

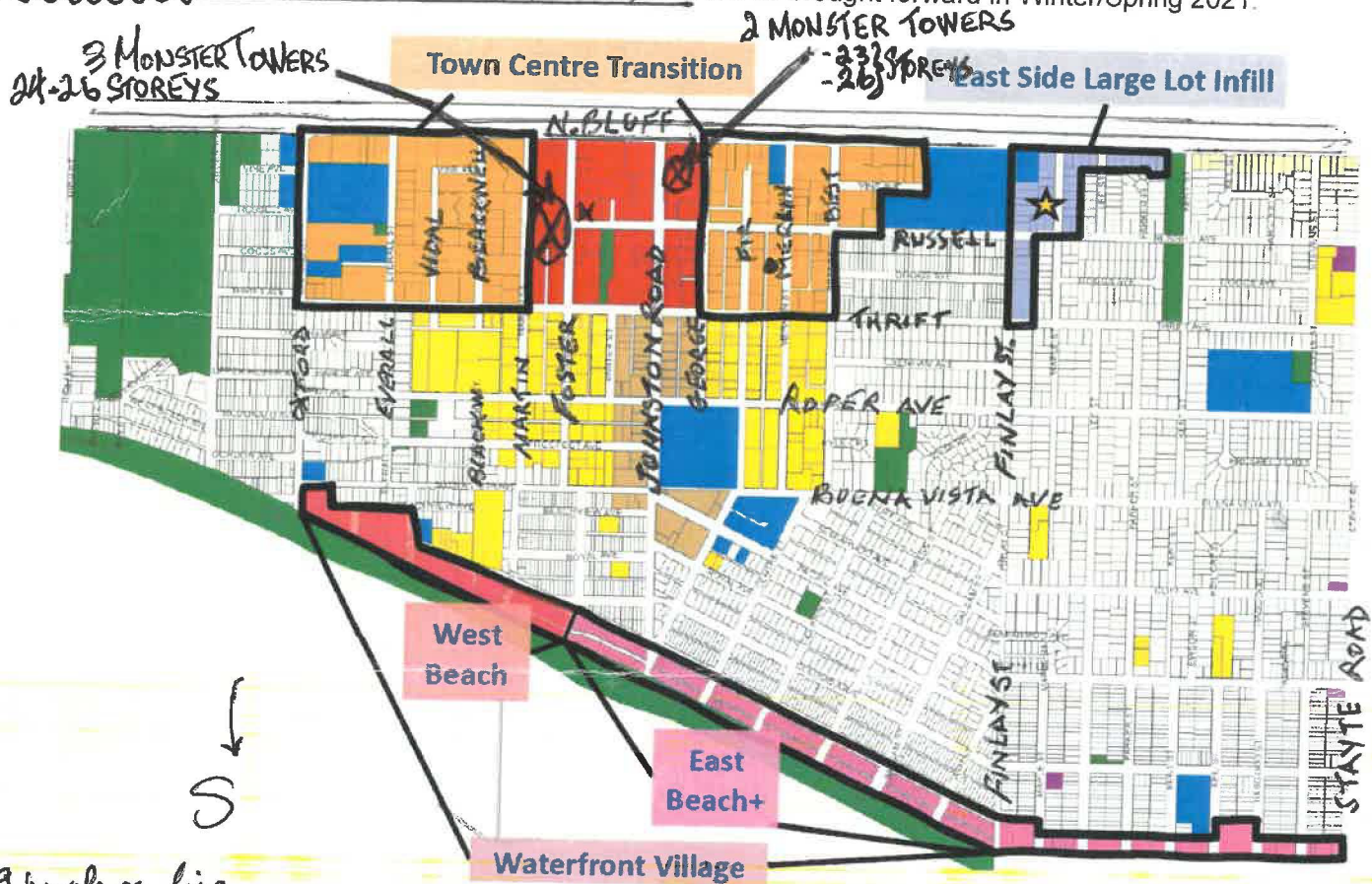
## How tall should buildings be in White Rock?

26

We want to hear from you! An Official Community Plan (OCP) is the city's blueprint for managing change to achieve our shared goals. It contains policies that guide Council's 'land-use' decisions for where and how we grow in the future, helping to conserve what we love about the city as well as improve the quality of life for current and future residents. The OCP Review seeks to ensure that this important policy document is in alignment with the values, priorities, and aspirations of the community. While not all communities have OCPs with policies that guide building heights, it is recognized as an important topic in White Rock and is currently in our OCP; re-examining the policies for this important issue is part of the OCP Review.

This survey builds on feedback that was provided in Phase 1 of the OCP Review, and presents options for revising the maximum building heights in the OCP for three areas in the community: the primarily apartment neighbourhoods east and west of the Town Centre (the "Town Centre Transition" areas), the "Waterfront Village" area (both West Beach and East Beach), and a section of the area east of Peace Arch Hospital. The map of these "Outside the Town Centre" areas is included below.

Options for the Town Centre area itself (red area below) have been considered in a separate process, and more information about the Town Centre changes can be read in the staff report on [www.talkwhiterock.ca/ocp-review](http://www.talkwhiterock.ca/ocp-review). Future changes to the Town Centre development bylaws will be brought forward in Winter/Spring 2021.



59 people on line

A digital open house on January 14, 2021, including a presentation on the topic and options, was recorded and is available for viewing on the City's YouTube channel at the following link: [www.youtube.com/cityofwhiterockbc](http://www.youtube.com/cityofwhiterockbc).

The following pages provide an overview of the options and you will be asked to choose which option for the above areas, if any, you prefer, or if you have another alternative. There is also space on the survey to share additional thoughts or ideas you have on the topic. The survey has **11 questions** and takes approximately 5-10 minutes to complete, depending on whether you choose to write any additional thoughts.

**NOTE!**  
This survey will be open until February 5, 2021 and the results will be shared with Council in a future report. Any changes to the OCP Bylaw would involve a Public Hearing as an additional opportunity for the public to share their opinions with Council before a final decision is made.

Additional background information is available on [www.talkwhiterock.ca/ocp-review](http://www.talkwhiterock.ca/ocp-review), including a summary of the overall public engagement that happened during Phase 1 of the OCP Review

For context on the locations of taller (ie., 4+ storey) existing or approved apartment or commercial buildings in White Rock, a map identifying these heights (in storeys) can be downloaded at <https://www.whiterockcity.ca/DocumentCenter/View/5816/Existing-Building-Heights-Map> (note: this map does not include all existing 4-storey apartment buildings).

**Please return completed survey forms by February 5, 2021 by mail or to the mail dropbox outside City Hall in an envelope addressed to:**

**Planning – Building Heights Survey**

**15322 Buena Vista Avenue**

**White Rock, BC V4B 1Y6**

The information on this electronic form is collected under the authority of the Freedom of Information and Protection of Privacy Act, RSBC 1996, c. 165, s. 26(e). The information will be used for evaluating public opinion for future updates to the City's Official Community Plan Bylaw and Zoning Bylaw. By submitting this electronic form, you are consenting to its collection and use. If you have any questions about the collection and use of this information, contact the Director of Corporate Administration, White Rock City Hall, 15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6, Tel. 604-541-2100



## Town Centre Transition Areas

The current OCP policy is that building heights in the Town Centre Transition (TCT) areas are provided as guidance, but are not binding/absolute limits. Heights indicated on the OCP height map range from 18 storeys beside the Town Centre to 12 storeys at Oxford Street (west), 8 storeys at Hospital Street (east), and 4 storeys at Thrift Avenue (south).

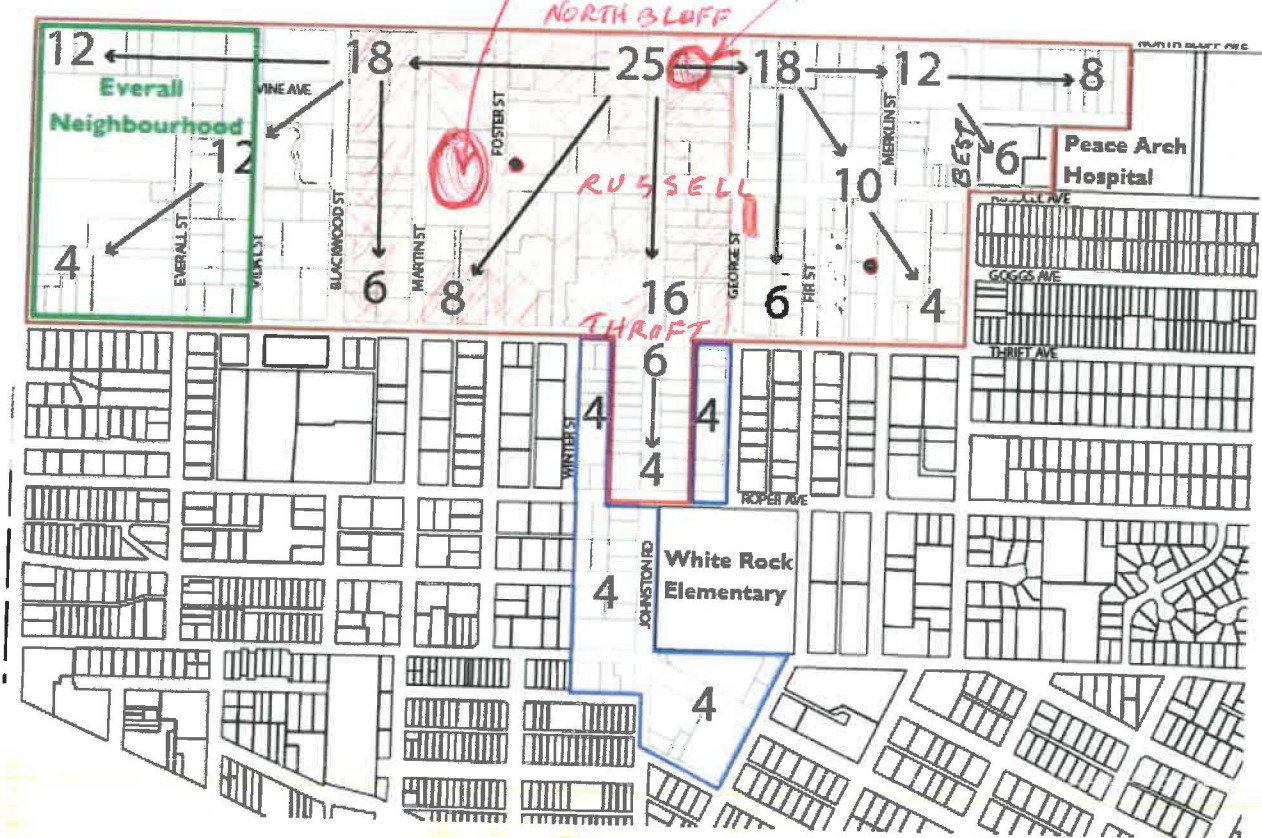
The 3 options in the following pages (A, B, and C) present "high", "medium" and "low" building height maximums.

**3 MONSTER TOWERS - 26 STOREYS**

**MORE MONSTER TOWERS**

- 23 STOREYS  
- 26 STOREYS

TCT Option A (High) would maintain the current policy and would support heights of up to 18 storeys on North Bluff Road at George Street and Martin Street. The entire current OCP can be downloaded from the City's website: <https://www.whiterockcity.ca/DocumentCenter/View/276/Consolidated---Official-Community-Plan-Bylaw-2017-Number-2220-PDF> (the map is on page 31 and is also provided below).



Martin Feiler

3 Monster Towers

26 overht. bldgs.

-18

8 x 3 = 24 stories PAY BACK

Johnston/N. Bluff Monster Towers.

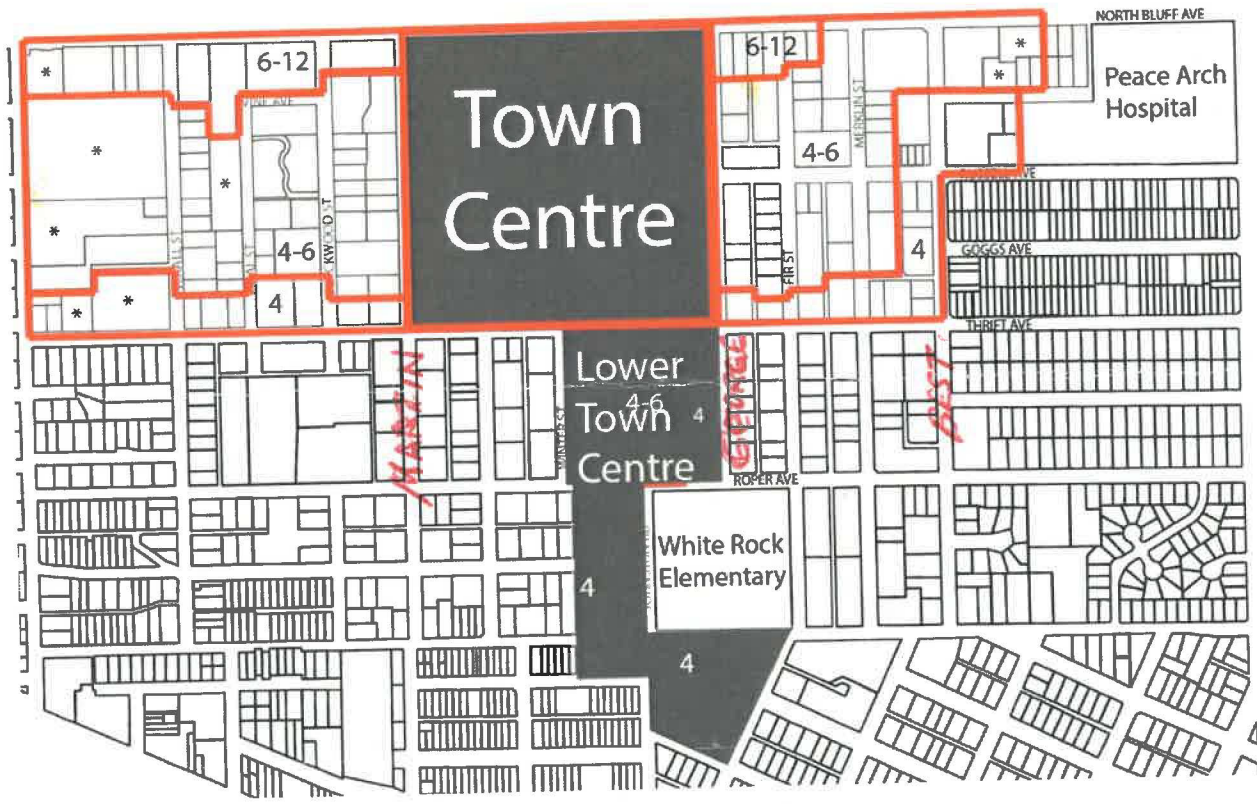
26  
-18

23  
-18

8 storeys + 5 storeys = 13 more storeys PAY BACK

Total PAY BACK known to date = 24 + 13 = 37 STOREYS PAY BACK TO RESIDENTIALS IN "HEIGHT" ZONES.

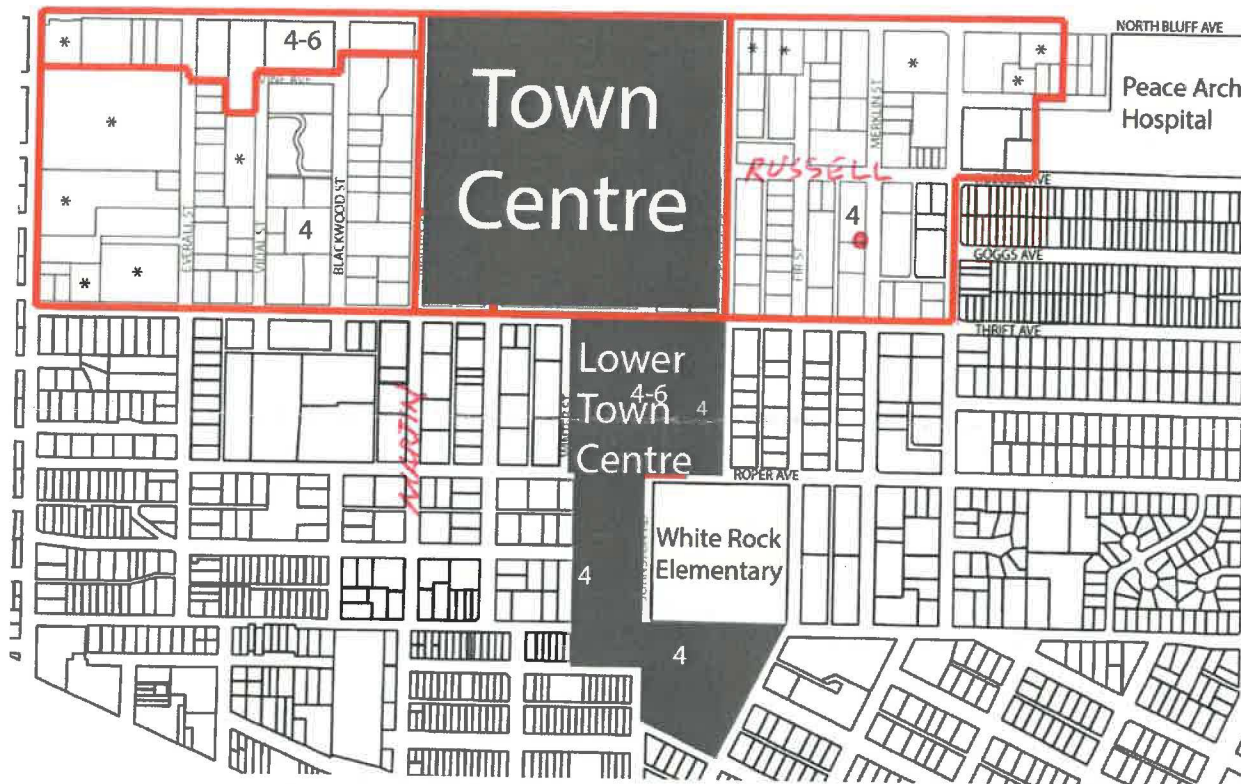
No! **TCT Option B** (Medium) would limit heights to 12 storeys on North Bluff Road, 4 storeys on Thrift Avenue and Best Street, and 6 storeys in between. Option B would make heights in the OCP 'absolute' limits (the OCP would have to be amended in order to allow a building that exceeds the height shown on the map). Where "6-12 storeys" are permitted as a maximum, any building greater than 6 storeys would be required to include a portion of the homes at below market rents - where "4-6 storeys" are permitted as a maximum, any building greater than 4 storeys would be required to include a portion of the homes at below market rents. The corresponding height map is provided below.



WHAT IS CONSIDERED "MARKET RENT"?



**TCT Option C (Low)** would limit heights to 4-6 storeys on North Bluff Road, west of Martin Street, and 4 storeys in all other sections of the Town Centre Transition areas. Option C would also make heights in the OCP 'absolute' limits (the OCP would have to be amended in order to allow a building that exceeds the height shown on the map). Where "4-6 storeys" are permitted as a maximum, any building greater than 4 storeys would be required to include a portion of the homes at below market rents. The corresponding height is provided below.



Option B (Medium) and Option C (Low) both would exclude the parking lot adjacent to Peace Arch Hospital (between North Bluff Road and Vine Street), owned by the Peace Arch Hospital Foundation and currently zoned as Civic / Institutional Use (P-1) from this height map, and re-designate these lands in the OCP as Institutional use, instead of the current Town Centre Transition land use designation for these lands.

Please answer the question below to share which option you most support. If you support none of these options, please select "Other" and share an alternative that you would support. You may also write additional thoughts on the Town Centre Transition area down in the general comments question provided at the bottom of this page.

**1. Select your preferred option (choose any one option):**

- ☐ TCT Option A (High) – Maintain current policy for height guidelines in the OCP
- ☐ TCT Option B (Medium) – Mid-rise (6-12 storeys) along North Bluff Road
- ☒ TCT Option C (Low) – 4-6 storeys along North Bluff Road west of the Town Centre, 4 storey max elsewhere
- ☐ No opinion
- ☐ Other (please specify):

*YES. WITH ADDITION OF BOSA HIGHRISES NOW ERECTED, AND MORE COMING WHICH WERE GRANTED BY FORMER W. ROCK COUNCIL, NO FURTHER HIGH DENSITY/HIGH RISES SHOULD BE ALLOWED.*

**2. Do you have any further thoughts about building heights in the Town Centre Transition areas?**

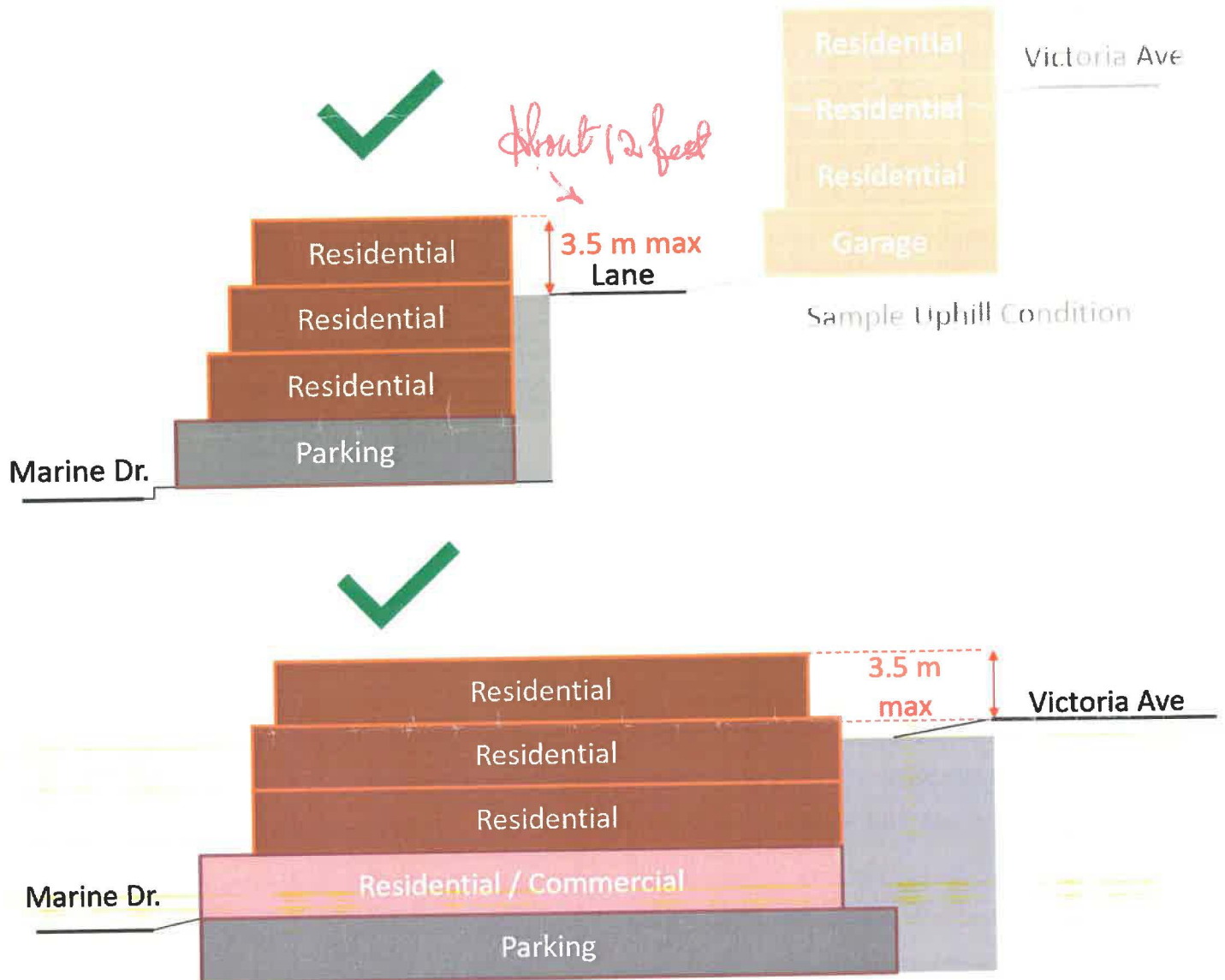
*PROPOSED GEORGE & RUSSELL 6-STOREY Development of 88 units (from 25 currently)*  
*George St. proposed 60 storeys/88 units*  
*15 (rounded) = approx 15 units per floor.*  
*4 storeys would give Developer 60 units (from 88)*  
*Currently that site houses 25 units. Developer puts 45+ more residents/units on that site. FOR POPULATION DENSIFYING that is enough.*  
*INCREASE OF 63 UNITS! on less than one third of the street*

## Waterfront Village (West Beach and East Beach)

The current OCP policy is that building heights in the Waterfront Village areas (primarily Marine Drive and some adjacent uphill properties) are a maximum of 4 storeys, without providing any guidance on where it may be appropriate to have a lower height. This policy applies to the entire Waterfront Village area which extends from Oxford Street in West Beach to Stayte Road in the East Beach area.

**WV Option A** is to maintain this status quo (maximum 4 storeys for all Waterfront Village designated properties).

**WV Option B** is to provide a 3 storey maximum (including parking levels) as the base height allowed in all Waterfront Village designated properties, and only allow a 4th storey (either 1 parking level plus 3 storeys, or 1 parking level plus 4 storeys) on a property where the top of the building is not more than 3.5 metres (11.5 feet) above the highest point around the boundary of the property. Option B would provide a limit within the OCP that would apply when a property's zoning is amended. Two cross-section (side view) examples of acceptable heights under Option B are copied below for reference:



Please note the questions below ask you to provide your input separately for **West Beach** (Oxford Street to Foster Street) and **East Beach+** (from Foster Street to Stayte Road). For a map of these areas, see the map provided on page 1. If you support neither option, please select "Other" and share an alternative that you would support.



3. Select your preferred option for West Beach (choose any one option):

- ☐ WV West Beach Option A - Maintain current OCP policy for height maximums in the OCP (4 storeys)
- ☐ WV West Beach Option B - Limit buildings to 3 storeys, except where top of building is less than 3.5 metres (11.5 feet) above highest point along the edge of the property
- ☐ No opinion

☒ Other (please specify): NO EXCEPTION - ALLOW 3 STOREY, REDUCE TO 2 STOREYS WHERE HT. EXCEEDS HIGHEST POINT ON PROPERTY LINE: for Sunshine allowance.

4. Do you have any further thoughts about building heights in the West Beach Waterfront Village area?

YES CONSIDER WATER CONSUMPTION - maintain lower density for long term view of water supply. WATER IS THE NEXT OIL.

5. Select your preferred option for East Beach (choose any one option):

- ☐ WV East Beach Option A - Maintain current OCP policy for height maximums in the OCP (4 storeys)
- ☐ WV East Beach Option B - Limit buildings to 3 storeys, except where top of building is less than 3.5 metres (11.5 feet) above highest point along the edge of the property
- ☐ No opinion

☒ Other (please specify): EXACTLY AS ABOVE. Consider your children's generation and your grandchildren's generation.

6. Do you have any further thoughts about building heights in the East Beach Waterfront Village area?

YES KEEP THE BUILDINGS LOWER IN CONSIDERATION OF population density in that already dense and  
① high traffic, highly visited zone especially in summer months.

② The shops along the street front will benefit from local traffic in off-months just by the fact the some densification will increase even by the plan as proposed above AND, as it is, they are used to lessening of business in off-season months.

## East Side Large Lot Infill Area (east of Finlay Street)

The current OCP policy in the East Side Large Lot Infill Area is as follows: "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**" [emphasis added]. Further, buildings on North Bluff Road may be increased to a height of six (6) storeys if 30% of the units are provided as affordable rental units.

While the OCP calls for buildings of six 6 storeys on Finlay Street, the ALTUS building currently under construction on Finlay Street was approved prior to the adoption of the current OCP, and was approved as a 13 storey building. The property owner to the east of the ALTUS building has applied to construct a 4-5 storey building, including apartments, immediately beside the ALTUS.

A map of the area and diagram of the proposed 4-5 storey building as viewed relative to the ALTUS are below:

### East Side Large Lot Infill Area





**ES Option A** is to maintain the current OCP policy, which would require the property beside ALTUS to continue to apply for an amendment to the OCP for its building height.

**ES Option B** is to revise the building heights for the property east of ALTUS to allow a 5 storey building with apartments, with a maximum 4 storeys beside Russell Avenue and Maple Street. The applicant for the property east of ALTUS would still need to obtain rezoning approval from Council, but would no longer be required to amend the OCP. A view/diagram from the south side of the 13 storey ALTUS building and the 5 and 4 storeys proposed is shown above to illustrate the relative heights of the buildings.

If you support neither of these options, please select "Other" and state the alternative you would support for the property east of ALTUS. If you have additional comments about this area, including comments on other properties in the East Side Large Lot Infill Area, please use the general comments question at the bottom of this page to share:

**7. Select your preferred option for East Beach (choose any one option):**

- ☐ ES Option A - Maintain current policy for height in East Side Large Lot Infill Area
- ☐ ES Option B - Increase height permitted beside ALTUS building from 3 storey townhouses to 5 storeys, including apartments
- ☐ No opinion

☒ Other (please specify).

GO WITH OPTION AND VIEWS PROVIDED BY THE MAJORITY OF THE RESIDENTS IN THAT SECTION.

**8. Do you have any further thoughts about building heights in the East Beach Waterfront Village area?**

ALWAYS HAVE A VIEW TO WATER/ENERGY CONSUMPTION

**9. Is there anything else you would like to share with the City regarding building heights in White Rock? If so, please use the lines below to add your comments.**

TOPS OF HIGH RISES / LOW RISES: FORGET PENTHOUSES - PUT SOLAR PANELS ON THE ROOFS.

**10. For reporting purposes, please indicate which city you live in below.**

☒ White Rock (Town Centre Transition Areas)

☐ White Rock (West Beach - Waterfront Village Area)

☐ White Rock (East Beach - Waterfront Village Area)

☐ White Rock (East Side Large Lot Infill Area)

☐ Other Area in City of White Rock

☐ City of Surrey

☐ Other (please specify)

11. Please check all of the ways you heard about this survey:

- ☒ Word of mouth *from my sister*
- ☐ City website
- ☐ Social media (Facebook, Twitter, etc.)
- ☐ Direct mail flyer ("How Tall Should Buildings be in White Rock?")
- ☐ Other (please specify) *PEACE ARCH NEWS from my sister*

Thank you for completing the survey – your responses will be shared with Council in a future report on this topic, anticipated in February/March 2021. A Public Hearing would be required before any final decisions are made.

*Lavonne Khayyat*  
*203-1449 Merklein St.*  
*White Rock BC V4B 4C4*

*(1)*

*E: lavonne2007@shaw.ca*

ANOTHER POINT: Please note ☆ on p.3.

*So for buildings which have been allowed to exceed the OCP policy, and excess of 37 storeys has been allowed - for whatever trade-off reason, this is the fact to be considered in view of energy and water consumption AND in quality of life for residents dealing with OVER-DENSIFICATION effects on traffic, hospital capacity and general overcrowding. ENOUGH.*



FEBRUARY 2021

**REGARDING:**

**Town Centre Transition (TCT) options on buildings heights as provided by City Hall, Municipality of White Rock..**

**I/We have reviewed the options here attached and agree with the selections as specified.**

**Todd & Rita Conkey**      [toddconkey@gmail.com](mailto:toddconkey@gmail.com)

2

101 – 1449 Merklin Street  
White Rock, BC V4B 4C4

FEBRUARY 2021

**REGARDING:**

**Town Centre Transition (TCT) options on buildings heights as provided by City Hall, Municipality of White Rock..**

**I/We have reviewed the options here attached and agree with the selections as specified.**

**Una Erdodi**      [erdodi-basic@telus.net](mailto:erdodi-basic@telus.net)

3

312 – 15111 Russell Avenue  
White Rock, BC V4B 2P4

I AM CONCERNED ABOUT THE  
HOSPITAL CATCHMENT AREA.  
IT IS OVERBURDENED NOW.

UE

FEBRUARY 2021

**REGARDING:**

**Town Centre Transition (TCT) options on buildings heights as provided by City Hall, Municipality of White Rock..**

**I/We have reviewed the options here attached and agree with the selections as specified.**

**Bill & Mary O'Donovan** [liam.o@shaw.ca](mailto:liam.o@shaw.ca)

(4)

304 – 1449 Merklin Street  
White Rock, BC V4B 4C4



FEBRUARY 2021

**REGARDING:**

**Town Centre Transition (TCT) options on buildings heights as provided by City Hall, Municipality of White Rock..**

**I/We have reviewed the options here attached and agree with the selections as specified.**

**Gerry & Jane Tohill** [gptohill@gmail.com](mailto:gptohill@gmail.com)

(5)

204 – 1449 Merklin Street  
White Rock, BC V4B 4C4





FEBRUARY 2021

**REGARDING:**

**Town Centre Transition (TCT) options on buildings heights as provided by City Hall, Municipality of White Rock..**

**I/We have reviewed the options here attached and agree with the selections as specified.**

**Leslie Gaskell**  
**Gordon McGinnis**      [thegaskells@shaw.ca](mailto:thegaskells@shaw.ca)

6

104 – 1449 Merklin Street  
White Rock, BC V4B 4C4

FEBRUARY 2021

**REGARDING:**

**Town Centre Transition (TCT) options on buildings heights as provided by City Hall, Municipality of White Rock..**

**I/We have reviewed the options here attached and agree with the selections as specified.**

**Steve Long** [SGL4747@gmail.com](mailto:SGL4747@gmail.com)

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201 – 1449 Merklin Street  
White Rock, BC V4B 4C4