



INITIAL APPLICATION
DEVELOPMENT BRIEF & OCP AMENDMENT RATIONALE
14780 NORTH BLUFF ROAD, WHITE ROCK, BC

AUGUST 15, 2023

Introduction

This development brief presents the proposed redevelopment at 14780 North Bluff Road in White Rock, BC. The brief explains:

- why TELUS is pursuing a redevelopment,
- how the project will address community input and benefit the public,
- characteristics of this site, and
- the planning and design approach.

This brief supplements the following submissions to the municipality:

1. Application Forms, Authorizations, & Application Fees
2. Architectural design package, including context map, site plan, typical building floor plans and sections, parking plan, renderings, development statistics table, architectural inspiration photos, and photos of existing streetscape.
3. Title Search
4. Survey
5. Site Profile

TELUS' Re-Development Intent

TELUS, in conjunction with Ledcor Property Investments Ltd., are considering plans to redevelop a pre-existing TELUS telecommunications facility in White Rock, as TELUS undertakes a significant investment into its technology upgrades within the community towards a fibre enabled network. This creates an opportunity to evaluate a larger strategy for the lands to include a net new development that will encompass facilities for the upgraded telecommunications infrastructure as well unlock the opportunity to create premium rental housing options for the community.

The project will facilitate TELUS in delivering upgraded network services, while unlocking and transforming an existing public utility site into a much-needed rental housing development, while also delivering critical telecommunications infrastructure improvements.

As TELUS modernizes its network, its need for structure and real estate will evolve. Among other things, certain central offices and other structures are no longer required to remain in their present state, allowing for the redevelopment of considerable parts of the real estate footprint presently devoted to those structures and unlocking such lands for a higher and better use – housing development, community activation, social and economic benefits among other drivers in centralized locations across various communities in BC.

TELUS Living Aligned to the Culture of White Rock

The development proposal includes a telecommunications facility as well as rental housing. The rental housing component of the project is called TELUS Living.

The telecommunications facility will be integrated into the neighbourhood, and scaled down significantly from its current form, thereby using the land in a more efficient manner in service of neighbourhood and White Rock's housing goals.

The proposed project is designed contextually and provides a seamless integration of TELUS tech-enabled service offerings.

TELUS Living delivers an unparalleled sense of home, connection and community through contextual design, sustainable development, and seamlessly integrated technology.

TELUS Living caters to people who value:

- Freedom and flexibility
- Friends and family
- Travel and experiences
- Health and Wellness

Bundled services, smart technology and home automation integration within the development will provide an efficient foundation that will differentiate TELUS' properties from typical developments, thereby creating a curated residential experience.

Current Site Context

The 14780 North Bluff Road property is currently located just west of the Town Centre Transition Area identified in the OCP. The property is zoned p-1 Civic / Institutional by the City of White Rock.

PID: 008-894-612

Site Area: 34,900 sq ft (.8 acres)

Community Input and Public Benefits

In addition to the community's desire for upgraded telecommunications infrastructure and better network reliability, White Rock residents are seeking middle income housing options, including purpose-built rental housing.

Community input about the local emergency warming centre in Centennial park suggests that the residents of the neighbourhood would prefer that below-market housing is located elsewhere in the South of Fraser area, and not at this location.

The findings of the project's market study mirror what we've heard from the community. Zonda Urban's market study identified:

- Demand for rental housing for downsizers, families, and working professionals at this location.
- White Rock will continue to be viewed as a premier community to move to, particularly for downsizers, empty nesters, and retirees.
- As homeownership is becoming unfeasible for growing portions of the population they are turning to rental properties.

The community has also expressed a preference that views not be blocked by new multi-family buildings. This proposed project is well-located on the bluff and will not impact views.

Characteristics of This Site

This site provides an outstanding opportunity for adding purpose-built market rental supply for the benefit of the community. The location is:

- Within a surrounding neighbourhood that is primarily residential, with Centennial Park, a large park with an arena, playground, and tennis courts, to the west. Immediately to the east of the site is the Evergreen Care – Long Term Care facility with buildings up to eight storeys tall. The Long-Term Care facility is zoned institutional.

- A premium neighbourhood on the boundary between the City of White Rock, and City of Surrey, just west of the White Rock Town Centre and southwest of the Semiahmoo Town Centre.
- Close to an array of amenities including the neighboring Centennial Park, the nearby Semiahmoo Shopping Centre, the Horst & Emmy Werner Centre for Active Living, and Peace Arch Hospital. These amenities are considered an advantage to the subject property as they can be reached without the need for a vehicle or public transportation.
- On North Bluff Road, which is a major transit route.
- Near White Rock Elementary School, a seven-minute bike ride, twenty-minute walk, or a four-minute drive.

The design of the proposed project takes into consideration that:

- There are single-family homes to the south and west.
- There are a variety of multi-family buildings to the east, in the Town Centre Transition area.

Planning and Design Approach

The project team intends to work closely with municipal staff and Council to meet or exceed all requirements on land use approvals.

To develop purpose-built rental housing on this site, the project will require Council adoption of an OCP amendment and rezoning.

The TELUS telecommunications facility and purpose-built rental apartments will be located within two separate airspace parcels within a Comprehensive District (CD) Zone.

Regulatory Context

TELUS is excited to pursue this project on this site, at a time, when housing demand and the need for housing diversity at a municipal and provincial level has required innovative solutions to allow housing growth on land assets previously exclusively dedicated for alternate functions.

TELUS acknowledges that provincial and municipal permitting requirements will apply for the rental housing component of the project. Accordingly, appropriate municipal and provincial approvals (including development and building permits) will be sought in respect of that use.

For the relocation and upgrades to the telecommunications functions, although TELUS is generally subject to provincial or municipal laws, matters related to the location, design, construction, engineering, operation, and maintenance of the TELUS network are subject to federal jurisdiction. TELUS' immunity from provincial regulation is also acknowledged in the technical requirements that apply under the B.C. Electrical Safety Regulation and Safety Standards General Regulation are set out in the B.C. Electrical Code. Irrespective of permit requirements, it is TELUS policy that electrical work and installations will

comply with the Canadian Electrical Code standards and to purchase CSA - approved or equivalent equipment only to ensure full operational compliance within our facilities.

In light of network migrations requiring an expedited build timeline, ahead of the remaining development's approvals and construction to support a reliable cutover of critical infrastructure and customers throughout the community, there will likely be considerations for a phased permitting process.

Official Plan Amendment

The site is designated Institutional under the Official Community Plan. Our team anticipates that an OCP amendment to Town Centre Transition is needed.

The following OCP policy directions support the OCP amendment:

- Policy 11.2.1 (e) – “Supporting the addition of ancillary rental housing on institutional sites, such as places of worship, where additional development can be accommodated.”
- Policies 11.1.1 through 11.2.3 speak to increasing housing diversity by encouraging the development of market rental housing in transit-accessible locations.

We note that the project team will work with the City in consideration of land economics and ability of the project to meet these policies. In light of current interest rates and construction costs, the financial model for the project as currently designed cannot accommodate below-market units or an amenity contribution for this project.

Zoning By-law Amendment – Comprehensive Development (CD) Zone

A rezoning of the site is needed to allow for rental housing.

The City of White Rock has a history of using comprehensive development (CD) zoning to spot zone individual sites to accommodate projects that address the needs of the municipality and support the public good.

CD zones accommodate development that requires specific regulations not available in other zones, due to unique characteristics, innovation, or unusual site characteristics.

Plan of Subdivision

To accommodate the rental housing and telecommunications facility within two separate air parcels, a subdivision plan will be prepared. This will likely require encroachment agreements between the two parcels to facilitate servicing, along with the set of Statutory Right of Way agreements as required for the critical infrastructure facilities and incoming services on site.

Design Concept

The subject site is home to existing TELUS telecommunications infrastructure. This proposal is to downsize the infrastructure and integrate 100 units of purpose-built market rental housing for workforce, middle-income families and down-sizers living in White Rock.

Architecture

The preliminary proposed rental building is six stories with gross floor area of 85,571 sq ft, and FAR of 2.45. The proposed telecommunications facility would occupy 5,400 sq ft.

The intention is that this residential building will be designed to integrate into the existing site context. As a prime opportunity to repurpose a dated utility building, the proposed design intentionally minimizes the telecommunications infrastructure to a concise air space parcel, freeing up a large portion of the site towards the proposed residential development.

The Architectural design package included with this submission includes a context map, site plan, parking plan, development statistics, typical section, and parking rate.

The unit mix included in the package may be updated subject to further design work to align to OCP Policy 11.1.1. At this time, the plan is that 30% of the units are one bedroom plus den, 31% are 2 bedroom and 17% are 2 bedroom plus den.

Parking

The parking rate for the rental housing will be 1.2 + .3 for visitor. This is compliant with the parking rate identified for the apartment use in the zoning bylaw. Two service parking spaces will be provided to accommodate technician work on TELUS infrastructure. The project intends to include loading facilities in the final design, to meet municipal requirements.

Servicing

R.F. Binnie & Associates completed a review of infrastructure requirements of the proposed development, including road systems, watermains, storm sewers, sanitary sewers, and hydro/tel/gas. Based on their review, the project expects to support City infrastructure as follows:

- Road systems – pavement and sidewalk improvements.
- Watermains – water service connection to the 250mm mains on Vine Avenue.

- Storm Sewers – storm service likely connecting to the Vine Avenue mains (note: project team will work closely with the City to design the connection to the 300mm mains and confirm the alignment).
- Sanitary Sewers – Though pipe sizes fronting the site are adequate, the project team will work closely with the City to confirm any upgrades required.
- Hydro/Tel/Gas – the project team will consult the utility companies regarding service sizing and isolation requirements necessary for the telecommunications and residential functions respectively.

Environmental

WSP Canada conducted an environmental assessment of the site and concluded that, based on historical record review, no BC CSR Schedule 2 activities were identified on- or off-site.

Contact

The project team looks forward to working closely with municipal staff to advance the application and deliver much-needed telecommunications network facility and rental housing for the community.

Please address questions on this initial application to:

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