

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: June 12, 2023

TO: Mayor and Council

FROM: Anne Berry, Director, Planning and Development Services

SUBJECT: Initial Review of 14990 North Bluff Road (ZON/OCP 22-006 & 23-005) and the Land Use Plan for the North Bluff Corridor Study

RECOMMENDATIONS

THAT Council:

1. Receive for information the corporate report dated June 12, 2023, from the Director of Planning and Development Services, titled "Initial Review of 14990 North Bluff Road (ZON/OCP 22-006 & 23-005) and the Land Use Plan for the North Bluff Corridor Study;"
 2. Direct staff to develop a scope of work and cost estimate for the Land Use Plan for the North Bluff Corridor Study and bring it forward for Council approval;
 3. Direct staff to reach out to the City of Surrey to form a joint planning working group for the North Bluff Corridor Study and the Semiahmoo Town Centre to ensure there is collaboration and a joint land use planning effort;
 4. Direct staff to process the OCP amendment application at 14990 North Bluff Road concurrently with the Land Use Plan - North Bluff Corridor Study; and
 5. Direct staff to require the Applicant to submit a Tenant Relocation Plan in accordance with the City's *Tenant Relocation Policy* 514 within 2 weeks following this meeting for review and preliminary approval.
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EXECUTIVE SUMMARY

On September 28, 2020, Council gave final reading to a bylaw, which amended the City of White Rock's Planning Procedures Bylaw, 2017, No. 2234, to enable an initial review of the zoning bylaw amendment ("rezoning") and official community plan amendments ("OCP amendment") applications. Upon receipt of an initial review report, Council can deny the application or direct staff to continue processing the file (without committing to the proposal's ultimate approval). An initial review is to provide Council with the opportunity to comment early on the project and to help avoid significant cost and time expended by staff and an applicant preparing a rezoning application for the first reading that may not have support.

If Council deems that the application meets the intent of the OCP, city bylaws and policies, it can provide comments and direct the application to the next stage in the application process. If Council deems that the application does not meet the intent of the OCP, city bylaws and policies,

they may identify their concerns and send it back to staff or not support the application. If rejected, an applicant would be refunded a portion of their application fees and may consider making a subsequent application responsive to Council's concerns or continuing the current land use on the property. Alternatively, they may choose to develop within their current zoning provisions.

INTRODUCTION/BACKGROUND

The proposed project comprises a high-rise and mid-rise development constructed on top of seven levels of underground parking at Blackwood Street and North Bluff Road. It will be comprised of two distinct residential constructs, a 30-storey market-oriented development (Building A) and a 6-storey wooden-framed rental apartment complex (Building B). Building B will have 147 rental units, whereas Building A will contain 374 market units. The housing stock will be varied and include studio, one-bedroom, two-bedroom, and three-bedroom units. In addition, the development will feature a combination of indoor and outdoor amenities. The final development will be 521 multi-family residential suites, 374 of which will be located in Building A and 147 in Building B.

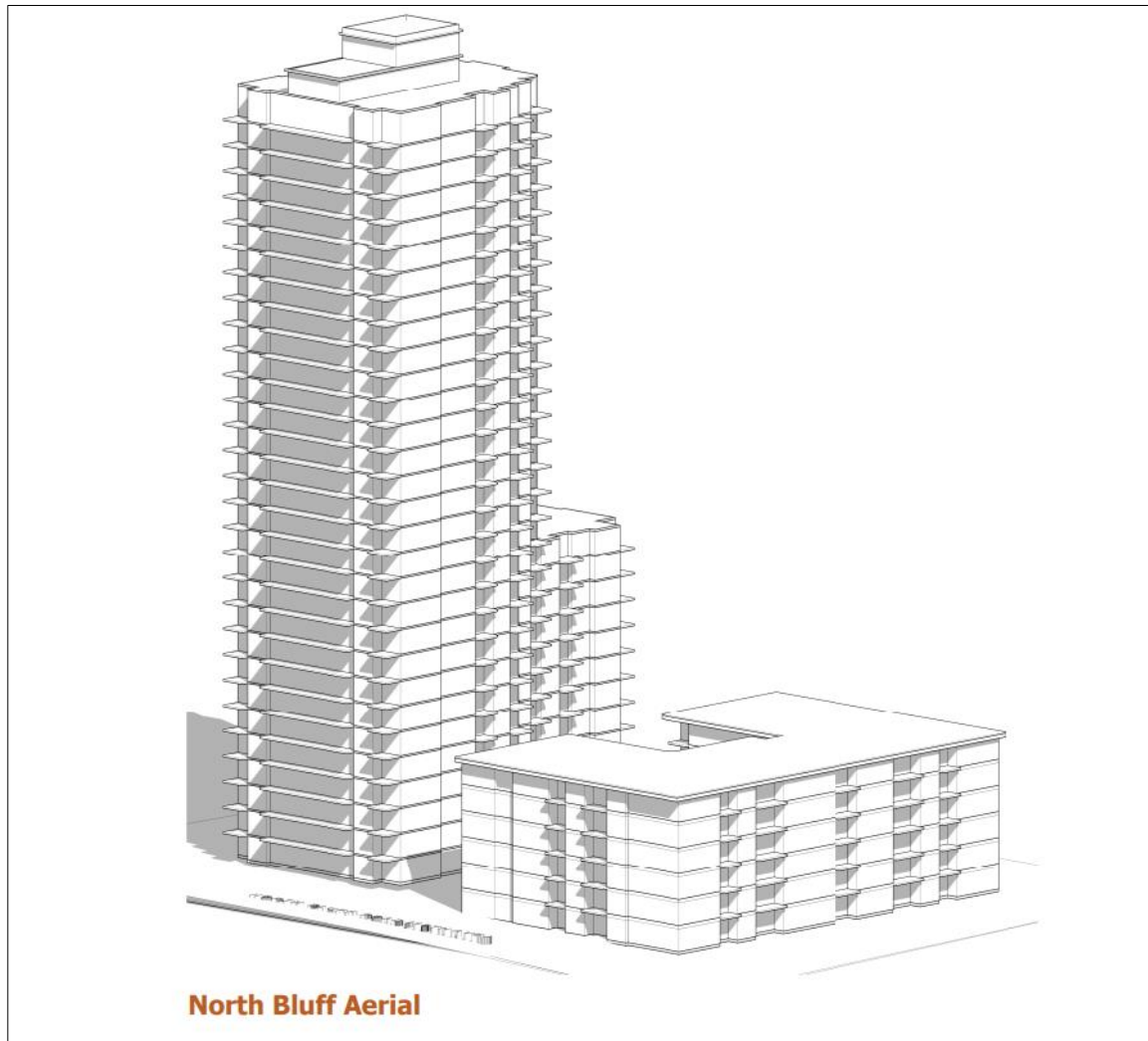


Figure 1- Schematic rendering of buildings for 14990 North Bluff Road

In February 2020, the Applicant submitted a zoning amendment application to the City for a residential development proposing the construction of two buildings: one 18-storey condo building with 186 -195 dwelling units, and a 6-storey rental building consisting of 113 units over a shared below-grade four-storey parkade. The proposal was withdrawn by the Applicant in October 2020 at the internal circulation stage. In August 2021, Council's amended the OCP density and height limits for the Town Centre bringing the height limit for the subject site down from 18 storeys to 6 storeys.

This new combined OCP and rezoning application proposes changing the property's zoning from the RM-2 Medium Density Multi-Unit Residential Zone to a Comprehensive Development Zone. The rezoning, if approved, will enable the construction of two buildings, a 30-storey building and a 6-storey building on the property (see Figure 1 above).

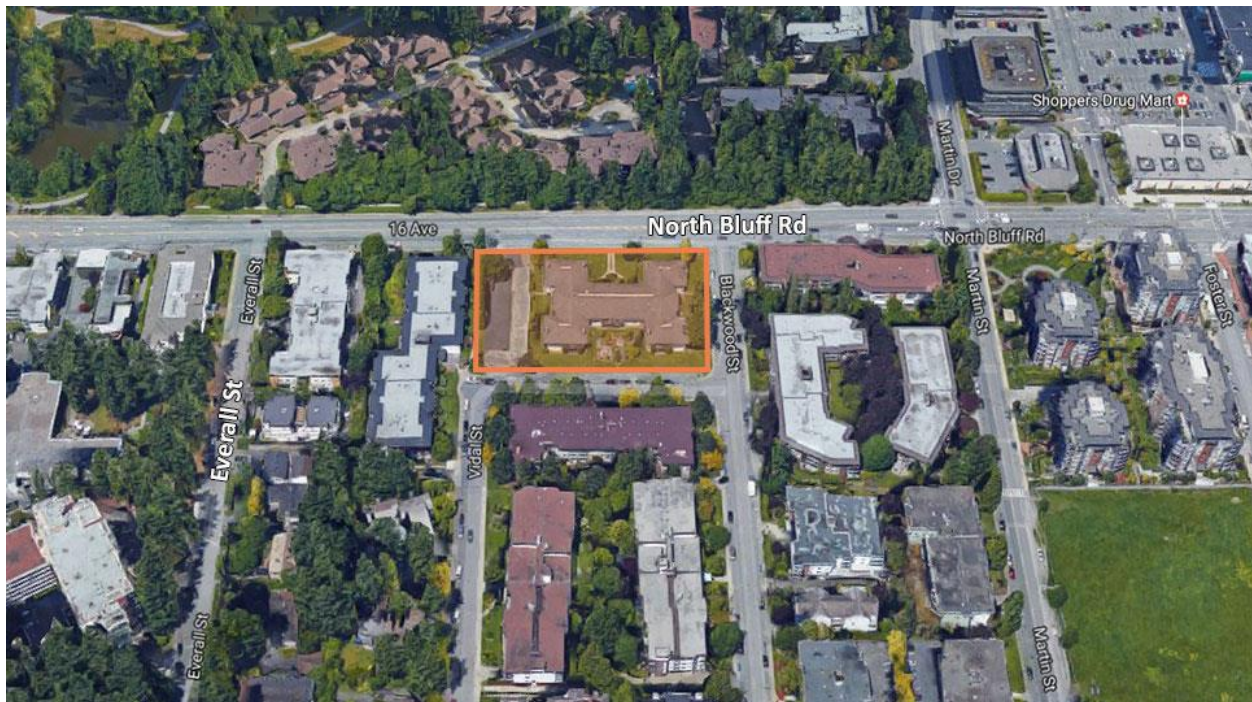
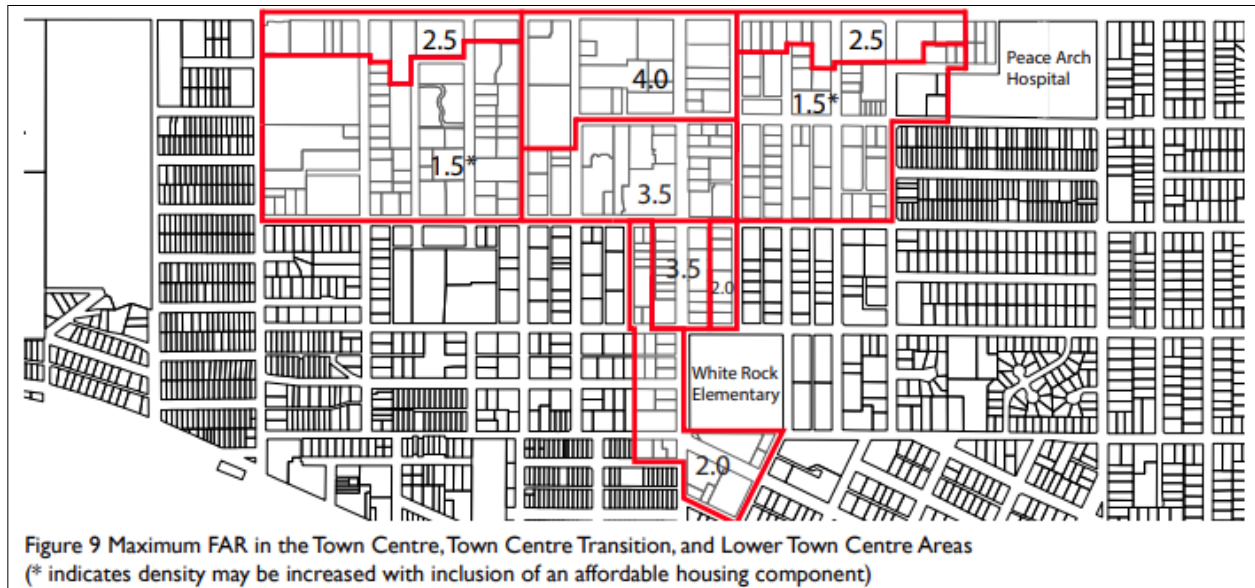


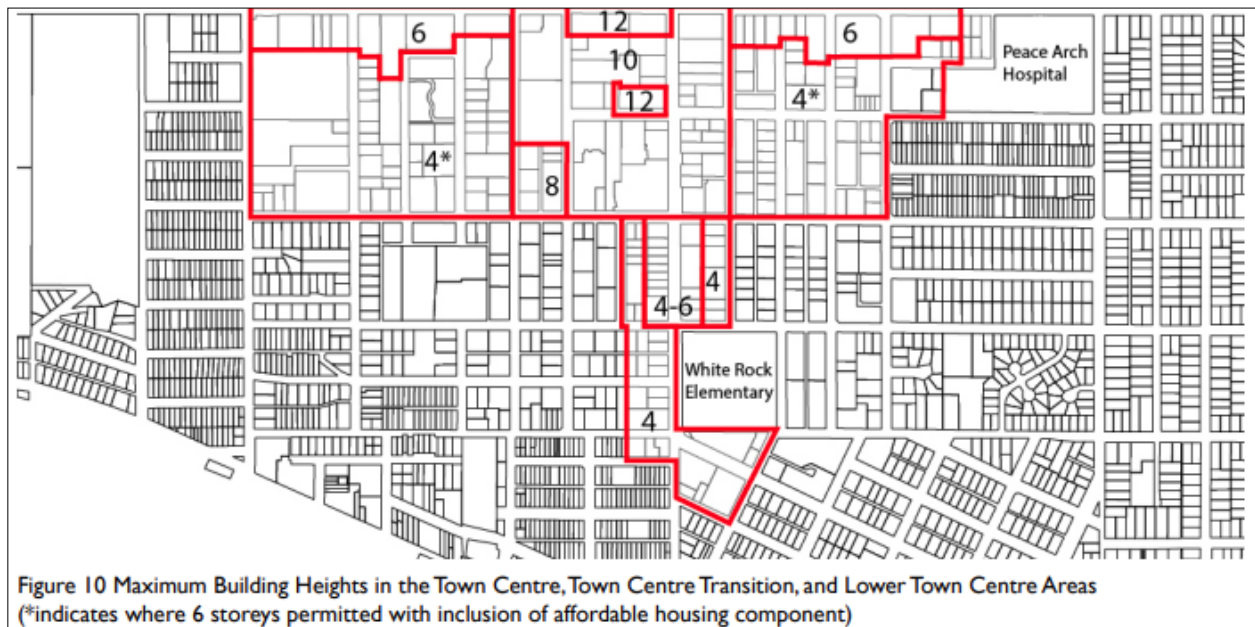
Figure 2: Site Context

Currently, there are 32 rental units on the property, and the building is 2 storeys in height (see Figure 2 above). The OCP designation for this site is Town Centre Transition. This area is residential in character, with densities and heights that support the Town Centre and provide transitions to neighbouring low to mid-rise residential areas.

Future growth is to be focused on the Town Centre as well as the adjacent Town Centre Transition areas and the Lower Town Centre. Allowable densities (Gross Floor Area Ratio or FAR) for future development for these three land use designations are highlighted in Figure 9.



Maximum heights (in storeys) for the same areas are outlined in Figure 10. Schedule A indicates the land use designation that applies to each property in the City.



This proposal exceeds the allowable density and height that is shown in Figures 9 & 10 above. In addition to the OCP amendment and rezoning applications, a Major Development Permit will also be required.

The proposal is also subject to the City's *Tenant Relocation Policy* 514. The purpose of this policy is to mitigate the impacts resulting from the redevelopment of purpose-built rental apartments on current tenants. Typically, the developer/owner must provide a notice of application submission to existing tenants within two weeks of application receipt by the City. However, this policy was implemented prior to the introduction of the initial review process for OCP & Zoning amendment applications in the City's *Planning Procedures Bylaw*. For this initial

review of the proposal, the Applicant has submitted an Occupancy Report to staff which forms part of the Tenant Relocation Plan.

If the application proceeds to the next step in the process, the Applicant will be required to submit the complete Tenant Relocation Plan in accordance with this policy within two weeks following this meeting for staff's review and approval.

Due to the scale of the density and height being requested for this project, staff recommend that this application be processed concurrently with the review of the North Bluff corridor study per Council's Strategic Plan, in relation to the Semiahmoo Town Centre Plan. The results of the corridor study will inform staff of the recommended height and density limits for the subject site and ensure the proposal aligns with these study findings before bringing the application forwards for Bylaw readings to Council.

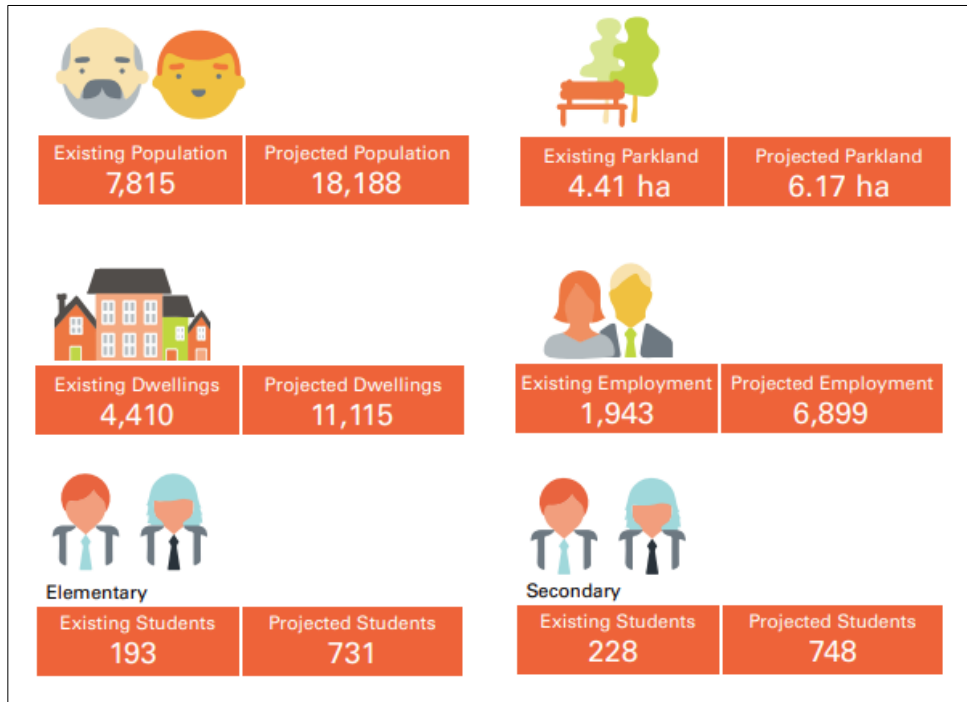
Semiahmoo Town Centre Plan

The Semiahmoo Town Centre Plan (the Plan) is a comprehensive growth and development strategy designed for the established center of South Surrey (Appendix C). The Plan was formulated based on extensive public and stakeholder consultations, accompanied by preliminary planning, studies, and technical analysis, which established a clear context and supported an evidence-based decision-making approach. The Plan takes into consideration the latest industry trends and best practices to guide its development.

The subsequent sections will elaborate on the transformations anticipated in the next few decades, which will also affect White Rock, given the proximity of the Plan to the central commercial area of White Rock. It is essential to comprehend the impact of these transformations, as well as the demand for development pressures that will follow once the Plan is implemented.

Projections

The 136-hectare (336-acre) Plan Area will accommodate modest population growth over several decades, support housing diversity by providing more apartment and townhouse development opportunities and strengthen local business by adding residents and provide new commercial and medical supportive office space. Below are the estimated projections:



To accommodate this increase in population and business, the plan designates additional parkland and envisions new community amenities. The Plan includes four additional neighbourhood parks. New parks are located within or adjacent to areas where development is expected. The result is 6.17 hectares (15.25 acres) of active parkland. All future residents within the Plan Area will have access to a park within 500 metres (approximately a five to 10-minute walk).

It is estimated that between 642-820 elementary students and 663-834 secondary students will be enrolled in the public school system from the Plan Area once it is fully built out.

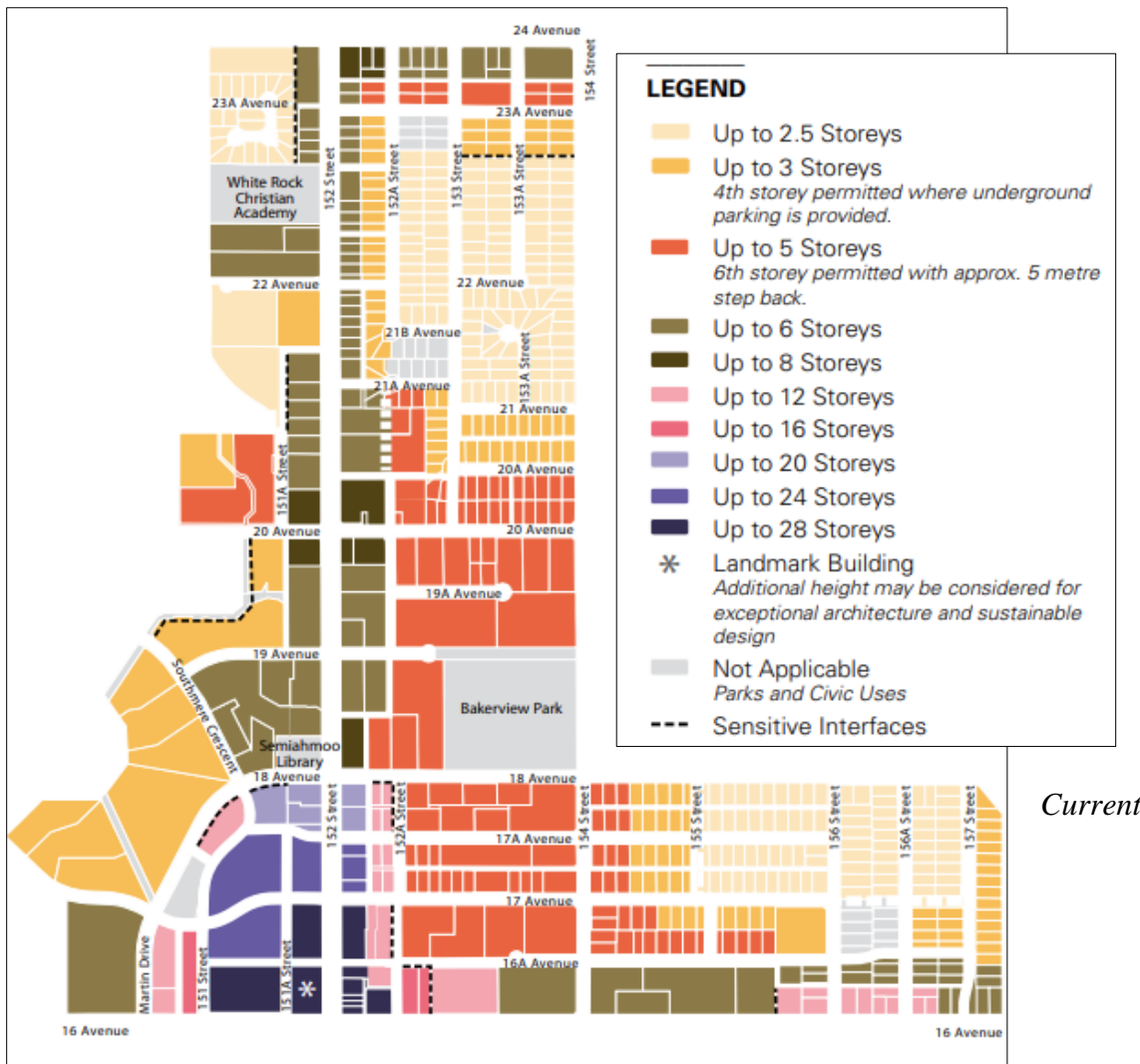
Growth Strategy

Semiahmoo Town Centre is a designated Urban Centre within Metro Vancouver's Regional Growth Strategy (RGS). Urban Centres are transit-oriented communities with diverse populations, a range of employment opportunities, public spaces, and lively cultural and entertainment amenities. These characteristics make Urban Centres ideal locations to direct and accommodate growth in our region.

The Plan acknowledges the Urban Centre designation and presents a hierarchy of growth. It focuses density near long-term Rapid Transit and shorter-term RapidBus service along 152 Street and 16 Avenue, within the existing Semiahmoo Shopping Centre site, and into a medical district north of Peace Arch Hospital. The intensity of uses transitions away from the core into a largely established context of low-rise residential apartments and townhouses. Densities transition to low-rise and detached housing forms towards the existing neighbourhoods in the periphery.

Building Height Strategy

The Plan recognizes Semiahmoo Town Centre as an established community with a surrounding height context. To balance growth with this context the tallest buildings are strategically located at the intersection of 16 Avenue and 152 Street. Buildings gradually step down from that point to create a defined skyline and sensitively transition to existing buildings that are not expected to redevelop within the life of this plan.



Applications for the Site

The City of Surrey Council is considering a Rezoning, Subdivision, and Development Permit application submitted by the Semiahmoo Shopping Centre owner, First Capital, to the City of Surrey, for a mixed-use development on the northern portion of the Semiahmoo Shopping Centre site.

First Capital is proposing to develop three (3) mid to high-rise residential buildings ranging in height from 12 to 24 storeys, with ground-floor commercial uses, potential community amenity space, and a public park to be dedicated to the City.





FINANCIAL IMPLICATIONS

If directed by Council, Staff will bring forward a scope of work for the North Bluff Corridor Study that will include a budget for consideration.

Application fees for OCP and Zoning amendments applications that Council denies would be subject to a refund minus 10% of the original fees. This refund is intended to cover administrative costs.

COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS

A communication plan will be a requirement of the scope of work for this project.

If supported, the 14990 North Bluff Road project would proceed to a Public Information Meeting (PIM) following receipt of a complete application package submission. Following the PIM and circulation of the application for interdepartmental comments, a bylaw would be presented to

Council for 1st and 2nd readings. The application would also be subject to a Public Hearing, enabling additional community engagement. Notice of the PIMs and Public Hearings would be circulated to owners and occupants of properties within 100 metres of the developments.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

Staff will have to ensure the scope of work is reviewed by all applicable internal departments before it is presented to Council.

The initial review of OCP and rezoning applications bring such applications before Council prior to referral to internal city departments, and several external agencies (e.g. School District, RCMP, Surrey etc.)

ALIGNMENT WITH STRATEGIC PRIORITIES

1. Community – We foster a livable city with connected residents enjoying distinctive places and activities.
2. Housing & Land Use – We advocate for diversity in housing and practice balanced land-use planning.
3. Infrastructure (Built and Natural Environment) – We plan, build, and maintain infrastructure to enhance the quality of life and civic service delivery while mitigating and adapting to environmental impacts.
4. Local Economy – We facilitate diversified economic growth and leverage partnerships

OPTIONS / RISKS / ALTERNATIVES

Alternatives to the staff recommendations include:

1. Council may direct staff to obtain additional project-specific information before deciding whether to advance or deny the study and/or application;
2. Council may deny staff's recommendations.

CONCLUSION

Staff are recommending Council direct the development of a scope of work for the North Bluff Land Use Study for Council's consideration. In addition, Staff is also recommending that Council direct the OCP amendment application at 14990 North Bluff Road to be processed concurrently with the Land Use Plan - North Bluff Corridor Study.

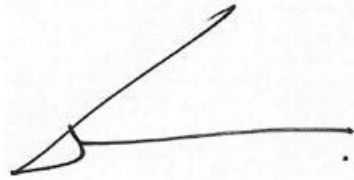
Respectfully submitted,



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 horizontal line and a small dot at the end.

Guillermo Ferrero
Chief Administrative Officer

Appendix A: 14990 North Bluff Conceptual Drawings
Appendix B: Applicant Letter of Intent
Appendix C: [Land Use Plan for Semiahmoo Town Centre](#)