

Weststone Banyan – North Bluff Properties LP

#315 – 13338 Central Avenue, Surrey, BC, V3T 1V4 Office: (604) 498-1958

Alex Wallace | Manager of Planning & Development
15322 Buena Vista Avenue
White Rock, BC, V4B 1Y6

April 17, 2023

Dear Alex,

Re: Rezoning / Subdivision Preliminary Application – 14990 North Bluff Rd, White Rock, BC, V4B 3E4

We are very pleased to have submitted Weststone Banyan – North Bluff Properties LP preliminary application for Council review. In addition to our application, we have worked through the letter of intent with our consultants, Keystone Architecture.

Please see our detailed letter of intent attached.

Sincerely,

WESTSTONE BANYAN – NORTH BLUFF PROPERTIES LP

Parb Rehal – VP, Development – Agent
Krista Baronian – Development Manager

March 6, 2023

File # 19-152

City of White Rock
Planning & Development Services
15322 Buena Vista Avenue
White Rock, BC V4B 1Y6

Re: Letter of Intent
NORTH BLUFF (MULTI-FAMILY DEV.)
14990 North Bluff Road, White Rock B.C.

Overview:

The proposed development consists of a mix of high-rise and low-rise buildings over 7 levels of underground concrete parkade at the corner of Blackwood St. and North Bluff Rd.

521 multi-family residential suites are provided throughout the development, 374 in the tower and 147 in the six-storey wood frame building.

Siting & Massing:

The buildings are situated in such a way that allows natural daylight and enhanced south-facing view opportunities towards the waterfront. Massing wise, the development steps from the south and north-west corner towards the east to provide a scaled relationship to the existing context. Materiality will be used to further soften the density of the project.

Exterior Concept:

The exterior treatment will consist of natural materials and colour tones with a touch of modern contemporary finishes at entries and street fronts. This is in keeping with the theme of other buildings located throughout the area which will further enrich the neighborhood and maintain the newly developed design standard.

The roofs will be typically flat with stepped up features to break up the massing of the buildings and provide visual interest. Each ground floor unit facing a street will have an individual connection to the

KEYSTONE ARCHITECTURE & PLANNING LTD

Eric Poxleitner Architect AIBC AAA MRAIC LEED® AP BD+C Sr. Principal

Steven Bartok Architect AIBC AAA MRAIC Principal | Lukas Wykpis Architectural Technologist AIBC Principal

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offsites. Stairs and tiered planters will be provided to further differentiate between semi-private and public spaces.

The development will include high quality landscape elements such as roof-top amenity spaces, electric vehicle charging stalls for both residents and visitors, ample storage lockers for residents and tiered planters and vegetated areas. Environmental sustainability is addressed by the provision of bike racks and bike storage, charging stations for electric vehicles, light pollution reduction by means of dark sky compliant exterior lighting systems, water efficient landscaping and plumbing systems, natural ventilation through operable windows and energy efficient HVAC systems, storage and collection of recyclables, renewable based wood building materials and heat island effect reduction by minimalization of surface parking and maximization of density.

Crime prevention through Environmental Design Principles (CPTED) will be incorporated into the design by means of natural surveillance throughout the perimeter and parkade levels by means of clear viewing lines from the residential units and balconies, elimination of potential dark areas and accesses/exits, clearly defined main entrances, security camera system plus key fobs at all secured access points, and secure and fully accessible parking.

Sincerely,



Steven Bartok, *Principal*
Architect AIBC, AAA, MRAIC

Keystone Architecture & Planning Ltd.

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