the OCP. Further, a “works and servicing agreement”

executed with the City's Engineering and Operations Department will require the posting of securities for improvements to the municipal boulevard (16.3.1) and the undergrounding of utilities (16.3.2).

A traffic impact study prepared by Creative Transportation Solutions (CTS) was submitted with the original, 63-unit, proposal. The Study recognizes the availability of a bus service within 400 metres of the subject property in addition to planned improvements to North Bluff Road, which will ultimately include a designated bicycle route. As it relates to current and future vehicle traffic volumes, the Study found that the road network, and more specifically the geometrical and operational configuration of nearby intersections, is sufficient to maintain "good" levels of service as defined by industry standards. The Study further notes that improvements to existing intersections are not necessary to support the development coupled with an assumed increase (2%) in base traffic volumes. The scale of the project has changed from 63 units to 53 units. Staff accordingly believe the findings of the original traffic study can be relied upon to enable the proposal to move forward.

Zoning Bylaw No. 2000

The properties subject to this rezoning application are currently zoned One-Unit Residential Zone (RS-1). The proposal, if approved, would change the zoning of the property to a site-specific Comprehensive Development (CD) Zone. A draft copy of the CD Zone (CD-66) is included in as Appendix E to this corporate report and appears on the Regular Council agenda for potential consideration of first and second reading. The CD-66 Zone establishes limits regarding building height, density, lot line setbacks, lot coverage and parking. Regarding building height, the Zone would allow for a three-storey development with projections above the third storey for stair towers and elevator overruns. Density is set at a maximum gross floor area of 5,953 square metres or 1.3 times the area of the lot (FAR); for reference this is less than the maximum density in the OCP, which is 1.5 FAR on this block.

The minimum off-street parking supply required within the CD-66 Zone recognizes the mix of ground-oriented townhome units in addition to "stacked" (upper-level) townhome units occupying the third storey. The Bylaw requires parking for townhome units at a rate of two spaces per unit. The application proposes a total of 108 standard spaces and 18 visitor spaces providing for a total parking supply of 125 spaces whereas only 106 spaces are required. Note that the City's Zoning Bylaw does not require visitor parking for townhome developments. The CD-66 Zone recognizes the allocation of parking as proposed. Per Section 4.14.6 of the Zoning Bylaw, a minimum of three accessible parking spaces are required when the requirement for standard parking falls between 51 and 100 spaces; the Applicant has included two van-accessible spaces and one standard accessible space in accordance with the provisions of the Bylaw. Finally, the CD-66 Zone requires that the development substantially conform to the plans prepared by Ankenman Marchand Architects, dated August 19, 2021, with key excerpts of the drawing package attached to the CD-66 Zone. This provision will help ensure that the form and character of development, given greater merit in the next section, aligns with that supported by the Advisory Design Panel and City staff.

Development Permit Area Guidelines & Advisory Design Panel Review

Section 22.8 of the Official Community Plan sets out guidelines for development within the "East Side Large Lot Infill Development Permit Area", applicable to the proposal. Appendix A to this report provides the Applicant's overview of how the development has been designed to

satisfy these guidelines. Generally, the guidelines seek to:

- Establish an attractive, 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; and
- Enhance the character of the built environment and public realm in the City of White Rock.

Staff have reviewed the project considering the objectives of the DPA guidelines and offer the following general comments; references to applicable guidelines are provided in brackets:

- The scale of project provides an appropriate transition (west-to-east) from the 13-storey Altus building to the single-detached housing opposite Maple Street (Guideline 22.8.1.a).
- Building articulation along Russell Avenue and Maple Street, including ample setbacks (1.8 to 3.0 metres) from the property line, help to animate the pedestrian realm while providing spaces for landscaping and passive recreation (e.g., private patio spaces, bicycle storage, communal seating, etc.) (22.8.1.b) (see Figure 5).



Figure 5: image illustrating programming of spaces between building blocks and property line

- Ground-oriented access to the units along Russell Avenue and Maple Street helps to animate the streetscape while providing for some degree of passive surveillance (22.8.1.d). Further, blocks of ground-oriented townhome units fronting abutting streets are limited to a maximum of six contiguous units providing for adequate breaks in the massing of development (22.8.1.f & l) as well as through-block walking connections (22.8.2.b) (see Figure 6).

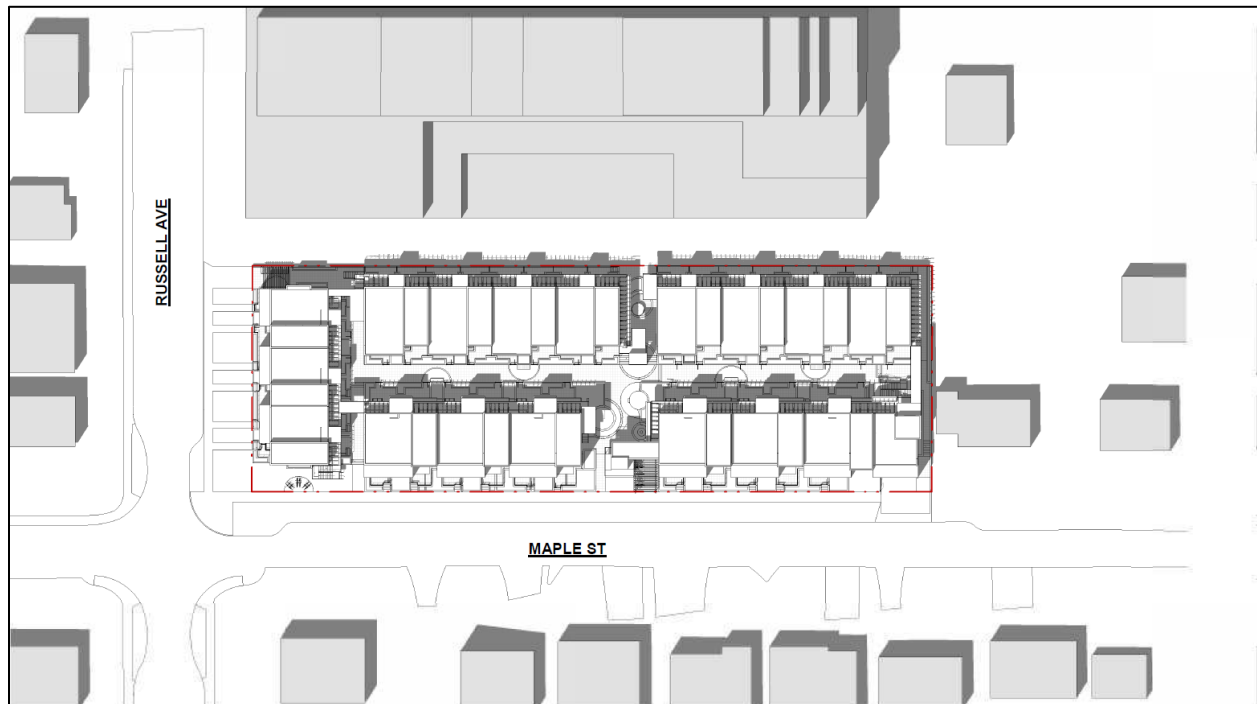


Figure 6: Shadowing image illustrating breaks in the blocks of townhomes and massive relative to nearby development

- The overall quality of life of future residents is supported by the project's inclusion of landscaping elements (22.8.2.e.), open courtyards, and outdoor seating in addition to a building design which supports exposure to natural light and passive ventilation (22.8.1.i), as well as elements which provide for weather protection (22.8.1.d).
- Efforts to maximum landscaping have been made to support stormwater retention in addition to the use of an underground stormwater detention tank. This will allow for the controlled release of stormwater in the municipal system (22.8.2.f).

Overall, staff believe the form and character of the project will help enhance the quality of the built environment and the public realm in the City of White Rock as supported by the East Side Large Lot Infill Development Permit Area Guidelines.

Advisory Design Panel (ADP) Review

The Advisory Design Panel (ADP) reviewed the proposal on September 15, 2020. At that time, the original design for the project, including five storey components adjacent to the 13-storey Altus building, was presented. The Panel provided general comments as outlined in the attached meeting minutes (see Appendix B) and ultimately recommended that the application be referred to Council, subject to the following matters being addressed to the satisfaction of City staff:

- Repetition in the façade through the use of alternate colours/materials;
- Confirmation of the loading space location and its influence on the use and functionality of the central portion of the design, being a main entryway into the development;
- Develop the southwest entrance further to facilitate a sense of arrival to the project as this entrance is in closest proximity to the Town Centre and hospital areas;
- Simplification of the use of circles in communal amenity spaces to provide more useable space; and
- Address pedestrian overhangs when there is inclement weather to ensure there is adequate weather protection throughout the project

In addition to adjusting the overall massing of the project (i.e., reducing height to three-storeys), the Applicant has made changes to the design of the project in order to address the comments of the ADP. These changes are summarized below and correspond to the points outlined above:

- The material palette for each townhouse block has been re-considered and expanded to include three variations, including differently-coloured hardy panels (i.e., aged pewter, arctic white, and timber bark) and wood siding (i.e., cedar, smoked birch, and walnut). The materials and colour palettes alternate between units to provide greater distinction and, in doing so, to avoid repetition (Guideline 22.8.1.c) (see Figure 7).



Figure 7: Rendering illustrating varying material and colour palette along Russell Avenue

- When presented to the ADP the project proposed a loading space within the central portion of the development with an access off of Maple Street, between Blocks 3 and 4 of the development. This space was viewed as potentially creating disruption to the pedestrian streetscape and detracting from the amenity value of the central walkway. The Applicant has relocated the loading space to the below-grade parkade and, in doing so, has raised the floor-to-ceiling height of the parkade to ensure the space is accessible to a larger vehicle. A Swept Path Analysis has been provided to demonstrate the functionality of the space. Figure 8 that follows illustrates the access off Maple Street (on right side of the image) and the use of plantings to limit access to pedestrians and cyclists.



Figure 8: Pedestrian / Cyclist access to central amenity area / courtyard off Maple Street

- The southwest portion of the development, immediately adjacent to the Altus building along Russell Avenue, has been enhanced with an entry arbour, flanking planters and animated paving patterns.
- The ADP acknowledged the use of circles in the central courtyard and suggested that the design be simplified to reduce the number of circles incorporated into the design. Figure 9 below illustrates the design considered by the Panel and Figure 10 illustrates the revised design; note that the aforementioned loading area is shown in Figure 9.

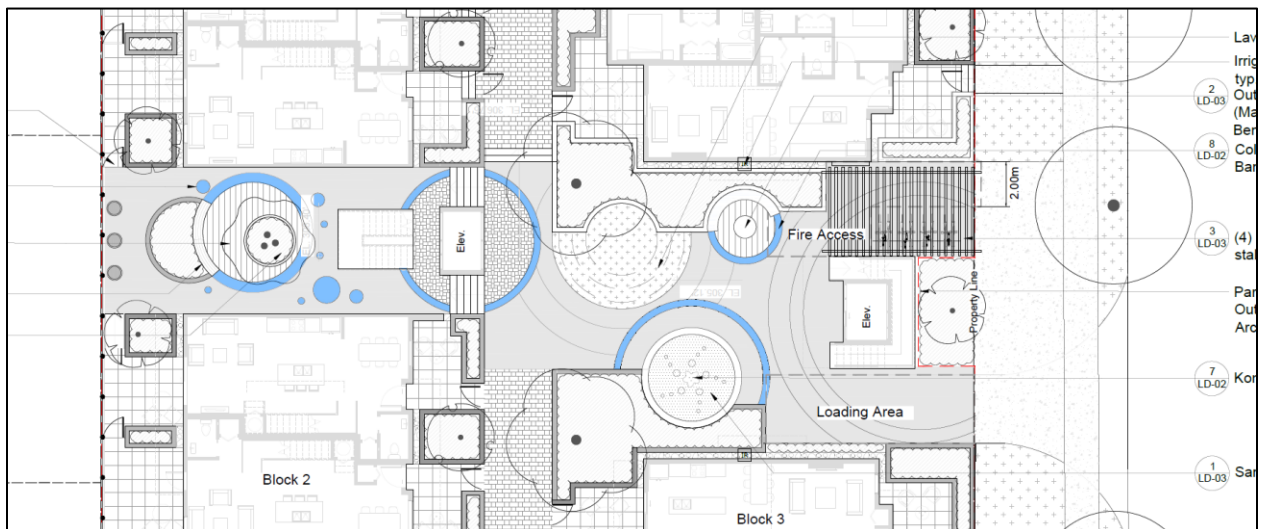


Figure 9: Design considered by the ADP Panel

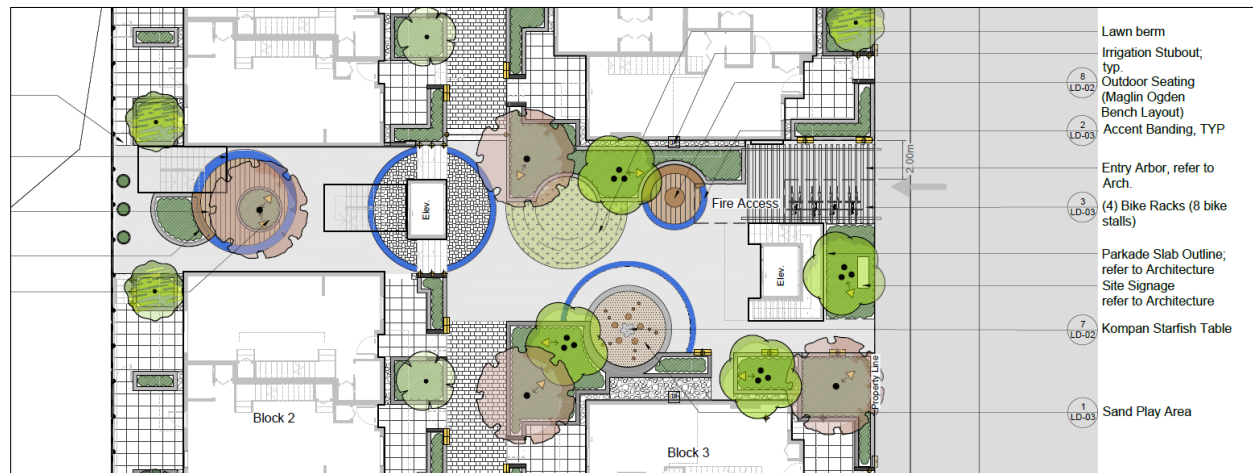


Figure 10: Revised Design

- The final comment of the ADP pertains to the use of overhangs to protect pedestrians from inclement weather. Access to the stacked townhome units is provided by way of elevated walkways. These walkways are all covered to ensure adequate weather protection. Overhangs are also provided at each ground-level unit at both the main (front) entry and the patio entry. Access to the elevators are also provided overhangs to further protect residents / visitors from the elements.

Overall, staff are satisfied that the Applicant has adequately addressed the comments of the ADP and recommend that the application proceed to through the planning and public review process. A draft copy of major Development Permit No. 421 is included as Appendix D.

FINANCIAL IMPLICATIONS

Municipal Development Cost Charges (DCCs) would be required with a credit for each of the six existing single-family dwellings. Community Amenity Contributions (CACs) would not be applicable to the project as it does not meet the eligibility criteria (i.e. exceeding 1.5 FAR) to pursue CACs, per the City of White Rock Density Bonus / Amenity Contribution Policy (No. 511) endorsed by the Governance and Legislation Committee on July 26, 2021 and on the Regular Council agenda for consideration of approval.

LEGAL IMPLICATIONS

Not applicable.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

A Public Information Meeting (PIM) pertaining to this application was held on August 14, 2020. Approximately ten people attended the PIM. Comments raised during the PIM generally pertain to: the affordability benefits that may be realized with the project (townhome ownership in the range of \$500,000 to \$800,000), general concerns regarding building height and density (revised height and design – removal of mezzanines), nearby access to public transit (transit and planned bike lanes along North Bluff Road), and unit accessibility (inclusion of elevators). A copy of the Applicant's PIM Summary is provided as Appendix C. Note that the Summary includes a response to emails received prior to the PIM and the more recent revision to the project which has eliminated the need for an OCP amendment by way of a reduction in the building height from five to three storeys maximum. If the recommended presented in this corporate report is

supported the application would be subject to a statutory public hearing at which members of the public would be able to voice their interests directly to Council.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The rezoning and major development permit applications were circulated to internal City departments and comments requiring a response / resolution by the proponent have been addressed.

CLIMATE CHANGE IMPLICATIONS

The application will enable the intensification of the ‘East Side Large Lot Infill Area’, thereby lessening the demand for outward sprawl otherwise necessary to accommodate growth.

ALIGNMENT WITH STRATEGIC PRIORITIES

The proposal is generally aligned with the Corporate Vision established as part of Council’s Strategic Priorities, particularly with respect to protecting the environment, and supporting a community where people can live, work and play in an enjoyable atmosphere. Council has also expressed through the on-going review of the 2017 Official Community Plan, an interest in addressing issues of affordable housing. The form of housing presented in this proposal is uncommon in the White Rock context.

OPTIONS / RISKS / ALTERNATIVES

The Land Use and Planning Committee can recommend that Council deny the current proposal.

Alternatively, the LUPC may defer consideration of the application and refer the application to staff to address any issues identified by Council.

CONCLUSION

A development application for 53 stacked townhouse units on the properties at 15631 Russell Avenue, and 1509, 1529, 1539, 1549 and 1559 Maple Street, including a zoning amendment bylaw and Major Development Permit, is presented for the LUPC’s consideration. Staff are of the opinion that the project complies with the applicable policies of the OCP and, accordingly, recommend that the zoning bylaw amendment be given consideration of first and second reading and that the proposal move forward to a Public Hearing.

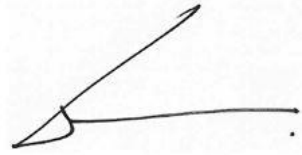
Respectfully submitted,



Carl Isaak, MCIP, RPP
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: Development Permit Area Response Matrix
Appendix B: Advisory Design Panel Meeting Minutes
Appendix C: Public Information Meeting (PIM) Summary
Appendix D: Draft Development Permit No. 421
Appendix E: Draft Zoning Amendment Bylaw No. 2397

City of White Rock – Planning & Development Services

East Side Large Lot Infill

Development Permit Area Guidelines



The objectives of the **East Side Large Lot Infill Development Permit Area** are to:

- Reinforce the East Side Large Lot Infill as the cultural, commercial, and civic heart of White Rock
- Establish an attractive, comfortable, well-connected, pedestrian-oriented environment that fosters vibrant public life
- Ensure the compatibility of new development with adjacent existing buildings
- Enhance quality of life
- Conserve energy, conserve water, and reduce GHGs
- Enhance the character of the built environment and public realm in the City of White Rock

Please provide a summary of how your proposal achieves the objectives and policies of the East Side Large Lot Infill DPA below:

The proposed project provides much-needed residential density to the growing population in the city of White Rock, in the form of inclusive housing choices appropriate for young families, first-time buyers, young couples, empty nesters, seniors and the disabled. The overall massing and FSR of the development fits the objectives for the East Side Large Lot Infill DPA meeting Policy 8.7.2 with a three-storey development under 1.5 FSR.

The project employs a modern architectural language to present attractive and interesting facades to the improved streetscapes of Russell and Maple. The modern architecture contextually responds to adjacent future developments, while careful attention to materiality and detail ensures the design is translated to the human scale. Through the use of ground-oriented units and thoughtful landscaping the project will help establish the neighbourhood as a walkable, desirable place to reside.

The courtyard scheme offers a multitude of architectural and social benefits. The scale of the overall development is reduced to units which have multiple exposures and narrower floor plates for natural ventilation. The courtyard connects private outdoor spaces to shared outdoor amenities, and acts as a walking path for seniors or a tricycle path for children. The central amenity space provides lush greenery, family friendly play areas, and outdoor seating for social gathering.

NOTE 1: All 'Applicant Response' sections must be filled out by the applicant.

NOTE 2: If your proposal cannot adequately address one of the below-listed DPA guidelines, provide a rationale (and alternative resolution) above, and in the applicable response section.

Section 22.8.1 - Buildings

East Side Large Lot Infill DPA Guideline 22.8.1 (a)

Ensure buildings are compatible with or complementary to adjacent developments in terms of height, density, and design. New apartment and townhouse developments adjacent to Mature Neighbourhoods shall transition to compliment the height and scale of single family homes and create a streetscape that is reflective of a single family area.

Applicant Response

The project proposes 3-storey townhome buildings consistent with the objective and policies of the East Side Large Lot Infill DPA. To the west of the development is an approved 13-storey tower on Finlay St and to the north and east of the project there will be future 3-storey multi-family developments, within the same DPA. The development at 3-storeys provides an appropriate transition from the prominent 13-storey tower to the rest of the neighbourhood and existing mature homes.

East Side Large Lot Infill DPA Guideline 22.8.1 (b)

Set buildings back from the property line at least 2-3 metres to provide enough space for gardens and shade trees in the front yard. Townhouse developments are encouraged to provide for individuality from site to site and unit to unit, and to vary the front setback between units.

Applicant Response

The development proposes ground floor setbacks of 10' (3.05m) from the property lines along Russell Ave and Maple St, allowing ample space for street trees as well as front patios and gardens. On the second and third levels, the setback from the property line along Russell Ave is reduced to 6' (1.83 m). This reduction allows for greater facade articulation, without sacrificing the courtyard garden space proposed between the interior building and the building along Maple St. The development proposes a 12' ground floor setback from the rear (west) property line and an 8' setback from the north property line. Setbacks for this development were considered carefully in order to achieve the space needed for the success of the interior courtyard, which accommodates light and air to the interior town homes while also providing valuable outdoor amenity space for the residents.

City of White Rock – Planning & Development Services

East Side Large Lot Infill

Development Permit Area Guidelines

East Side Large Lot Infill DPA Guideline 22.8.1 (c)

Create visual interest along all elevations with architectural details. Incorporate windows, doors, bay windows, porches, setbacks, and vary colours, massing, and materials. Non-street facing elevations shall be treated with the same architectural details as the street facing elevations.

Open verandas and peaked roofs are encouraged for townhouses and small-lot single family development. 'Mirror-image' designs for adjacent single family dwellings will not be permitted.

Applicant Response

Every facade of the development has been addressed to ensure an attractive, interesting and cohesive design. The long facades of each building block have been well articulated in order to avoid long, flat elevations. Within each building, the stacked homes are organized within distinct, repeating "blocks". These "blocks" are treated with one of three material palettes which serve to further break down the elevations of each building. The variety of materials is used to enhance the visual interest and establish rhythmic patterns. Balconies, windows and doors have all been incorporated in order to promote "eyes on the street", creating both a natural surveillance and a stronger sense of community.

East Side Large Lot Infill DPA Guideline 22.8.1 (d)

Ensure main entrances of residential and mixed-use buildings are level with the sidewalk. Entrances shall be clearly identifiable, and weather protection with overhangs and awnings shall be provided over all entrances and along all commercial frontages. Residential units on the ground floor should be ground-oriented with entrances directly off of the street.

Applicant Response

The development features 34 ground-oriented town homes, 17 of which have direct access from Russell Ave and Maple St and the remaining having ground floor access from the interior courtyard and exterior walkways. Units with direct street access are designed with outdoor seating areas, planters and architecturally featured street numbers to clearly identify each unit entrance.

All unit entrances feature either an overhang or a canopy for weather protection. Exterior walkways on Levels 3 are also weather protected with canopies.

City of White Rock – Planning & Development Services

East Side Large Lot Infill

Development Permit Area Guidelines

East Side Large Lot Infill DPA Guideline 22.8.1 (e)

Address all street edges on properties fronting multiple streets or public walkways.

Orient buildings toward intersections or design independent frontages along both intersecting streets, and incorporate windows, doorways, landscaping, and architectural detailing along all street frontages and walkways.

Applicant Response

The development orients units facing both Russell and Maple with ground floor entrances and a new, improved streetscape. Entrances to ground floor units are proposed to be individually treated with architecturally featured street numbers and landscape design. The site circulation includes a central pedestrian entrance at the middle of the site along Maple St, two smaller entrances at either ends of the site along Maple St and one smaller entrance along Russell Ave. Entrance locations have been located for a pleasant porosity of the courtyard and convenient pedestrian access across the site. All street edges have been carefully considered, and will be treated with solutions determined through consultation with professional Landscape Architects.

East Side Large Lot Infill DPA Guideline 22.8.1 (f)

Provide articulation to break up building mass and to establish a rhythm along the street front in commercial areas. Ground-level commercial spaces should reflect traditional patterns of diverse, small-scale retail with storefronts of approximately ten metres wide. Include no more than six contiguous units fronting a given street without incorporating architectural elements.

Applicant Response

The development proposes no commercial areas, but careful consideration has been paid to the building mass and rhythm of street front elevations.

East Side Large Lot Infill DPA Guideline 22.8.1 (g)

Maximize transparency in commercial areas through extensive use of glazing at grade level, and consider use of mullions and frames to create character and visual interest. Reflective glass or other similar material on the ground floor façade of any building facing a street will not be accepted.

Applicant Response

While the development does not propose commercial areas, window patterns are used as a design strategy in creating interest and varying the rhythm of the facades.

East Side Large Lot Infill DPA Guideline 22.8.1 (h)

Provide common outdoor amenity spaces for residents in mixed-use and multi-unit residential buildings. Shared roof decks with views to the waterfront and other amenities are encouraged where appropriate. Incorporate dining and seating areas with outdoor cooking facilities, play areas for children, areas for air-drying laundry, communal vegetable gardens, and appropriate landscaping. Provide each apartment unit with a private outdoor space where possible. Incorporating green-roofs to manage stormwater, reduce urban heat island effect, and contribute to biodiversity is encouraged.

Applicant Response

Every unit is provided with ample private outdoor space. Ground floor units include both a front entrance patio and a rear patio. Stacked townhouse units feature a wide balcony space off the main living areas. The interior courtyards are designed with walkways which connect private outdoor spaces to the shared outdoor amenity while also acting as a walking path for seniors and a tricycle path for children. The walkways are treated with interesting paving details and feature garden benches for socializing. The central shared outdoor amenity is designed to provide lawn space, a children's play area and additional outdoor seating for social gathering.

City of White Rock – Planning & Development Services

East Side Large Lot Infill

Development Permit Area Guidelines

East Side Large Lot Infill DPA Guideline 22.8.1 (i)

Follow passive solar design principles and orient and site buildings to maximize views to the waterfront. Design roofs to maximize opportunities for solar collection in winter and control solar gain on south-facing facades by blocking high-angle sun in summer. Alternatively, provide operable shading devices or window overhangs to control summer solar gain. Maximize passive ventilation and passive cooling through building orientation.

Applicant Response

The majority of the units have multiple exposures facing East and West. Not only does this allow for ample natural lighting throughout the day, it gives the opportunity for natural cross-ventilation.

Throughout the project, north-facing glazing is minimized to prevent heat loss in the winter, thus reducing energy costs. The majority of glazing has east, west and south orientations. Architectural fins provide deep overhangs to block high-angle sun in the summer, while allowing passive heating from low-angle sun in the winter.

East Side Large Lot Infill DPA Guideline 22.8.1 (j)

Incorporate west coast design elements with the use of natural materials, including brick, stone, concrete, exposed heavy timber, and/or steel. Vinyl siding and stucco will not be considered for cladding. Use rich natural tones which reflect the natural landscape and seascape as the dominant colours, with brighter colours used only as accents.

Applicant Response

The project proposes three material palettes which are employed in an alternating pattern across the architecturally defined "blocks" within each building. The material palettes are designed around three tones of wood: cedar, a dark walnut and a smoked birch. A charcoal metal panel is used across the project, unifying the material palettes and defining the architectural fins. Each wood tone is paired with a complimentary shade of fiber cement panel in ivory, light-gray, or a warm-dark grey. The neutral tones of the fiber cement panels provides an pleasant contrast against the charcoal metal cladding and emphasizes the warmth of the accent wood-finished metal siding . Facades at the ground level are treated with grey brick in order to create a sense of solidity while also varying the tactile experiences of the palette. The combination of metal, wood and stone-like finishes invokes a west-coast modern feel, grounding the design as a regional architectural response.

City of White Rock – Planning & Development Services

East Side Large Lot Infill

Development Permit Area Guidelines

East Side Large Lot Infill DPA Guideline 22.8.1 (k)

Integrate commercial signage with the building and/or landscaping. Signage shall have a pedestrian scale and be coordinated throughout each development and compatible with signage on adjacent properties to establish a unified and attractive commercial area. The use of natural materials and projecting signs is encouraged.

**Applicant
Response**

The project features no commercial areas.

East Side Large Lot Infill DPA Guideline 22.8.1 (l)

Limit blocks of side-by-side townhouses to a maximum of eight contiguous units. Lot consolidation to allow for street-fronting townhouse developments are encouraged.

**Applicant
Response**

The street-facing blocks of townhomes are less than 8 units. The units along Maple St are separated by a pedestrian walkway near the corner of Russell and Maple, and a wide main entrance towards the middle of the development. Townhome blocks of 8 units are proposed on the interior of the site adjacent to the 13-storey Finlay proposal.

Section 22.8.2 – Public Realm and Landscape

East Side Large Lot Infill DPA Guideline 22.8.2 (a)

Improve the public realm with widened sidewalks (minimum 1.8 metres). Plant street trees and design curb let-downs to accommodate wheelchairs and scooters.

Applicant Response

The development will propose an enhanced streetscape with widened sidewalks, direct unit entrances, street trees and a shared public-private space at the SE corner with bike racks, a gathering area, and ornamental planting. Landscape design is to be created by Landscape Architects at van der Zalm + Associates, and all off-site planting is to be coordinated with the City of White Rock. The off-site sidewalk design will be completed by Centras Engineering LTD.

East Side Large Lot Infill DPA Guideline 22.8.2 (b)

Site buildings to create through-block walking connections where appropriate. These will create opportunities for a variety of pedestrian-oriented activities and a finer-grained street grid

Applicant Response

The massing of the adjacent proposed development along Finlay St prohibits the opportunity to create through-block walking connections. However, through the arrangement of the courtyard spaces and various pedestrian entrances, the project creates a fine-grained grid within the site for pedestrian-oriented activities.

East Side Large Lot Infill DPA Guideline 22.8.2 (c)

Use light coloured reflective paving materials such as white asphalt or concrete for paths, driveways, and parking areas to reduce heat absorption and urban heat island effect. Ensure all areas not covered by buildings, structures, roads, and parking areas are landscaped. Use landscaping to establish transitions from public, to semi-public, to private areas.

Applicant Response

The landscape design uses hardscape materials that are light coloured, including concrete and unit pavers. The design also proposes extensive planting to transition from public, to semi-public, to private areas.

East Side Large Lot Infill DPA Guideline 22.8.2 (d)

Ensure all trees are planted with sufficient soil volume, using soil cells where appropriate, and incorporate diverse native shrub layers below trees to intercept stormwater. Projects should be designed to allow for the retention of large, mature, healthy trees, and landscape design should employ CPTED principles.

Applicant Response

Planters have been enlarged where possible to maximize the available growing medium. The tree species have been selected for their reliable performance in on-slab conditions (Styrax, Acer palmatum, Acer circinatum, Pinus nigra). Below the trees, we have incorporated diverse layers of planting including native plant material (Polystichum munitum, Ribes sanguineum, Heuchera micrantha), near-native plant material (Rhododendron sp., Lonicera sp., Gaultheria sp., Arbutus sp.), and drought-tolerant non-native plant material with habitat value to attract birds and beneficial insects (Lavandula, Osmanthus). To employ CPTED principles, we have added accent lighting and tree uplighting in the amenity areas and public walkways. The building will also providing lighting to this area, refer to Architecture. Trees have been positioned and specified at minimum clearance heights to avoid blocking site lines.

City of White Rock – Planning & Development Services

East Side Large Lot Infill

Development Permit Area Guidelines

East Side Large Lot Infill DPA Guideline 22.8.2 (e)

Select trees that will maximize passive solar gain, natural ventilation, and natural cooling, and increase the entry of natural light into buildings. Maximize the use of drought tolerant species that can withstand the seaside setting and require minimal irrigation. Avoid planting invasive species. The planting of hedges directly adjacent to sidewalks is discouraged, unless they are screening a garbage/recycling area.

Applicant Response

Shade trees suitable to on-slab conditions have been provided where possible to reduce the urban heat island effect. We have used drought tolerant species throughout the site (Polystichum, Arbutus unedo, Lavandula, Miscanthus, Osmanthus, Lonicera pileata, etc) to reduce irrigation requirements. Invasive species have not been selected for this project. We have provided a variety of diverse plantings along the streetscape, avoiding a continuous hedgerow while still providing privacy for the front entrances and patios.

East Side Large Lot Infill DPA Guideline 22.8.2 (f)

Incorporate Low Impact Development Techniques for stormwater management, where appropriate and in accordance with the City's Integrated Storm Water Management Plan (ISWMP). This includes but is not limited to bio-swales, cisterns, and permeable paving. Narrower lanes/access roads and the use of porous asphalt are encouraged.

Applicant Response

The landscape proposed is designed to maximize the ratio of planted spaces to paved spaces in order to create a natural and pleasant landscape for residents while balancing functional circulation. In addition to maximizing the amount of vegetation on site, an underground storm-water detention tank is proposed by Centras Engineering LTD.

City of White Rock – Planning & Development Services

East Side Large Lot Infill

Development Permit Area Guidelines

East Side Large Lot Infill DPA Guideline 22.8.1 (g)

Provide sufficient on-site illumination for pedestrian/vehicle safety and good exposure for retail uses. Light facades and highlight building entrances, and avoid “light spill” onto adjacent properties. The use of lighting systems that are powered by renewable energy, such as solar-power, are encouraged.

Applicant Response

On-site illumination has been provided in the public amenity areas and public walkways for public usability and safety. Note that retaining wall fixtures and step lighting will be aimed downwards to minimize the amount of illumination and prevent glare. Address lighting will be backlit for readability. Tree uplighting will be low-wattage and minimized. Landscape lighting will not fall directly onto adjacent properties.

East Side Large Lot Infill DPA Guideline 22.8.2 (h)

Increase the quantity, density, and diversity of trees planted in the East Side Large Lot Infill, with both deciduous and coniferous tree species.

Ensure that all trees are planted with sufficient soil volume, using soil cells where appropriate, and incorporate diverse native shrub layers below trees to intercept stormwater. Landscape design should employ CPTED safety principles.

Applicant Response

Both coniferous and deciduous trees have been proposed in the design. Planters containing trees have been maximized to provide sufficient width and depth for growing medium.

Refer also to response to Guideline 22.8.2 (d) regarding soil volume, diverse native planting, and CPTED safety principles.

Section 22.8.3 – Parking and Functional Elements

East Side Large Lot Infill DPA Guideline 22.8.3 (a)

Locate parkade entrances at the rear or side of buildings where possible and separate from pedestrian entrances. Vehicular access from North Bluff Road will only be considered when alternative access is not available. If a parkade entrance faces a street, it shall be subordinate to the pedestrian entrance in terms of size, prominence on the streetscape, location, and design emphasis. The use of landscaping to screen and soften the appearance of the parkade entrance is encouraged. Access ramps must be designed with appropriate sight lines and incorporate security features.

Applicant Response

The parking ramp is located to the north end of the site along Maple St in order to preserve Russell and Maple as pedestrian oriented streets and avoid any queuing issues. The ramp entry is worked into the main elevation of the townhome block along Maple St to de-emphasize the entry.

East Side Large Lot Infill DPA Guideline 22.8.3 (b)

Use a single internal vehicular access for townhouse developments where possible, with a shared parkade or individual garages. Provide landscaped areas between garages in townhouse developments that have multiple direct vehicular accesses from the street.

Applicant Response

The project proposes an underground parking garage with a single ramp entrance in order to reduce the number of driveways onto the site and improve the streetscape of Russell and Maple. 12 private garages with storage are also provided within the parking garage although do not have direct access into units.

City of White Rock – Planning & Development Services

East Side Large Lot Infill

Development Permit Area Guidelines

East Side Large Lot Infill DPA Guideline 22.8.3 (c)

Provide all off-street parking below grade or enclosed within a building, with the exception of some visitor parking spaces and short-term commercial parking spaces. Bicycle and scooter parking shall be provided for residents within parkades, with temporary bicycle parking available near building entrances. Ensure buildings are accessible from parkades for those with mobility impairments.

Applicant Response

All parking required is provided off-street in an underground parking facility. The underground parking garage provides a secure bicycle parking room as well as 29 individual storage areas/garages also available for bicycle parking and/or motor scooter parking. The required loading space is also provided in the underground parking. At the ground level, 14 Class II bicycle parking stalls are available for visitors located at the corner amenity and the pedestrian entry off Maple St. Accessibility to the underground parking is provided with three exit stairs and two exterior elevators.

East Side Large Lot Infill DPA Guideline 22.8.3 (d)

Provide sufficient space for garbage, recycling, and composting within parkades. These areas are to be located so that they are convenient for users and accessible for waste/recycling/ compost collection and removal. Loading areas must also be incorporated within buildings wherever possible.

Applicant Response

The project proposes a sufficient garbage, recycling and composting room in the underground parking garage easily accessible by all residents and removal agents. There is also a staging area adjacent to the parking garage entry for ease of collection.



East Side Large Lot Infill DPA Guideline 22.8.3 (e)	
Locate mechanical equipment to minimize exposure to the street and nearby buildings. Screening of rooftop mechanical equipment must be integrated into the overall architectural form of the building, and be designed to dampen noise where required.	
Applicant Response	No mechanical equipment will be exposed to the street or nearby buildings.

MEETING MINUTES

PRESENT:	J. Muego, Vice Chairperson P. Byer N. Waissbluth R. Dhall
ABSENT:	K. Hammersley, Chairperson P. Rust
NON-VOTING MEMBERS:	S. Greysen, BIA Representative
GUESTS:	B. Singh, Owner (15496 Thrift Avenue) K. Blank, Graphic Designer (15177 Thrift Avenue) B. Marshall, Architect (15177 Thrift Avenue) N. Chang, Designer (15177 Thrift Avenue) T. Ankenman, Architect (Russell & Maple, various addresses) R. Gurm, Owner (Russell & Maple, various addresses)
STAFF:	G. Newman, Manager of Planning A. von Hausen, Planner C. Isaak, Director of Planning & Development Services

1. CALL TO ORDER

The meeting was called to order at 3:33pm.

2. ADOPTION OF AGENDA

It was MOVED and SECONDED

THAT the Advisory Design Panel adopts the September 15, 2020 agenda as circulated.

CARRIED

3. ADOPTION OF MINUTES

It was MOVED and SECONDED

THAT the Advisory Design Panel adopts the minutes from the August 18, 2020 meeting as circulated.

CARRIED

4. SUBMISSIONS TO THE ADVISORY DESIGN PANEL

4.1. Application: 15496 Thrift Avenue

Note: the subject application was reviewed by the ADP on July 7, 2020. The Panel recommended that the application be returned to the ADP once the applicant had resolved a number of comments (recommended changes) as outlined during the meeting.

The owner provided an overview of the changes made based on the feedback from the ADP.

The following issues were discussed by the Panel:

- vinyl paneling on the sides not supported by the Guideline (22.9.1.f) – black asphalt shingle also used (not supported by Guideline) – to be addressed by staff moving forward;
- need for applicants to submit material boards moving forward per the submission requirements;
- a number of drafting errors will need to be addressed at the building permit stage pertaining to Drawings A4 & A5; and
- the applicant needs to take a higher level of care – more rigor – would benefit future applications.

It was MOVED and SECONDED

THAT the Advisory Design Panel recommends that staff work with the applicant to ensure the project aligns with the DPA Guidelines as it relates specifically to the use of vinyl siding and that the applicant consider an alternative roofing choice prior to moving the project forward to Council.

CARRIED

4.2. Application: 15177 Thrift Avenue

City staff provided an introduction to the proposal including reference to the: OCP land use designation, Development Permit Area Guidelines. The Graphic Designer for the project then provided an overview of the proposal and the variances sought from the City's Sign Bylaw.

The following questions were raised by the Panel:

- clarification requested regarding type of canopy signs - confirmed they would be hanging signs;
- question raised about the use of a dimmer – part of the variance or the permit - staff provided that dimmer would be required through the development permit;
- clarification about size of canopy signs and which signs were tied to specific variances requested and why the directional sign was part of the variances sought – staff provided that the directional signs were exempt but incorporated into the application for transparency as the Bylaw is unclear;
- does any of the existing signage tied to Buildings 1 & 2 in the Miramar development need to change for cohesiveness;
- request for clarification of how the directional (parking) signs would be mounted;
- question of whether another Freestanding Tenant Directory sign (Ref. No. 11.1) was looked at along Thrift Avenue. Applicant noted that space along Thrift Avenue is limited; and
- letter size relative to motorist visibility and the graph included in the application package suggest a smaller size supportable. Applicant clarified intention of sign height being to provide design flexibility, particularly regarding business logos (e.g., Starbucks circle logo).

The following comments and issues were noted by the Panel:

- Good improvements for commercial visibility by pedestrians. Map directory a good idea. Size of signage is very important acknowledging the scale of the development overall. Semiahmoo Mall not part of White Rock. Timer and dimmer switch is not really a good idea if it impedes visibility;

- stressed the need for safe sightlines around corners;
- (Ref. No. 1.3) noted that this sign, being located in the pedestrian courtyard, should be considered at a smaller human scale recognizing it is located off the street. Overall concerns voiced by the Panel regarding the size of the Anchor Tenant Signs. Repeat patrons will know where they would like to go, and the signs are too large for what is largely a residential area. Noted that Sign Ref. 1.3 will be facing the courtyard and the scale of the sign relative to the design elements of the façade upon which it sits may detract from the design;
- Concern with the height of the Freestanding Tenant Directory (Ref. No. 11.1). Would be nice if the sign was smaller; and
- Suggested that Signs 5.1 to 5.5 be raised as they get lost in the scale of the development overall and should be raised for general visibility/first responders.

It was MOVED and SECONDED

THAT the Advisory Design Panel recommends that the application for the development proposal at 15177 Thrift Avenue be referred to Council and that it be noted to Council that the Panel expressed concern with the large scale of the Anchor Tenant signs and Freestanding Tenant Directory as it relates to the human scale.

CARRIED

4.3. Application: 15631 Russell Avenue & 1509/1529/1539/1549/1559 Maple Street

City staff provided an introduction to the proposal including reference to the: OCP land use designation, Development Permit Area Guidelines. The Project Architect walked the Panel through the design of the project. Specific reference was given to the height of the building being three to four-and-a-half storeys (with mezzanines) backing on to the 13 storey Altus building to the west. OCP amendment is limited to a height variance; however, context should be given consideration. Noted that the site really lends itself to the sky and the design has been advanced to take advantage of this factor. The design stresses the importance of community. Project Landscape Architect provided a summary of the landscape plan and related components of the project including efforts to retain trees.

The following questions were raised by the Panel:

- clarification of the distance of the building from the western property line. Architect confirmed it is approximately 7 feet from portions of the upper storeys which cantilever towards the west;
- confirmation of whether a Shadow Study has been completed. Architect noted that an evaluation of shadowing impacts was completed and clarified how shadows would navigate the site;
- asked how garbage pickup will function. Architect clarified how garbage would be moved from inside the parkade to the exterior staging area, adjacent to the access off Maple;
- asked if all units will have access to the rooftop. Architect noted that all upper floor penthouse units have access to the rooftop gardens;
- asked if there would be railings - railings are proposed around all accessible exterior balconies and rooftop areas, as required by the BC Building Code;
- re: accessibility, how will people access the site from Maple. Architect noted there are three points of access off of Maple Street and one on the west side of the lot off Russell;
- asked about the yards to the west of the taller building - clarified that the yards are intended to be semi private with gates separating each;
- asked whether there would be rain protection for someone accessing their unit from the west, where there would be separated rear yards. Architect acknowledged that this could be evaluated but that there may be concern with increased private access across the rear yard amenity space;

- asked to see elevations along Maple that show the hardy board cladding. Architect noted there would be no exposed fasteners and the paneling would be done using reveals;
- asked why the parking entrance is where it is, noting that it is adjacent to a single family home. Project Architect wanted the access to be as far away from the south end of the property to avoid breaks in the sidewalk. Architect noted that at some point in the future the northern site may be developed as it is currently the sale centre for the Altus development;
- asked how they might define the central feature off Maple St. as the “entrance” to the courtyard;
- asked whether solar panels could be integrated / used in the project;
- asked about the colour of the roof – solar gain. Project Architect – white membrane.

The following comments and issues were noted by the Panel:

- there should be more landscape treatment in the location of the southwest access to the site off Russell Avenue (e.g., seating, planting, etc.). Architect suggested a potential arbour;
- fencing on the west side and the Altus building looks close. Architect noted the patios abutting the western property line are partly sunken and fencing can be used to soften the interface. Landscape Architect clarified the use of a fence;
- the loading bay in the centre of the development creates a break in the pedestrian realm and may create functionality issues. Architect noted that the loading space was a City requirement. Staff noted there may be a conflict with the loading space and the City’s Streets Bylaw which will be evaluated further moving forward;
- electric vehicle charging connections may be popular. Architect noted they could rough in connections on every other parking stall (shared painted line) for future electric vehicle use;
- stormwater management is a requirement under the DPA Guidelines. Landscape Architect noted that most of the site will be designed with slab, noted there will be on-site attenuation infrastructure. Panel noted that the City (Engineering) should look at stormwater management;
- commented on the significant loss of trees on the sight being unfortunate but acknowledge that such impact comes with development of housing;
- acknowledged the shadow impacts caused by the Altus building;
- noted that the building seems quite repetitions in its style and that those approaching the site from away may see it as a “wall”;
- suggested that the colour palette and/or material use should be broken up a bit to make the building feel less homogeneous;
- asked whether the central access was to be used as a communal amenity space;
- noted that the communal courtyard will work well and will serve to benefit interaction amongst tenants;
- commended the use of the mezzanine;
- re-evaluate the mix of colours and materials and that there may be value in incorporating a green roof to soften the impact of the project on the future occupants of the Altus building;
- acknowledged the transition between Altus and the single-family homes opposite Maple, being a positive component of the massing / design;
- acknowledged more opportunity may have existed to provide greater transition in height (taller building) to Altus;
- the use of circles in the design may have been overused in the central access / space and suggested some simplification. Noted on the SW corner of the property entrance that this space could expanded to be more usable on the boulevard area and on the property;
- commended on the cascading plants within the central courtyard;
- asked if there had been any energy modelling done for the building to date as required changes to the fenestration and windows would change the architecture expression proposed. Architect confirmed that there had been no energy modelling completed to date;

- acknowledged the thoughtfulness that has gone into the proposal;
- noted the unit mix does provide something to the housing needs in the community;
- acknowledged efforts in the design to widen the solar exposure within the central courtyard / walkway;
- recognized a change in the elevation of the slab marking the separation of the parkade from the living space / areas above; and
- followed up on the comment regarding transition in building height and acknowledged that this project has done a good job of seeking to transition building heights west (Altus) to east.

It was MOVED and SECONDED

THAT the Advisory Design Panel recommends that the application for the development proposal at 15631 Russell Avenue be referred to Council once the following issues have been addressed:

- Repetition in the façade through the use of alternate colours/materials
- Confirmation of the loading space location and its influence on the use and functionality of the central portion of the design, being a main entryway into the development;
- Develop the SW entrance further to facilitate a sense of arrival to the project as this entrance is in closest proximity to the Town Centre and hospital areas
- Simplification of the use of the circle in communal amenity spaces to provide more useable space
- Address pedestrian overhangs when there is inclement weather to ensure there is adequate weather protection throughout the project

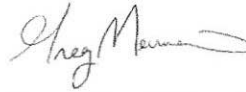
CARRIED

5. CONCLUSION OF THE MEETING

There being no further business, the Vice Chairperson declared the meeting concluded at 6:55 pm.



Karen Hammersley
Chairperson, Advisory Design Panel



Greg Newman
ADP, Committee Secretary



Email Correspondence Prior to Virtual Public Information Meeting

Below is a table outlining email correspondence that was received by the City of White Rock leading up to the Virtual Public Information Meeting for the project numbered: **18-008**.

Email Correspondence Total	In Support of R&M	In Opposition to R&M
48	42 (87.5%)	6(12.5%)

Upon our review, the main concerns of the public and our responses to them are below:

Height:

The three (3) buildings framing Russell Avenue and Maple Street are 3-storeys high, with a recessed mezzanine level. The two (2) buildings abutting the 5-storey mass of the Altus structure are 4 storeys high with recessed mezzanine level. The height of R&M also aims to provide a transition to the 13-storey Altus structure that has a 5-storey podium with the surrounding community.

Parking:

R&M is in compliance with, and exceeds the City of White Rock parking requirements bylaw.

Density:

Waterstock Properties are great champions of Floor Space Ratio (FSR) compliance. R&M has an FSR of 1.491 and therefore fits into the allowable 1.5 FSR.

Virtual Public Information Meeting Live Comments

Below are questions or comments that were received and answered during the live Virtual Public Information Meeting for the project numbered: **18-008**. These comments are written precisely how they were presented. Any spelling or grammatical errors seen here are an exact recreation to what was shown at the Virtual Public Information Meeting.

1)

Identity	Timestamp
Anonymous	8/14/2020 0:51

Content:

We own 15655 Russell, at the corner of Russell and Maple, across the street from this project. We are familiar with the project and proponent, and support this development as the sort of form & character that suits this neighbourhood. (Morgan)



Response:

We thank you for your support of the project and how it will contribute to the community!

2)	<table><tr><th>Identity</th><th>Timestamp</th></tr><tr><td>Anonymous</td><td>8/14/2020 0:50</td></tr></table>	Identity	Timestamp	Anonymous	8/14/2020 0:50
Identity	Timestamp				
Anonymous	8/14/2020 0:50				

Content:

You mention affordability, what will the price range be to be considered affordable?

Response:

The price range for R&M will be in between \$500,000 and \$800,000. With the median home price in White Rock at \$1,200,000; R&M offers more affordable options for young families, empty nesters, and downsizers.

3)	<table><tr><th>Identity</th><th>Timestamp</th></tr><tr><td>Amanda Milford</td><td>8/14/2020 1:13</td></tr></table>	Identity	Timestamp	Amanda Milford	8/14/2020 1:13
Identity	Timestamp				
Amanda Milford	8/14/2020 1:13				

Content:

I love this! I wholeheartedly support this application. I can see myself living here. I think we are in dire need of creating a community between the different age groups and I love how the families can live near their elderly parents. The view will be amazing. Please tell me about price?

Response:

Thank you for the support! Our goal for R&M is to provide a safe haven for citizens of all ages. As mentioned, the prices will range between \$500,000 and \$800,000.

4)	<table><tr><th>Identity</th><th>Timestamp</th></tr><tr><td>Stacey B.</td><td>8/14/2020 1:14</td></tr></table>	Identity	Timestamp	Stacey B.	8/14/2020 1:14
Identity	Timestamp				
Stacey B.	8/14/2020 1:14				

Content:

Hi, what will our transportation options look like if we buy here?

Response:

R&M is strategically placed near parks, Peace Arch Hospital, and the beautiful White Rock strip. Being near a main artery of White Rock (North Bluff Road) provides an abundance of existing bus services and is also near a RapidBus terminus station. R&M also provides ample bicycle parking for residents.

5)	<table><tr><th>Identity</th><th>Timestamp</th></tr><tr><td>Dylan</td><td>8/14/2020 1:16</td></tr></table>	Identity	Timestamp	Dylan	8/14/2020 1:16
Identity	Timestamp				
Dylan	8/14/2020 1:16				

Content:

how will this project accommodate people with accessibility issues?

Response:

R&M residents can enjoy a beautiful elevator located in the courtyard. This elevator combines with an open corridor layout to provide ease for residents with accessibility issues. The open corridor layout also avoids cramped interior walkways guarded with doors to enter each floor.



6)

Identity	Timestamp
Anonymous	8/14/2020 1:21

Content:

Density is a real problem: 61 families replacing 6 families previously. This is totally unacceptable. This destroys our single family community in this area.

Response:

The single-family homes located on these properties were tested for asbestos and mold to which the results came back positive. The density complies with the OCP for the City of White Rock and R&M also aims to provide a transition from the 13-storey building adjacent to the west with the rest of the community.

7)

Identity	Timestamp
Anonymous	8/14/2020 1:23

Content:

You could have rebuilt these original homes.

Response:

As noted above, the homes tested positively for asbestos and mold. R&M also aims to provide housing options for people in all stages of life such as young families, empty nesters, and downsizers.

8)

Identity	Timestamp
Anonymous	8/14/2020 1:23

Content:

Do the mezzanine floors overlook the floors below and will they be considered as part of the floor below. If so Then wont this project be considered a 3 storey project. If so I personally think this is a great project and one that we should be proud of in White Rock so I support it 100%.

Response:

Thank you for the support! The three (3) buildings framing Russell Avenue and Maple Street are 3-storeys high, with a recessed mezzanine level. The two (2) buildings abutting they 5-storey podium of the Altus structure are 4-storeys high with recessed mezzanine level.

9)

Identity	Timestamp
Anonymous	8/14/2020 1:32

Content:

People are to be crammed into this tenimant project that is falsely claimed to be 3 - 4 storey when it is truely 4 and 5 storey.

Response:

We appreciate you taking the time to join the Virtual Public Information Meeting, but as stated above: The three (3) buildings framing Russell Avenue and Maple Street are 3-storeys high, with a recessed mezzanine level. The two (2) buildings abutting they 5-storey podium of the Altus structure are 4-storeys high with recessed mezzanine level.



10)

Identity	Timestamp
Anonymous	8/14/2020 1:35

Content:

the courtyard will be extremely noisy as children love to play.

Response:

The rationale for the courtyard of R&M was to create a sense of community. With open aired corridors above and separated building structures, this negates echo that would be otherwise be caused by enclosed apartment buildings.

11)

Identity	Timestamp
Anonymous	8/14/2020 1:38

Content:

Surveys taken claimed that this project was to be 2 story

Response:

We thank you for taking the time to join the Virtual Public Information Meeting, but at this time we are unaware of the survey you may be speaking to. Previous Public Open Houses would have had surveys that garnered public response, but ultimately R&M took shape over many conversations with City Staff and professionals.

Feedback Forms

Upon completion of the Virtual Public Information Meeting, the City of White Rock website provided an online form for public feedback. These forms were open to public completion for one (1) week after the date of the Virtual Public Information Meeting. In total, three (3) forms were filled out, and all 3 were in support of R&M providing 100% support through this method. Below is a breakdown of the comments and responses:

1)

Identity	Timestamp
Roxanne Aves	8/21/2020 5:49

Content:

Welcome to the new White Rock, change is among us. This is a welcome addition to the community compared to the ugly concrete highrise building currently being constructed on Johnson Street. Love the aging in place concept, my only concern is the number of parking spaces provided for each unit, as most only provide one per unit.

Response:



Thank you for the support! As mentioned above, R&M is in compliance with the City of White Rock parking bylaw.

2)

Identity	Timestamp
Neelam Thiara	8/21/2020 8:32

Content:

My husband and I have been looking for a new investment for our parents who need to be close to Peace Arch Hospital. We want something that has a ground oriented option, and this project is offering a unique housing type we have not seen anywhere else. It would be perfect for them, and eventually we would live in it ourselves or give it to our children. It would be very disappointing to see a project such as this be rejected. I think the Altus building next door is an outrageous massing, but at least this one is providing transition instead of producing a "cliff". This developer is doing exactly what they should be and that is adapting to the structures around them. If this project is not approved, the City of White Rock will be limiting the number of people who want to live in this beautiful city.

Response:

Thank you for your response and the support!

3)

Identity	Timestamp
Michael Fletcher	8/21/2020 8:32

Content:

This is an attractive addition to the White Rock community. Far to many concrete highrise buildings are showing up in the community. This is excellent.

Response:

Thank you for your response and the support!

**THE CORPORATION OF THE
CITY OF WHITE ROCK**

DEVELOPMENT PERMIT NO. 421



1. Development Permit No. 421 is issued to 1124902 B.C Ltd. as the owner and shall apply only to ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

Legal Description:

Lot 3 Section 11 Township 1 New Westminster District Plan, 16655
PID: 005-767-121
(1559 Maple Street)

Lot 4 Section 11 Township 1 New Westminster District Plan, 16655
PID: 010-236-538
(1549 Maple Street)

Lot 5 Section 11 Township 1 New Westminster District Plan 16655
PID: 010-236-554
(1539 Maple Street)

Lot 6 Section 11 Township 1 New Westminster District Plan 16655
PID: 010-144-048
(1529 Maple Street)

Lot 7 Section 11 Township 1 New Westminster District Plan 16655
PID: 010-236-589
(15631 Russell Avenue)

Lot 8 Section 11 Township 1 New Westminster District Plan 16655
PID: 010-236-597
(1509 Maple Street)

As indicated on Schedule A, including a consolidation of these six lots.

2. Development Permit No. 421 is issued pursuant to the authority of Sections 490 and 491 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, the "White Rock Official Community Plan Bylaw, 2017, No. 2220" as amended, and in conformity with the procedures prescribed by the "City of White Rock Planning Procedures Bylaw, 2017, No. 2234" as amended.

3. The terms, conditions and guidelines as set out in "White Rock Official Community Plan Bylaw, 2017, No. 2220" as amended, that relate to the "East Side Large Lot Infill Development Permit Area" shall apply to the area of land and premises hereinbefore described and which are covered by this Development Permit.

4. Permitted Uses of Land, Buildings and Structures

Land, buildings, and structures shall only be used in accordance with the provisions of the "CD-66 Comprehensive Development Zone (1539 Maple Street)" of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended.

5. Dimensions and Siting of Buildings and Structures on the Land

All buildings and structures to be constructed, repaired, renovated, or sited on said lands shall be in substantial compliance with the Plans prepared by Ankenman Marchand Architects, dated Aug. 19, 2021 attached hereto in accordance with the provisions of Section 491 of the *Local Government Act*:

Schedule B	Site Plan
Schedule C	Building Elevations
Schedule D	Renderings
Schedule E	Landscaping Plans

These Plans form part of this development permit.

6. Terms and Conditions:

- a) The applicant shall enter into a Servicing Agreement to provide frontage improvements and on-site works and services in accordance with Section 506 of the *Local Government Act* and to the acceptance of the Director of Engineering and Municipal Operations;
 - b) The applicant shall provide landscaping for the development in substantial compliance with the Landscape Plans (Schedule E) to the acceptance of the Director of Planning and Development Services and the Director of Engineering and Municipal Operations;
 - c) The permittee must also submit an estimate for the cost of landscaping, along with securities in the amount of \$358,305 (i.e., being 125% of the cost of landscaping as presented in a cost estimate prepared by Van der Zalm & Associates and stamped September 2, 2021) to the City prior to the issuance of a building permit;
 - d) Rooftop mechanical equipment shall be screened from view to the acceptance of the Director of Planning and Development Services; and
 - e) The hydro kiosk is to be located on site to the acceptance of the Director of Planning and Development Services.
7. In the interpretation of the Development Permit all definitions of words and phrases contained in Sections 490 and 491 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, and the "White Rock Official Community Plan Bylaw, 2017, No. 2220", as amended, shall apply to this Development Permit and attachments.

8. Where the holder of this Permit does not obtain the required building permits and commence construction of the development as outlined in this Development Permit within two years after the date this Permit was authorized by Council, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized further time extension of the Permit.
9. This permit does not constitute a subdivision approval, a tree management permit, a demolition permit, or a building permit.

Authorizing Resolution passed by the Council for the City of White Rock on the _____ day of _____, 20__.

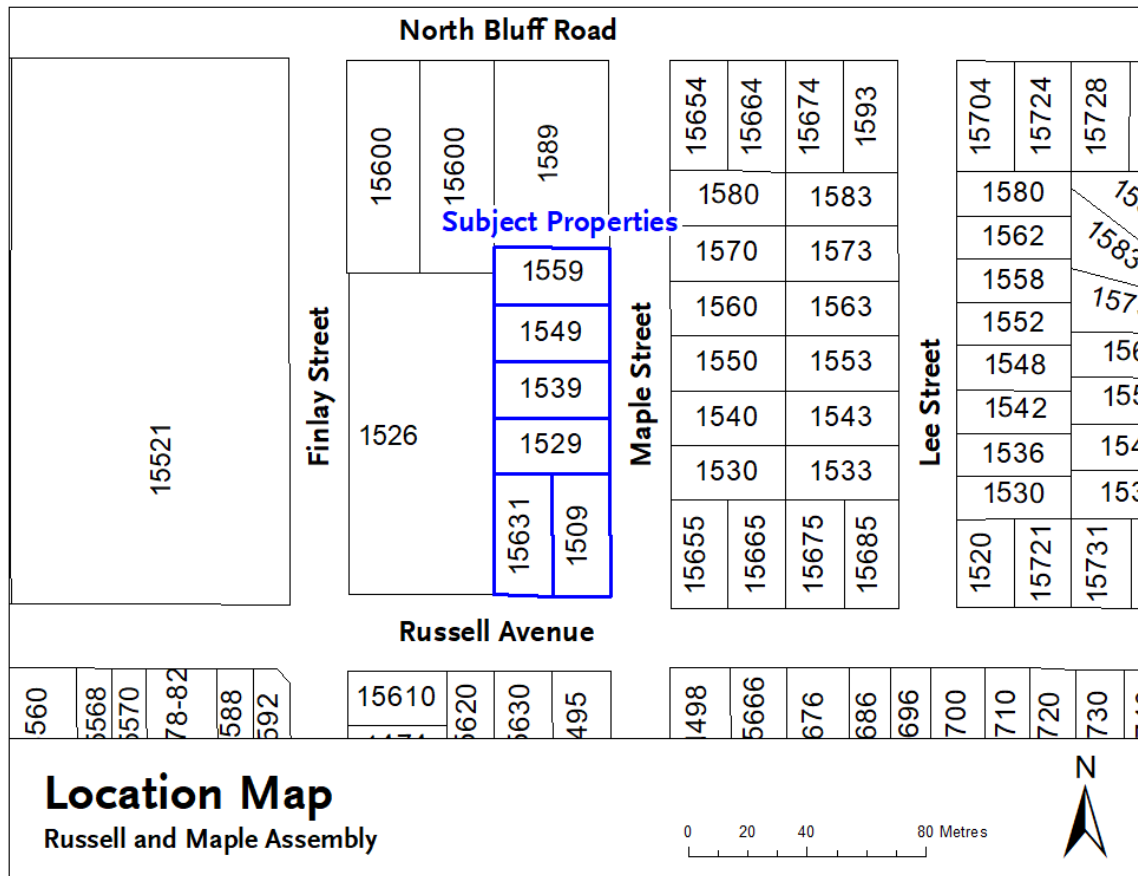
This development permit has been executed at White Rock, British Columbia on the _____ day of _____ 20__.

The Corporate Seal of THE CORPORATION
OF THE CITY OF WHITE ROCK was hereunto
affixed in the presence of:

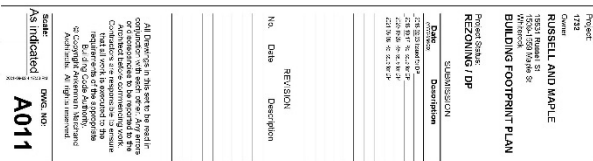
Mayor
Authorized Signatory

Director of Corporate Administration
Authorized Signatory

Schedule A – Location Map



Plot Date: 2021-09-02 4:47:38 PM D:\001 REVIT LOCAL FILES\1732_01_MAIN_R19_OF_SD_15631 Russell and 1509-1550 Maps_hunterAZR7A.rvt





Project: 1728
Owner: RUSSELL AND MAPLE
1551 Lorne St
Vancouver, BC V6J
RUSSELLAVE BUILDING
ELEVATIONS
Designer: Russel
REZONING / DP

DATE	DESCRIPTION
2020.07.10	2020.07.10
2020.07.10	2020.07.10
2020.07.10	2020.07.10
2020.07.10	2020.07.10

REVISION	No.	Date	Description

All drawings in this set to be read in conjunction with the project description and specifications to be provided to the contractor. The contractor is responsible for ensuring that all work is done in accordance with the Building Code of Canada and the Building Code of the City of Vancouver. All rights reserved.

Scale: 1/8" = 1'-0"
DWG. NO.: A220



3. RUSSELLAVE BUILDING - BLOCK 1 SOUTH ELEVATION
1/8" = 1'-0"



4. RUSSELLAVE BUILDING - BLOCK 1 NORTH ELEVATION
1/8" = 1'-0"

Key Value	Material Legend	Key Value	Material Legend	Key Value	Material Legend
1	PREFINISHED METAL PANEL - COLOUR: CHARCOAL GREY	12	BALCONY FLOOR FLOOR GUARD, OF A CLASS WITH 1 ON	18	VANITY GLAZED PATIO SET FLOOR - FRAME COLOUR
2	PREFINISHED METAL PANEL - COLOUR: CHARCOAL GREY	13	PREFINISHED VINYL - FRAME WINDOWS - COLOUR: CHARCOAL GREY	19	ALUMINUM STORE FRONT GLAZING EXTERIOR ELEVATOR - FRAME
3	THIN - COLOUR: ARCTIC WHITE	14	STEEL CANOPY, CLEAR GLASS OVERHANG - COLOUR: CHARCOAL	20	COLOUR: CHARCOAL
4	JAMES HARDIE REVEAL PANEL AND ASSOCIATED FLASHINGS AND	15	PREFINISHED BALCONY GUARD - COLOUR: CHARCOAL GREY	21	COLOUR: CHARCOAL
5	JAMES HARDIE REVEAL PANEL AND ASSOCIATED FLASHINGS AND	16	PREFINISHED BALCONY GUARD - COLOUR: CEDAR TORRIED	22	COLOUR: CEDAR TORRIED
		17	SMOKE TINTED GLASS IN ALUMINUM FRAME WITH TIGHT FRAME		

Project: 1723
Owner: RUSSELL AND MAPLE
1505 Russell St
Vancouver, BC V6J 1N5
RUSSELL AVE. BUILDING
ELEVATIONS
Project Status: RECORDING / DP

Submission
Date: 13th March 2021
Description: 1505 Russell Ave. DP

Revision
No. Date Description

All drawings in this set to be read in conjunction with each other. Any errors or omissions shall be the responsibility of the Architect. All rights reserved.
Copyright Ankenman Marchand Architects. All rights reserved.

Scale: 1/8" = 1'-0"
A230



3. RUSSELL AVE BUILDING - BLOCK 3 WEST ELEVATION COURTYARD
1/8" = 1'-0"



1. MAPLE ST BUILDING SOUTH 111 VATION
1/8" = 1'-0"

MATERIAL LEGEND	
Key Value	Keynote Text
1	PREFINISHED METAL CLADDING PANEL - COLOUR: CHARCOAL GREY
2	PREFINISHED METAL FIN - COLOUR: CHARCOAL GREY
3	BRICK VENEER - COLOUR: BROWN ROSSPORT
4	CARTON-PLATE ARCHITECTURAL CONCRETE WALLS, PLANTERS AT
5	JAMES HARDIE REVEAL PANEL AND ASSOCIATED FLASHINGS AND TRIM - COLOUR: TRIPLE BARK
6	MAC ARCHITECTURAL METAL SING - COLOUR: TORRIED
7	MAC ARCHITECTURAL METAL SING - COLOUR: TORRIED
8	MAC ARCHITECTURAL METAL SING - COLOUR: TORRIED
9	BRICK VENEER - COLOUR: BROWN ROSSPORT
10	CARTON-PLATE ARCHITECTURAL CONCRETE WALLS, PLANTERS AT
11	SKID COIL CEDAR WOOD DOOR - PAINTED KORY, GREEN, BLUE, RED - AS SHOWN
12	BALCONY ROOF DECK GLAZED, CLEAR GLASS INFILL ON
13	PAINTED ALUMINUM RAIL - COLOUR: CHARCOAL GREY
14	STEEL CANTILEY CLEAR GLASS OVERHANG - COLOUR: CHARCOAL GREY
15	BRICK FLASHING - 12" - COLOUR: CHARCOAL GREY
16	PREFINISHED BALCONY GUARD - COLOUR: CEDAR, TORRIED, SMOKE BIRCH - AS SHOWN
17	SMOKE BIRCH - AS SHOWN
18	VINYL FULLY GLAZED PATIO SLIDE DOOR - FRAME COLOUR: CHARCOAL GREY
19	CHARCOAL GREY - COLOUR: CHARCOAL GREY
20	WOOD SLAT WALL - COLOUR: CEDAR, TORRIED, SMOKE BIRCH - AS SHOWN



2. MAPLE ST BUILDING - BLOCK 4 WEST ELEVATION (COURTYARD)
1/8" = 1'-0"

[illegible]

All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the architect before commencing work. Contractors are responsible to clarify that all work is executed to the requirements of the appropriate Building Code Authority.

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Scale: $1/8" = 1'-0"$

DWG. NO: **A240**

PROJECT: **NEW YORK CITY**



2 MAPLE ST BUILDING - BLOCK 5 EAST ELEVATION (COURTYARD)

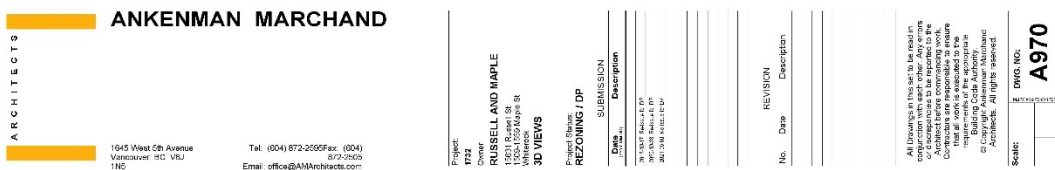


(1) MAPLE ST BUILDING - BLOCK 5 WEST ELEVATION

[illegible]

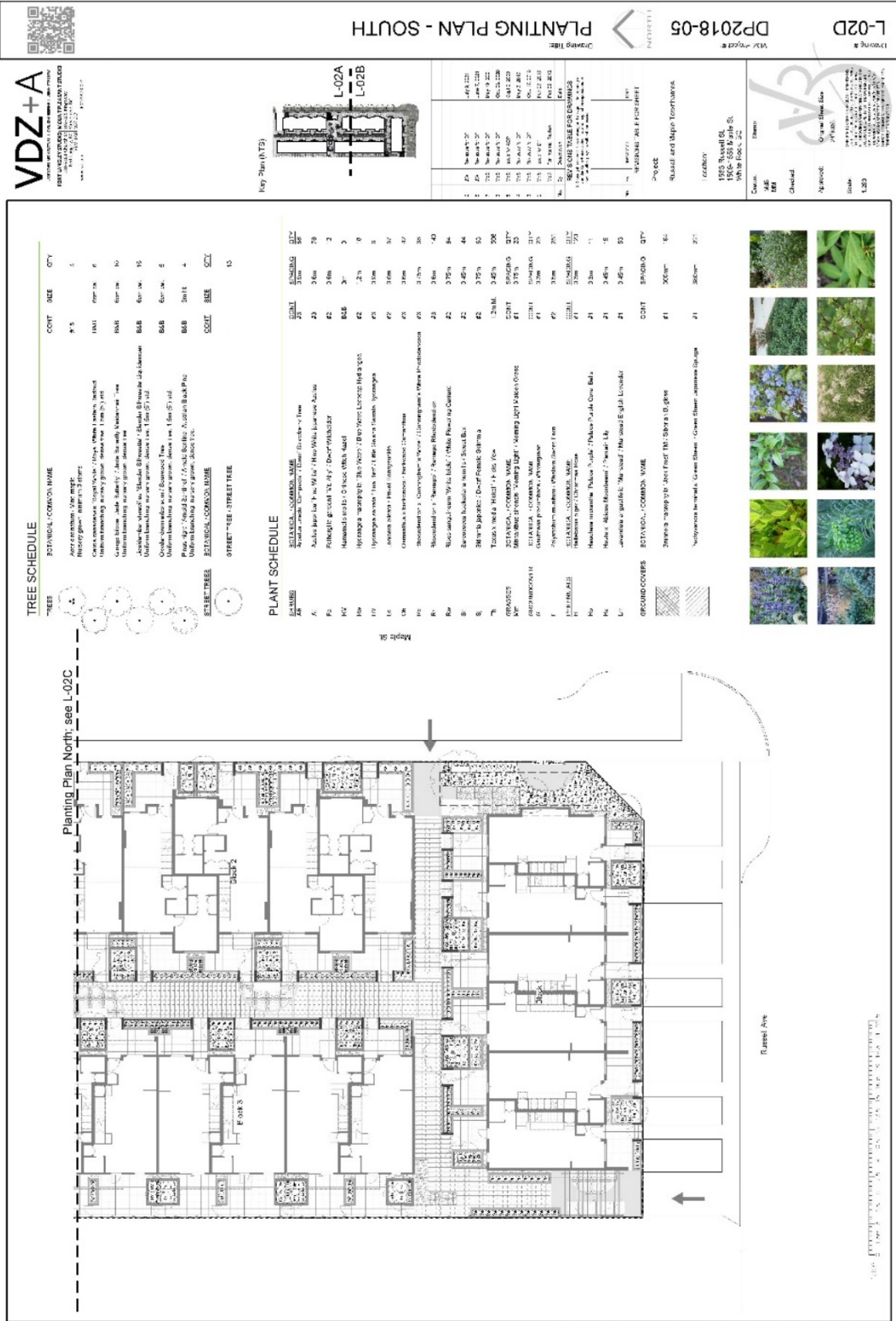
Development Permit 421 – 15631 Russell Avenue, and 1590, 1529, 1539, 1549 & 1559 Maple Street

[illegible]



Schedule E – Landscape Plans





VDZ+A
ARCHITECTS
1500 MAPLE ST. S.
SUITE 100
VANCOUVER, BC V6M 4S7
TEL: 604.681.1111
WWW.VDZ+A.COM

PLANTING PLAN - SOUTH

L-02B

L-02D

DP2018-05

Key Plan (L-02A)

Project: Russell and Maple Townhouses

Client: Russell and Maple Townhouses

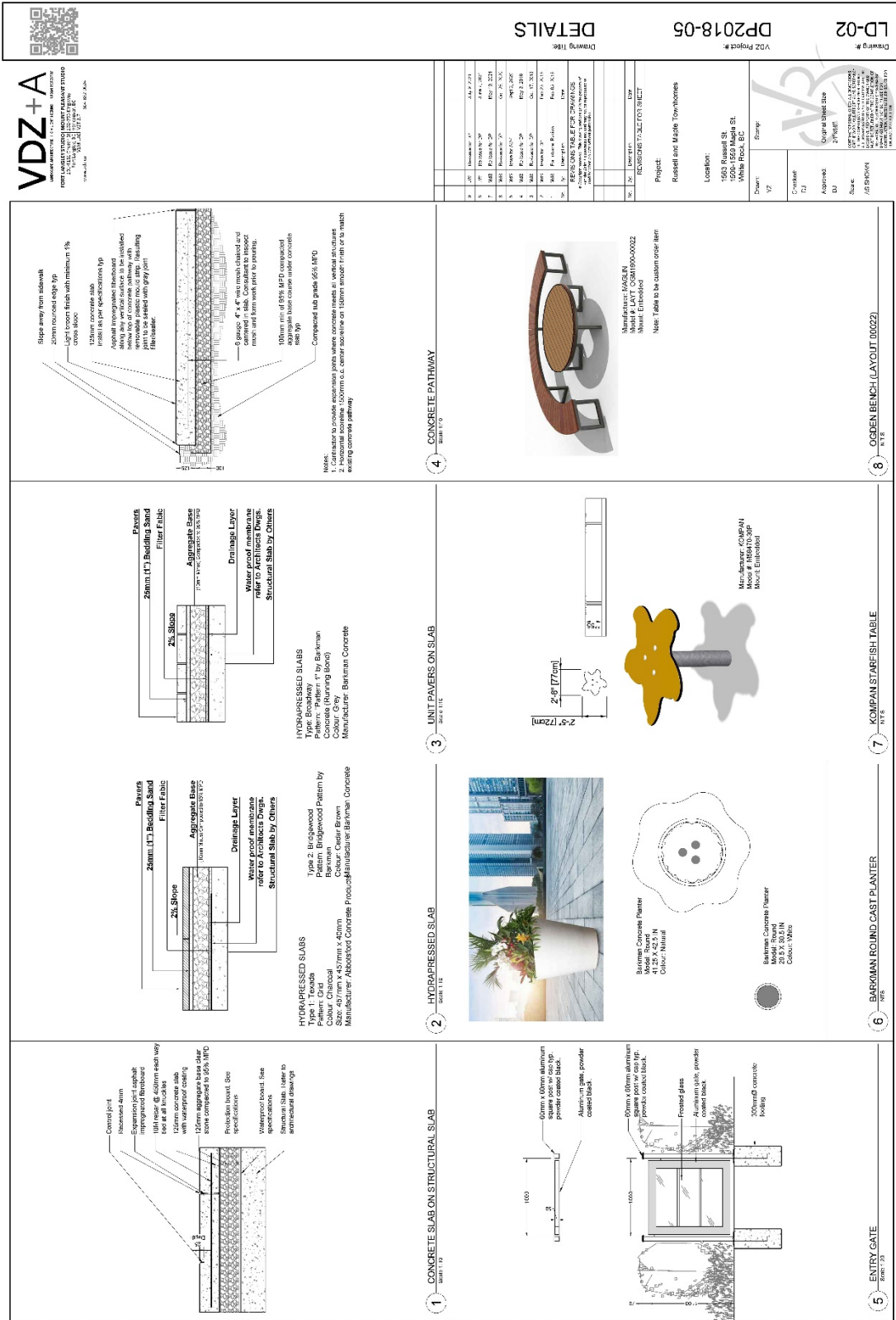
Architect: VDZ+A

Scale: 1/8" = 1'-0"

Date: 05/15/2018

Tree Schedule

TREE	ESTIMATED COMMON NAME	CONT	SIZE	QTY
1	Redwood	1000	12" x 12"	1
2	Redwood	1000	12" x 12"	1
3	Redwood	1000	12" x 12"	1
4	Redwood	1000	12" x 12"	1
5	Redwood	1000	12" x 12"	1
6	Redwood	1000	12" x 12"	1
7	Redwood	1000	12" x 12"	1
8	Redwood	1000	12" x 12"	1
9	Redwood	1000	12" x 12"	1
10	Redwood	1000	12" x 12"	1
11	Redwood	1000	12" x 12"	1
12	Redwood	1000	12" x 12"	1
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82	Redwood	1000	12" x 12"	1
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92	Redwood	1000	12" x 12"	1
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94	Redwood	1000	12" x 12"	1
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97	Redwood	1000	12" x 12"	1
98	Redwood	1000	12" x 12"	1
99	Redwood	1000	12" x 12"	1
100	Redwood	1000	12" x 12"	1



VDZ+A
Vancouver Design & Architecture
1500-1559 Maple St.
Vancouver, BC V6M 4K1
Tel: 604.681.1111
Fax: 604.681.1112
www.vdz.ca

**The Corporation of the
CITY OF WHITE ROCK
BYLAW No. 2397**



A Bylaw to amend the
"White Rock Zoning Bylaw, 2012, No. 2000" as amended

The CITY COUNCIL of the Corporation of the City of White Rock in open meeting assembled
ENACTS as follows:

THAT Schedule C of the *White Rock Zoning Bylaw, 2012, No. 2000* as amended be further
amended by rezoning the following lands as shown on Schedule "1" attached hereto, from the 'RS-
1 One Unit Residential Zone' to 'CD-66 Comprehensive Development Zone (1539 Maple Street)'.

Lot 3 Section 11 Township 1 New Westminster District Plan, 16655
PID: 005-767-121
(1559 Maple Street)

Lot 4 Section 11 Township 1 New Westminster District Plan, 16655
PID: 010-236-538
(1549 Maple Street)

Lot 5 Section 11 Township 1 New Westminster District Plan 16655
PID: 010-236-554
(1539 Maple Street)

Lot 6 Section 11 Township 1 New Westminster District Plan 16655
PID: 010-144-048
(1529 Maple Street)

Lot 7 Section 11 Township 1 New Westminster District Plan 16655
PID: 010-236-589
(15631 Russell Avenue)

Lot 8 Section 11 Township 1 New Westminster District Plan 16655
PID: 010-236-597
(1509 Maple Street)

1. THAT *White Rock Zoning Bylaw, 2012, No. 2000* as amended is further amended:

(1) by adding to the Table of Contents for ‘Schedule B (Comprehensive Development Zones)’ reference to Section 7.66 ‘CD-66 Comprehensive Development Zone (1539 Maple Street)’;

(2) by adding the attached Schedule “2” to ‘Schedule B (Comprehensive Development Zones)’, being a new Section 7.66 ‘CD-66 Comprehensive Development Zone (1539 Maple Street)’.

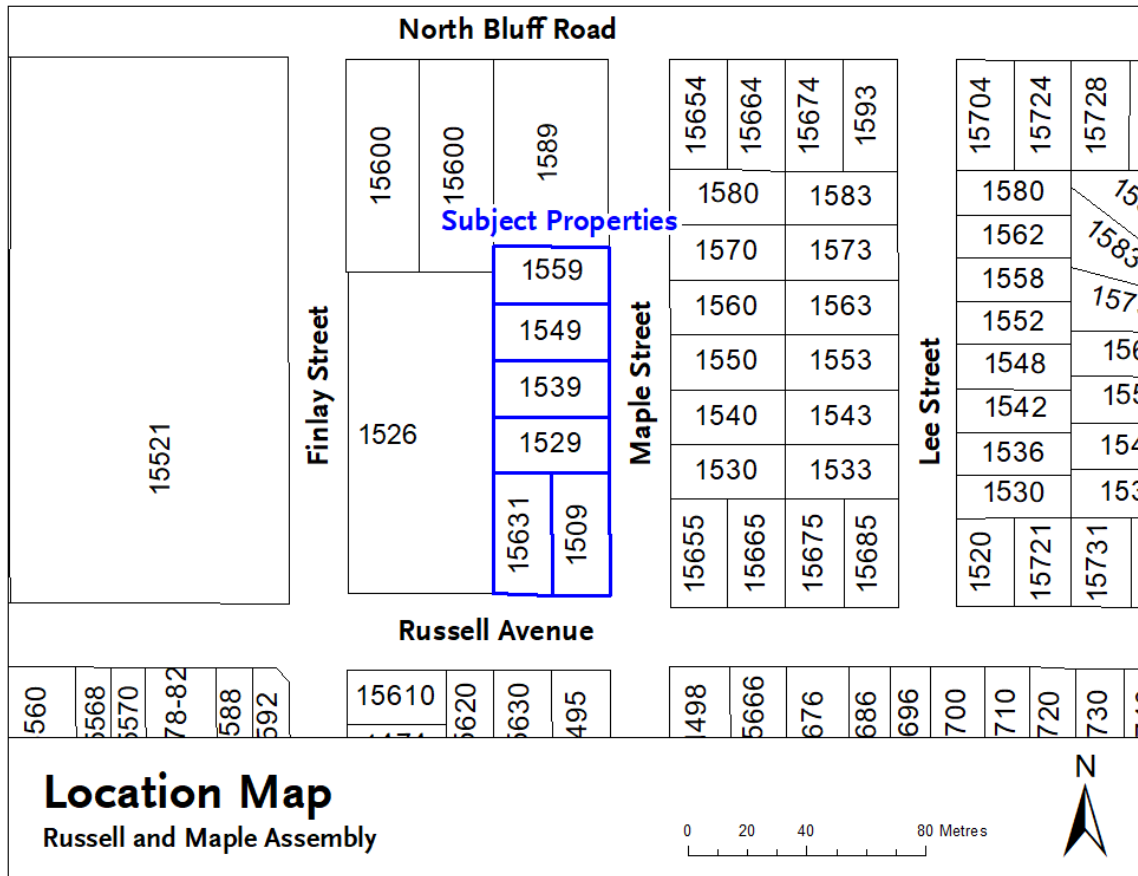
2. This bylaw may be cited for all purposes as “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-66 – 1539 Maple Street) Bylaw, 2021, No. 2397*”.

PUBLIC INFORMATION MEETING on the _____ day of _____
RECEIVED FIRST READING on the _____ day of _____
RECEIVED SECOND READING on the _____ day of _____
PUBLIC HEARING held on the _____ day of _____
RECEIVED THIRD READING on the _____ day of _____
RECONSIDERED AND FINALLY ADOPTED on _____ day of _____
the _____

Mayor

Director of Corporate Administration

Schedule "1"



7.66 CD-66 COMPREHENSIVE DEVELOPMENT ZONE

INTENT

The intent of this zone is to accommodate the development of a multi-unit residential use within five stacked townhouse blocks on a site of approximately 4,566 square metres (0.45ha).

1. Permitted Uses:

- (a) *multi-unit residential use*; and
- (b) *accessory home occupation* use in accordance with the provisions of section 5.3 and being a use that does not involve clients directly accessing the *principal building*.

2. Building Height:

- (a) The *principal buildings* for *multi-unit residential uses*, inclusive of elevator shafts, stair housing, and all mechanical equipment, shall not exceed the maximum geodetic heights as outlined below. The Block references noted correspond with those illustrated in the Plans forming part of this CD-66 Zone:

- (i) Block 1: 104.51 metres (342.88 feet)
- (ii) Block 2: 104.51 metres (342.88 feet)
- (iii) Block 3: 104.51 metres (342.88 feet)
- (iv) Block 4: 105.01 metres (344.52 feet)
- (v) Block 5: 105.51 metres (346.16 feet)

For reference, the *average natural grade* applicable to the development is 93.4 metres (306.35 feet) geodetic.

- (b) *Ancillary buildings* and *structures* for *multi-unit residential uses* shall not exceed a height of 5.0 metres from *finished grade*.

3. Maximum Density (Floor Area):

- (a) The maximum *gross floor area* shall not exceed 5,953.4 square metres or 1.304 times the lot area; and
- (b) The maximum number of dwelling units shall not exceed 53 units.

4. Siting Requirements:

- (a) Minimum setbacks for *multi-unit residential uses* are as follows:

- (i) Setback from the north lot line = 1.82 metres (6.00 feet)
- (ii) Setback from the south lot line (Russell Avenue) = 1.82 metres (6.00 feet)
- (iii) Setback from the west lot line = 2.43 metres (8.00 feet)
- (iv) Setback from the east lot line (Maple Street) = 3.04 metres (10.00 feet)

- (b) Despite section 7.66.4(a), limited portions of *principal buildings*, *ancillary structures*, and exterior walkways are permitted within the minimum setbacks in accordance with the Plans prepared by Ankenman Marchand Architects, dated Aug. 19, 2021, attached

hereto and on file at the City of White Rock, with the exception that no ancillary buildings or structures are permitted within 1.0 metres of a lot line.

5. Lot Coverage:

- (a) For *multi-unit residential uses*, lot coverage shall not exceed 61%.

6. Standard and Accessible Off-Street Parking:

Parking for *multi-unit residential uses* shall be provided in accordance with Section 4.14 of this Bylaw, with the minimum number of spaces required as follows:

- (a) A minimum of 108 standard parking spaces shall be provided for residents;
- (b) A minimum of 18 standard parking spaces shall be provided for visitors;
- (c) A minimum of 3 parking spaces must be provided as accessible spaces, shall be clearly marked, and must have a minimum length of 5.5 metres. Two of these spaces shall be provided as a van-accessible space with a minimum width of 3.4 metres, and the other space shall have a minimum width of 2.5 metres. Each accessible parking space must be located adjacent to an access aisle having a minimum width of 1.5 metres; and
- (d) The access and egress route to and from accessible parking spaces must have a vertical clearance of 2.3 metres.

7. Off-Street Loading:

- (a) Notwithstanding any provision within Section 4.15 to the contrary, one loading space shall be provided for a *multi-unit residential use* with the minimum dimensions of this space being 3.0 metres wide and 9.0 metres long; and
- (b) The access and egress route to and from the loading space must have a vertical clearance of 3.7 metres.

8. Bicycle Parking:

Bicycle parking shall be provided in accordance with Section 4.16 of this Bylaw with the minimum number of spaces required as follows:

- (a) A minimum of 53 Class I spaces shall be provided; and
- (b) A minimum of 14 Class II spaces shall be provided

9. Electric Vehicle Parking

Electric vehicle (EV) parking shall be provided in accordance with Section 4.17 of this Bylaw, with the minimum number of EV parking spaces required as follows:

- (a) A minimum of 25 percent of the required parking supply shall be provided an energized outlet capable of providing a Level 2 charge, or higher for electric vehicle charging; and
- (b) A minimum of 75 percent of the required parking supply shall be located within three (3) metres of an electrical outlet roughed-in for electric vehicle charging.

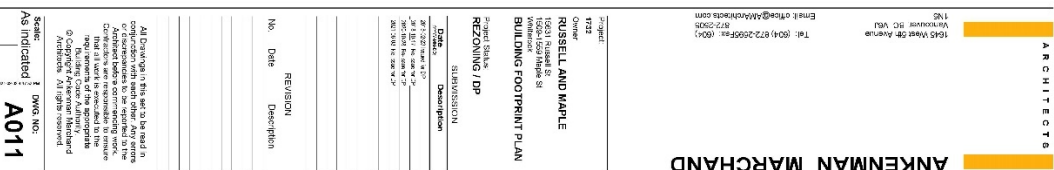
10. Conformity to Design Plans

Development in the CD-66 Zone shall substantially conform to the Plans prepared by Ankenman Marchand Architects, dated Aug. 19, 2021 attached hereto and on file at the City of White Rock.

11. Road Dedication

The siting and lot coverage standards established within this CD-66 Zone shall apply to the legal perimeter (outermost) boundaries, and total area, of the assembled parcels as they existed at the time of first and second reading of this Bylaw and prior to any road dedications.

DRAFT







Key/Value	MAIL RELEASE
1	FROM: BUREAU OF LAND MANAGEMENT, COLORADO SPRINGS, COLORADO
2	TO: DIRECTOR, BUREAU OF LAND MANAGEMENT, COLORADO SPRINGS, COLORADO
3	FROM: BUREAU OF LAND MANAGEMENT, COLORADO SPRINGS, COLORADO
4	TO: DIRECTOR, BUREAU OF LAND MANAGEMENT, COLORADO SPRINGS, COLORADO
5	FROM: BUREAU OF LAND MANAGEMENT, COLORADO SPRINGS, COLORADO
6	TO: DIRECTOR, BUREAU OF LAND MANAGEMENT, COLORADO SPRINGS, COLORADO

MAILING LIST	
Key Name	Keynote Text
1	POST-INDUSTRIAL COLLOQUIUM PANEL: COLOUR SHIMPOUS, AND POST-INDUSTRIAL PANEL: OUR CHANGING CITY
2	ARTS AND CRAFTS PANEL AND ASSOCIATED AS-PIES AND THE COLOURS OF THE CITY
3	JAMES HAYDON REVEALS PANEL AND ASSOCIATED AS-PIES AND THE COLOURS OF THE CITY
4	ARTS AND CRAFTS PANEL AND ASSOCIATED AS-PIES AND THE COLOURS OF THE CITY

ARCHITECTS

ANKENMAN MARCHAND

1000 15th Avenue
 Suite 1000
 New York, NY 10011
 Tel. (212) 224-2200
 Telex 237222
 Fax (212) 224-2200

Project Name
 TYPE
 Owner
RUSSELL AND MAPLE
 10001 Avenue F
 Apt. 1001, Room 6
 New York, NY 10025
 Tel. (212) 751-28

Project Location
MARKET BUILDING
 ELEVATIONS

Project Status
RECONING / DP

Date	Description
12/17/84	1st of 4 sheets
1/10/85	2nd of 4 sheets

REVISION

No.	Units	Description

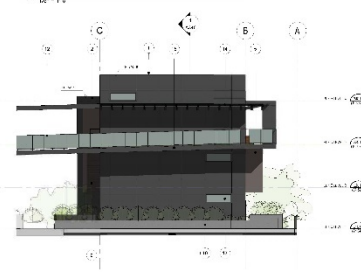
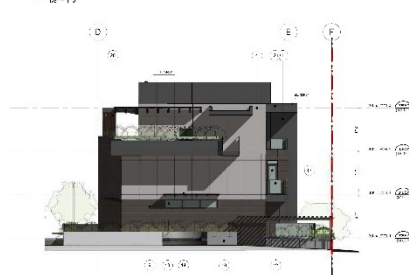
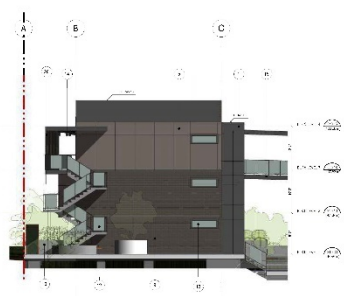
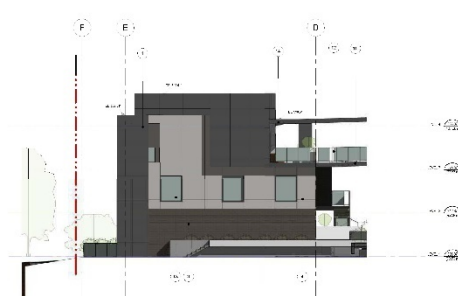
Scale
1/8" = 1'-0"

P. DRWG NO.
A250

2. All drawings to be read in accordance with the contract and any orders or correspondence to the owner by the Architect and the contractor.

3. Construction shall conform with the American Institute of Architects' (AIA) Standard Contract Documents for the Architect-Owner and the Architect-Contractor.

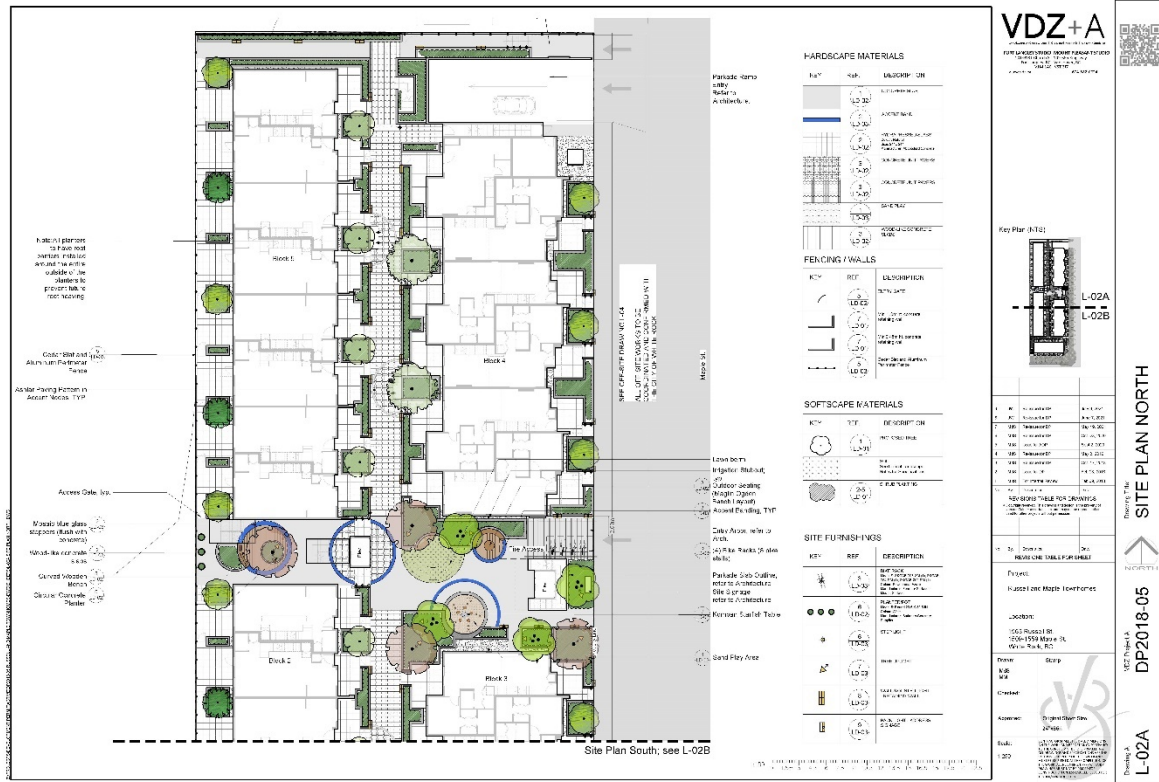
4. ©Copyright, all rights reserved. This drawing is the property of Ankenman Marchand.



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MINUTE EXTRACTS REGARDING BYLAW 2397: WHITE ROCK ZONING BYLAW, 2012, NO 2000, AMENDMENT (CD-66 –COMPREHENSIVE DEVELOPMENT ZONE [1539 MAPLE STREET]) BYLAW 2021, NO. 2397

**Land Use and Planning Committee
May 27, 2019**

4. INITIAL OCP AMENDMENT APPLICATION REPORT – RUSSELL AVENUE / MAPLE STREET (18-008 OCP&ZON&MJP)

Corporate report dated May 27, 2019 from the Director of Planning and Development Services titled “Initial OCP Amendment Application Report – Russell Avenue / Maple Street (18-008 OCP&ZON&MJP)”.

The Director of Planning and Development Services introduced the application and the Manager of Planning gave a PowerPoint with further details in regard to the required process.

The Applicant was in the audience and was given the opportunity to speak.

Tim Ankenman of Ankenman Marchand Architects, introduced the site and gave an overview of their vision, to create architecture that enhances life and environment.

Mr. Ankenman noted that the application conforms to the current Official Community Plan (OCP) with the exception of two (2) requested items in regard to height and unit typology.

The following comments/topics were noted:

- Actual footprint of the application (54% includes all outdoor liveable space)
- Rental aspect was inquired on = 8 units as protected units at an approximate cost of \$250 per sq. ft.
- Positive height transition from the Altus Development nearby
- Entrance to the parkade facing Maple Street, to help alleviate congestion
- Proposed number of parking stalls are above zoning bylaw requirements
- Would like to hear more in regard to the OCP review / public comments for the area prior to considering the application

2019-LU/P-014

It was MOVED and SECONDED

THAT the Land Use and Planning Committee (LUPC) receives for information the corporate report dated May 27, 2019 from the Director of Planning and Development Services, titled “Initial OCP Amendment Application Report – Russell Avenue / Maple Street (18-008 OCP&ZON&MJP)”.

CARRIED

2019-LU/P-015

It was MOVED and SECONDED

THAT the Land Use and Planning Committee (LUPC) recommends that Council defers this Official Community Plan (OCP) Amendment application until the outcomes and recommendations regarding the initial public feedback from the OCP City-wide building height review are considered by LUPC.

CARRIED

Councillor Manning voted in the negative

**Land Use and Planning Committee
January 11, 2021**

**8. OFFICIAL COMMUNITY PLAN REVIEW - PREVIEW OF PHASE 2 PUBLIC INPUT
ON BUILDING HEIGHTS OUTSIDE THE TOWN CENTRE**

Corporate report dated January 11, 2021 from the Director of Planning and Development Services titled "Official Community Plan Review - Preview of Phase 2 Public Input on Building Heights Outside the Town Centre".

Motion Number: LU/P-011 It was MOVED and SECONDED

THAT the Land Use and Planning Committee directs staff to break down the information with West Beach as a separate option.

Motion CARRIED

Councillors Chesney and Fathers voted in the negative

Motion Number: LU/P-012 It was MOVED and SECONDED

THAT the Land Use and Planning Committee receive the corporate report from the Director of Planning and Development Services titled "Official Community Plan Review – Preview of Phase 2 Public Input on Building Heights outside the Town Centre."

Motion CARRIED

**September 20, 2021
Regular Council Meeting**

**8.1.d WHITE ROCK ZONING BYLAW, 2012, AMENDMENT
(CD-66 COMPREHENSIVE DEVELOPMENT ZONE
(1539 MAPLE STREET)) BYLAW, 2021, NO. 2397**

Bylaw 2397 - bylaw to amend the "White Rock Zoning Bylaw, 2012, No. 2000" to rezone the subject property to CD-66 to permit a three storey 53 unit

development comprised of a mix of ground-oriented and stacked townhouses. This Bylaw was presented for first and second reading at this time.

Note: A corporate report on this topic was provided at the Land Use and Planning Committee held earlier this evening. Recommendations from the report have been added to the agenda should Council wish to consider them at this time.

Motion Number: 2021-346 It was MOVED and SECONDED

THAT Council give first and second reading to “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-66 – Comprehensive Development Zone (1539 Maple Street)) Bylaw, 2021, No. 2397*” and direct staff to schedule a Public Hearing.

Motion CARRIED (7 to 0)

Motion Number: 2021-347 It was MOVED and SECONDED

THAT Council:

- 1. Direct staff to resolve the following issues prior to final adoption, if Bylaw No. 2397 is given Third Reading after the Public Hearing;**
 - a. Ensure that all engineering requirements and issues, including the execution of a Works and Servicing Agreement, and the dedication of land if necessary to support an ultimate road cross section along both Russell Avenue and Maple Street, are addressed to the satisfaction of the Director of Engineering and Municipal Operations; and**
- 2. Pending adoption of “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-66 – Comprehensive Development Zone (1539 Maple Street)) Bylaw, 2021, No. 2397”, consider issuance of Development Permit No. 421 for 15631 Russell Avenue and 1509, 1529, 1539, 1549 and 1559 Maple Street.**

Motion CARRIED (7 to 0)