

THE CORPORATION OF THE  
**CITY OF WHITE ROCK**  
CORPORATE REPORT



**DATE:** April 17, 2023

**TO:** Mayor and Council

**FROM:** Anne Berry, Director, Planning and Development Services

**SUBJECT:** 15704, 15724/28/38/48/58/70 North Bluff Road – Courtyard Commons – Height Change

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**RECOMMENDATIONS**

THAT Council:

1. Receive for information the corporate report dated April 17, 2023, from the Director of Planning and Development Services, titled "15704, 15724/28/38/48/58/70 North Bluff Road – Courtyard Commons – Height Change."
  2. Rescind 2<sup>nd</sup> and 3<sup>rd</sup> reading for "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD Zone 67 – 15704, 15724/28/38/48/58/70 North Bluff Road) Bylaw, 2022, No. 2435."
  3. Give second reading to " White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD Zone 67 – 15704, 15724/28/38/48/58/70 North Bluff Road) Bylaw, 2022, No. 2435" as presented;
  4. Direct staff to waive the public hearing as the development is consistent with the Official Community Plan, and further direct staff to notify the public of the decision by providing two notices published in a local newspaper and notify property owners within 100 metres of the subject property; and
  5. Direct staff to resolve the following issues before final adoption if Bylaw No. 2435 is given third reading:
    - a) Ensure that all engineering requirements and issues, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;
    - b) Confirm and ensure the recommendations of the final arborist report, approved by the Director of Planning and Development Services and, more specifically the city's Arboricultural Technician, are implemented and maintained through future demolition and construction activities.
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**EXECUTIVE SUMMARY**

This is a minor change in height to CD Zone 67 due to design issues. The bylaws and permits are related to a proposed multi-building development at 15704, 15724/28/38/48/58/70 North Bluff Road. Therefore, an updated CD Zone 67 is being presented, and staff requests Council rescind and give new reading to the bylaw and waive the public hearing.

### **PREVIOUS COUNCIL DIRECTION**

| <b>Motion # &amp; Meeting Date</b> | <b>Motion Details</b>   |
|------------------------------------|---|
| LU/P-038<br>March 29, 2021         | <p>THAT the Land Use and Planning Committee endorse in relation to Town Centre Transition area Option C as noted in the March 8, 2021 corporate report, with an amendment noting four (4) to six (6) stories where it is defined that along North Bluff on the east or west side permit six (6) stories; and For the remaining sites it be noted as four (4) stories to six (6) stories with a notation that proposals over four (4) stores would be considered when there is an affordable housing component.</p> <p style="text-align: right;"><b>CARRIED</b></p> |
| LU/P-039<br>March 29, 2021         | <p>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.</p> <p style="text-align: right;"><b>CARRIED</b></p>   |
| LU/P40<br>March 29, 2021           | <p>THAT the Land Use and Planning Committee endorse removal of the row of single family homes on Finlay Street - section below Russell Avenue from the area titled as "East Side Large Infill" from Official Community Plan and it remain with the mature neighbourhood designation.</p> <p style="text-align: right;"><b>CARRIED</b></p>   |
| LU/P-041<br>March 29, 2021         | <p>THAT the Land Use and Planning Committee endorse a maximum of a four (4) storey height along North Bluff road along the east side (East of Lee Street to Maccaud Park).</p> <p style="text-align: right;"><b>CARRIED</b></p>   |
| LU/P-042<br>March 29, 2021         | <p>THAT the Land Use and Planning Committee endorse the Waterfront Village be limited and/ or referred to as only the buildings that front onto Marine Drive.</p>   |
| LU/P-043<br>March 29, 2021         | <p>THAT the Land Use and Planning Committee endorse, at West Beach along Marine Drive, permitting a building height of three (3) stories.</p> <p style="text-align: right;"><b>CARRIED</b></p>  |
| 2022-LU/P-019<br>June 27, 2022     | <p>THAT the Land Use and Planning Committee recommend that Council:</p> <p>1.Receive for information the corporate report dated June 27, 2022, from the Director of Planning and Development Services, titled "White Rock Zoning Bylaw, 2012, No 2000, Amendment (CD Zone 67</p>  |

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|  | <p>– 15704, 15724/28/38/48/58/70 North Bluff Road) Bylaw, 2022, No. 2435."</p> <p>2. Give first and second readings to "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD Zone 67 – 15704, 15724/28/38/48/58/70 North Bluff Road) Bylaw, 2022, No. 2435" as presented, and direct staff to schedule the required Public Hearing;</p> <p>3. Direct staff to resolve the following issues prior to final adoption, if Bylaw No. 2435 is given third reading after the public hearing:</p> <ul style="list-style-type: none"> <li>a. Ensure that all engineering requirements and issues, are addressed to the satisfaction of the Director of Engineering and Municipal Operations;</li> <li>b. Confirm and ensure the recommendations of the final arborist report, approved by the Director of Planning and Development Services and, more specifically the City's Arboricultural Technician, are implemented and maintained through future demolition and construction activities.</li> </ul> <p style="text-align: right;"><b>CARRIED</b></p> |
| <p>Motion Number:<br/>2022-346<br/>July 25, 2022</p> | <p>THAT Council gives third reading to "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD Zone 67 – 15704, 15724/28/38/48/58/70 North Bluff Road) Bylaw, 2022, No. 2435" as presented.</p> <p style="text-align: right;"><b>CARRIED</b></p>   |

## **INTRODUCTION/BACKGROUND**

The application was given third reading on July 25, 2022. The staff report is presented in Appendix A, and is attached for further information on the development proposal. In addition, the Applicant has been working on completing documentation for the building permit application. Through this process, it was discovered that staff made a clerical error on the height of the buildings and that some buildings needed revised elements, impacting CD zone 67, to which Council has given three readings. Attached as Appendix C is a copy of a letter dated April 3, 2023 from Group 161 providing architectural services on behalf of the Applicant.



The building floor-to-floor height change is proposed to provide sufficient headroom clearances within the residential units to accommodate the internal mechanical equipment and ducting. This system was selected to facilitate better occupant comfort, increased efficiency, and reduced energy consumption. In addition, with internal ducting and equipment, there will need to be drop-down bulkheads to conceal them and to ensure that a minimum of 7'-6" to 7'-8" ceiling height is maintained at these locations.

The Applicant proposes a moderate increase in the floor-to-floor height and, subsequently, the overall building height. The previously submitted drawings noted a geodetic elevation of the central roof parapet (excluding elevator overrun) of 101.65m for Building 1, 96.55m for Building 2, and 96.55m for Building 3. The revised proposed roof parapet geodetic heights are 102.65m, 97.10 m & 97.55m, respectively. Please refer to Appendix B.

There are no revisions proposed for the exterior finishing or materials. The proposed revisions do not affect the proposed density, unit counts, or site layout. Staff are also recommending that Council waive the public hearing due to how minor this change is, a public hearing was held on July 18, 2022, and the proposal is consistent with the OCP.

### **COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS**

This proposal's Public Information Meeting (PIM) was held on September 9, 2020. A copy of the Applicant's PIM Summary is included in Appendix A. As the overall scale, form and character of the building will not change staff recommend that this application does not need to be reviewed by the ADP or proceeded to a developer information meeting.

### **INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS**

The zoning bylaw amendment application and development permit were referred to municipal departments for comments. Comments provided to the applicant have been addressed related to this stage of the rezoning proposal.

Approval of the final detailed (civil) designs and the execution of a "Works and Servicing Agreement" to the satisfaction of the Director of Engineering and Operations would be required as a condition of 3<sup>rd</sup> reading.

### **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. The Applicant has also proposed several initiatives to address climate change, which include the following:

- Prefabricated wood construction reduces energy and greenhouse gas emission, support local industry, and reduces construction time,
- High-performance building envelopes and mechanical systems to conserve energy and reduce greenhouse gas emissions,
- Enhanced stormwater retention strategies will be incorporated into the buildings and site design to manage the quality and quantity of rainwater runoff,
- Native plant species and xeriscaping will ensure the landscape supports rich biodiversity, enhancing the natural environmental and human health performance of the community

### **IMPLICATIONS FOR TREE PRESERVATION AND TREE CANOPY ENHANCEMENT**

All the trees identified in the Tree Retention/Removal Plan have been given their Retention/Removal recommendation on a preliminary basis (Appendix E). Final recommendations will be based on design/construction and grading details. Any removed city

tree will have replacement tree bonds collected as Cash-in-Lieu. There are 40 total replacements, and two trees will be handled by Cash in Lieu (\$1,500) as these are straddling city property.

The Applicant has been advised that the property owner must approve any trees removed on neighbouring properties. The Applicant has obtained letters of approval from the property owners.

### **ALIGNMENT WITH STRATEGIC PRIORITIES**

Council has expressed a desire to support a high quality of life in the city. The ability to support residential infill can help lessen the demand for sprawl while also making the best use of existing infrastructure.

### **OPTIONS / RISKS / ALTERNATIVES**

The following options for Council's consideration are:

1. Rescind 2<sup>nd</sup> and 3<sup>rd</sup> reading for "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD Zone 67 – 15704, 15724/28/38/48/58/70 North Bluff Road) Bylaw, 2022, No. 2435." as presented, and direct staff to waive the public hearing; or
2. Defer consideration of "White Rock Zoning Bylaw, 2012, No. 2000, (CD Zone 67 – 15704, 15724/28/38/48/58/70 North Bluff Road) Bylaw, 2022, No. 2435 pending further information to be identified.

### **CONCLUSION**

This amendment is a minor change to CD 67. This application proposes to rezone seven properties from the "RS-1 One Unit Residential Zone" to the "Comprehensive Development Zone (CD) 67". If approved, it would enable the proposed multi-building residential project that consists of 87 units, a mixture of townhomes and apartments ranging from studios to 3-bedroom units, to be built. Overall, staff supports the amendment subject to the recommended conditions noted.

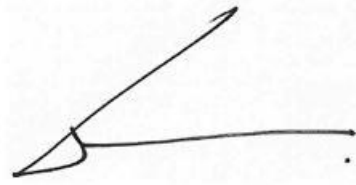
Respectfully submitted,



Anne Berry  
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 series of loops and a final horizontal stroke.

Guillermo Ferrero  
Chief Administrative Officer

- Appendix A: Staff report - June 27, 2022 - Land Use and Planning Committee
- Appendix B: Zoning Amendment No.2435 - 15704, 15724/28/38/48/58/70 North Bluff Road
- Appendix C: Letter dated April 3, 2023 from Group 161 (Applicant's Architectural Service Provider)