

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: March 25, 2024

TO: Mayor and Council

FROM: Anne Berry, Director, Planning and Development Services

SUBJECT: Initial Review of 14990 North Bluff Road (ZON00061/MJP00041)

RECOMMENDATION

THAT Council direct staff to advance the zoning amendment application at 14990 North Bluff Road and proceed to the next stage in the application review process.

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, Council may 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, Council may identify their concerns and send the application 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 City has received zone amending (ZON00061) and major development permit (MJP00041) applications for the property located at 14990 North Bluff Road (Appendix A). The rezoning application is to change the current zoning of the subject property from RM-2 (Medium Density Multi-Family Residential) to a site-specific CD (Comprehensive Development) zone. The current application consists of the following:

- Two (2) six-storey wood frame buildings identified as "Building A" and "Building B;"

- Building A (market-rental) – 100 dwelling units;
- Building B (market-strata building) – 147 dwelling units; and
- Three (3) levels of below grade parking shared between "Building A" and "Building B" (see Figure 1 below).

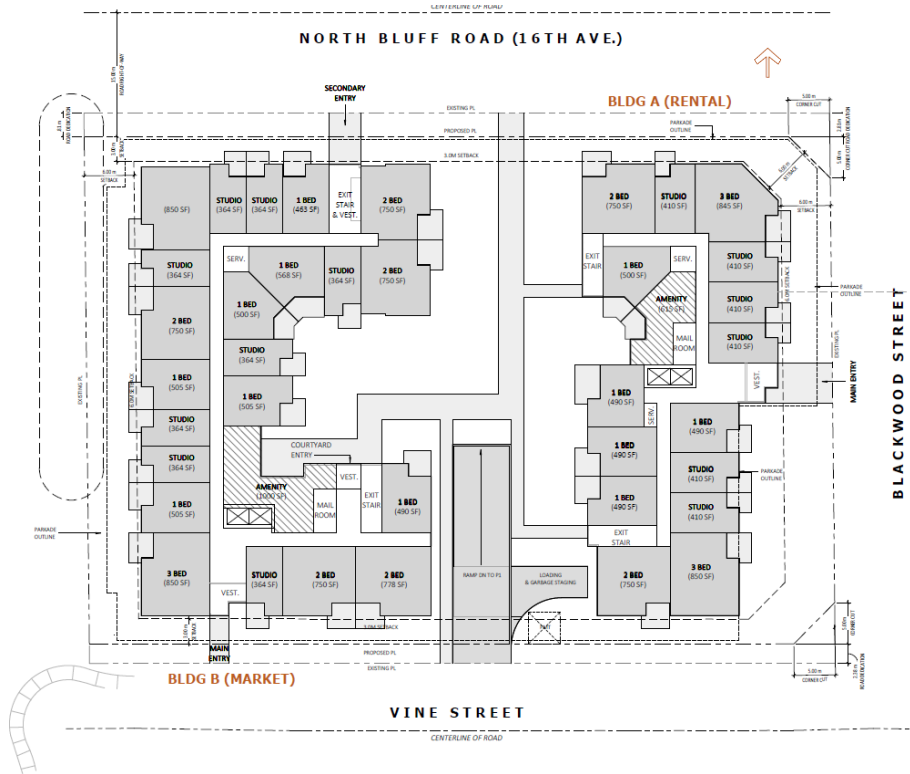


Figure 1 – proposed site plan

Figure 2 below illustrates the relationship between the two buildings over the three (3) levels of shared below grade parking.

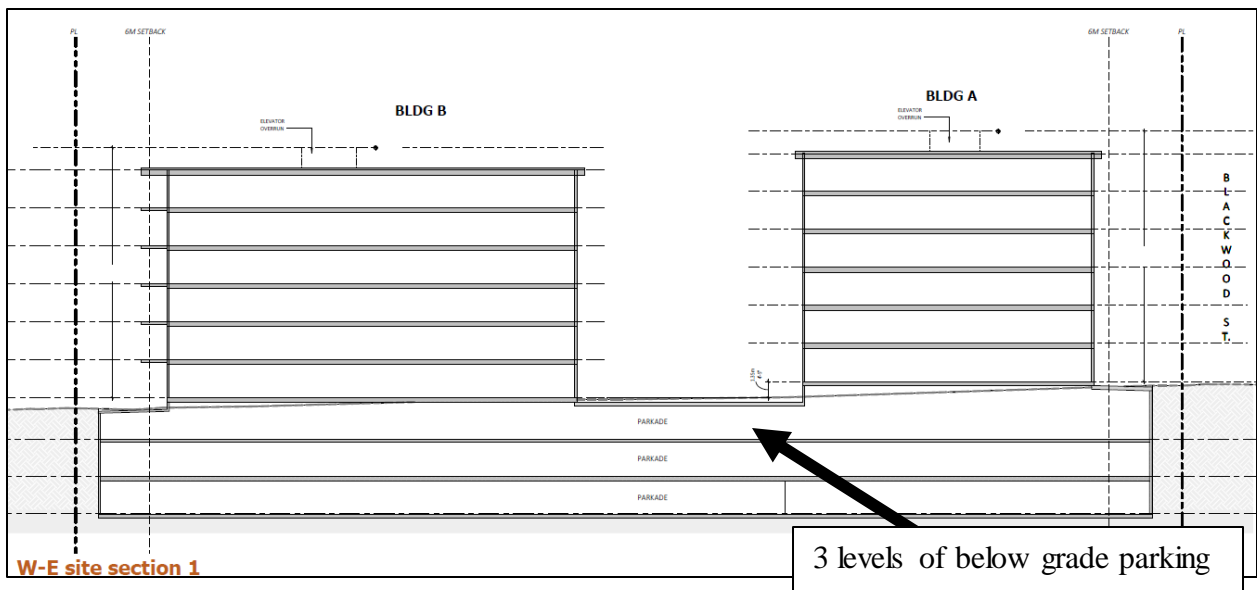


Figure 2 – Cross Section West to East

Figures 3 and 4 below are renderings of the proposed buildings. The form and character of the proposed development is subject to the Multi-Family Development Permit Guidelines that requires a major development permit (MJP00041) application that will be subject to a future Council report.



North-West Sketch Perspective

Figure 3 – Proposed Perspective



North Sketch Elevation

Figure 4 – Proposed Perspective

Land Use Application History

The subject property has been subject to several applications. The following is a brief chronology of those applications:

- February 2020 – Zoning bylaw amendment application for a residential development proposing to construct two (2) residential apartment buildings:
 - One 18-storey market strata building consisting of approximately 186-195 dwelling units;
 - One 6-storey rental building consisting of 113 dwelling units; and
 - A shared below-grade four-storey parkade.

The zoning bylaw amendment application was withdrawn by the applicant in October 2020.

- August 2021- Council amended the OCP density and height limits for the Town Centre and the Town Centre Transition land use designations. With this change the maximum height limit for the subject property was changed from 18-storeys to 6-storeys.
- June 12, 2023- Combined OCP and Zoning bylaw amendment application were presented to Council for a residential development proposing to construct two (2) residential apartment buildings:
 - One 30-storey market strata buildings consisting of 374 dwelling units;
 - One 6-storey market rental buildings consisting of 147 dwelling units; and
 - A shared below-grade 7-storey parkade.

Council moved the following:

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 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; and
 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.
- October 31, 2023- Applicant withdrew the combined OCP and zoning bylaw amendment application that was presented to Council June 12, 2023.

Current Use of Subject Property

Currently built on the subject property is a two-storey 32-dwelling unit rental apartment building (See Figure 5 below). Redevelopment of the subject property is subject to the City's *Tenant Relocation Policy 514*.

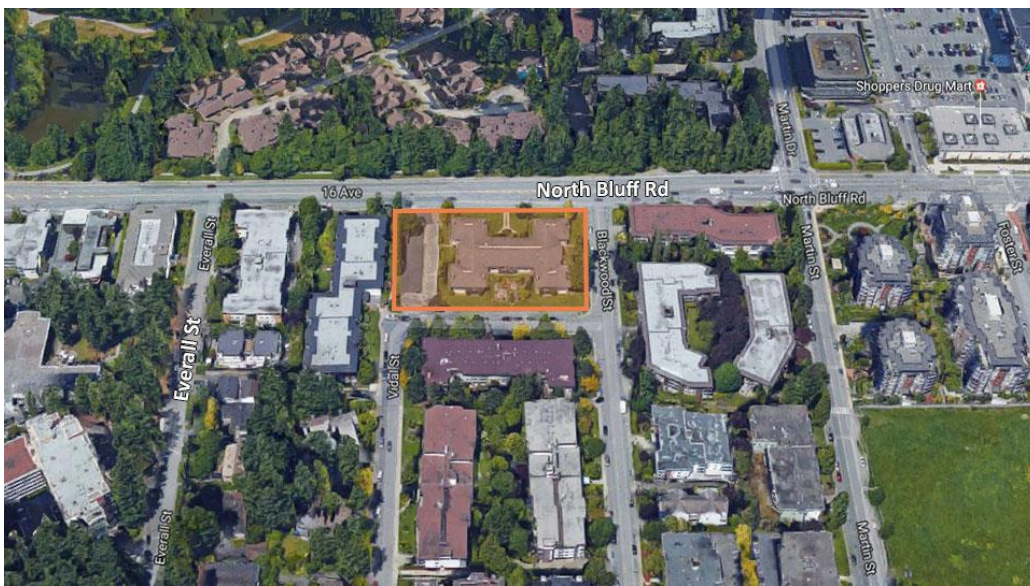


Figure 5 – Site Context

OCP Land Use Designation

The OCP land use designation for the subject property is *Town Centre Transition*. The *Town Centre Transition* 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.

The following objectives and policies of the Town Centre Transition support the proposed development:

Objective 8.2 – To enable a concentration of multi-unit residential uses to provide easy access to and to strengthen the commercial uses in the Town Centre and the transit corridor on North Bluff Road, and to provide a transition to surrounding low-to mid-rise residential areas.

The subject property abuts North Bluff Road, which is a transit corridor and will form part of the transition to the Town Centre which is one block east.

Policy 8.2.1 – Uses and Building Types - Allow multi-unit residential uses...Building types range from low-rise to mid-rise.

The proposed development consists of approximately 247 dwelling units within two (2) 6-storey buildings.

Policy 8.2.2 – Density and Height – Concentrate the highest height and densities adjacent to the Town Centre along North Bluff Road. Maximum allowable densities (FAR) are outlined in Figure 9 and policy 8.2.3, and maximum heights (in storeys) are illustrated in Figure 10.

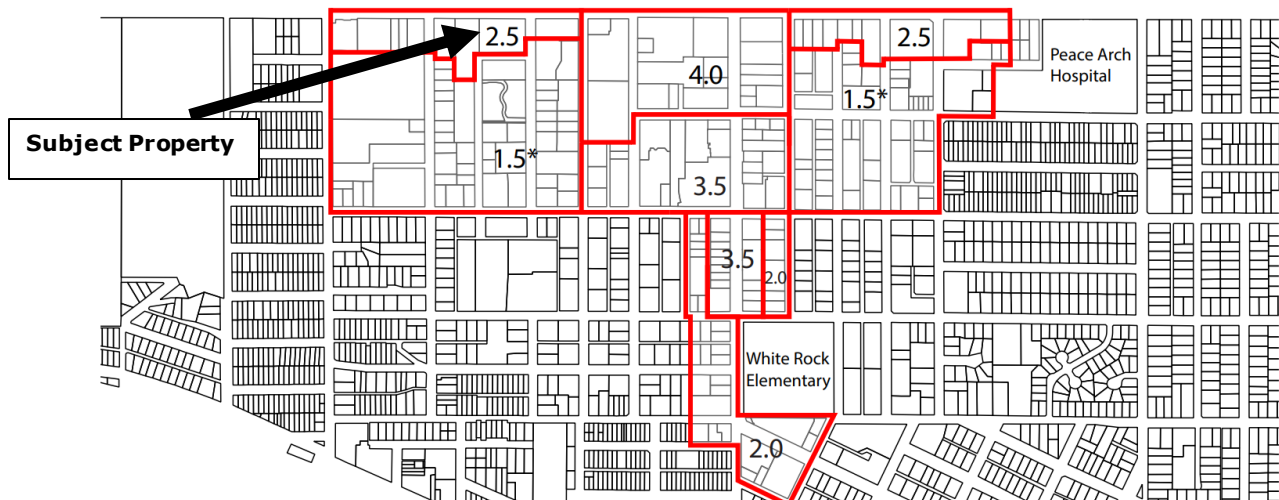


Figure 9 Maximum FAR in the Town Centre, Town Centre Transition, and Lower Town Centre Areas
(* indicates density may be increased with inclusion of an affordable housing component)



Figure 10 Maximum Building Heights in the Town Centre, Town Centre Transition, and Lower Town Centre Areas
(*indicates where 6 storeys permitted with inclusion of affordable housing component)

The density of the proposed development is 2.48 FAR which is under the maximum FAR of 2.5 for the subject property as shown in Figure 9. The proposed height of the buildings is 6 storeys (20.5m) which is consistent with the maximum building height of 6 storeys as shown in Figure 10.

FINANCIAL IMPLICATIONS

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

If supported by Council, the 14990 North Bluff Road zone amending application would proceed to the next step in the application process, after a complete application package is received, which is a Public Information Meeting (PIM) as outlined in the *Planning Procedures Bylaw Schedule G*.

Once the PIM is completed and circulation of the application for interdepartmental and external comments, a bylaw would be presented to Council for 1st and 2nd readings. A Public Hearing is not permitted for this application per Section 464 (3) of the *Local Government Act*. Notices of the PIM and First Reading consideration would be circulated to owners and occupants of properties within 100 metres of the developments.

INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS

The early review of zone bylaw amendment 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

The following options are available for Council's consideration:

1. Council may direct staff to obtain additional project-specific information prior to deciding whether to advance or deny the Application;
2. Council may deny the Application;
3. Council may direct the Application to proceed to the next stage in the process and give additional direction on any additional focus or scrutiny during the review process; or
4. Council has directed staff to develop a scope of work and cost estimate for the Land Use Plan for the North Bluff Corridor Study as well as, 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. Council may want to wait before advancing this application pending the outcoming of the North Bluff Corridor Study.

Staff recommends proceeding with the application as it is consistent with the Official Community Plan.

CONCLUSION

Council adopted amendments to the *Planning Procedures Bylaw* which enable an early review of zone bylaw amendment applications. This corporate report presents a zone bylaw amendment application for the property located at 14990 North Bluff Road, which if approved, would permit the development of two (2) 6-storey wood frame buildings one (1) building will be market -rental contain 100 dwelling and the other building will be a market-strata building containing approximately 147 residential units. If the application is advanced to the next stage in the process, the Applicant would be required to submit a complete zoning bylaw amendment application package as outline in the *Planning Procedures Bylaw*. The Application could then proceed to a Public Information Meeting (PIM). The proposed development would also be subject to a major development permit, used to help control the form and character of development. The permit application would be subject to review by the Advisory Design Panel

(ADP), prior to a report being brought forward for Council's consideration of the zone bylaw amendment application.

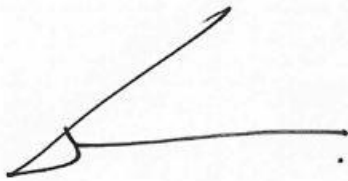
Respectfully submitted,

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Anne Berry, MCIP, RPP
Director, Planning and Development Services

Comments from the Chief Administrative Officer

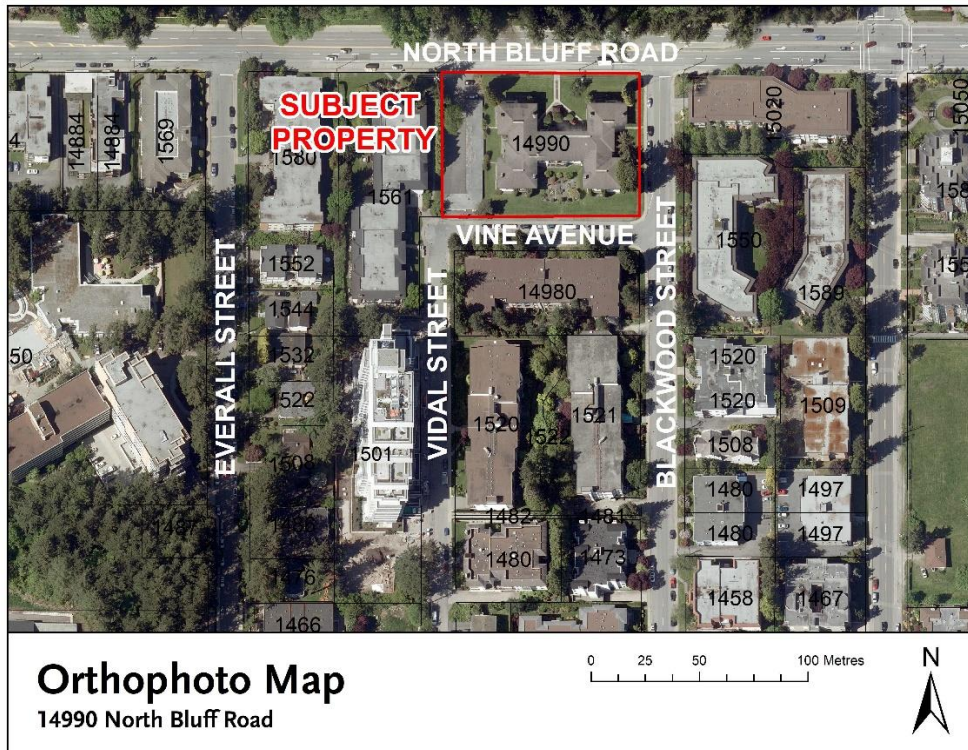
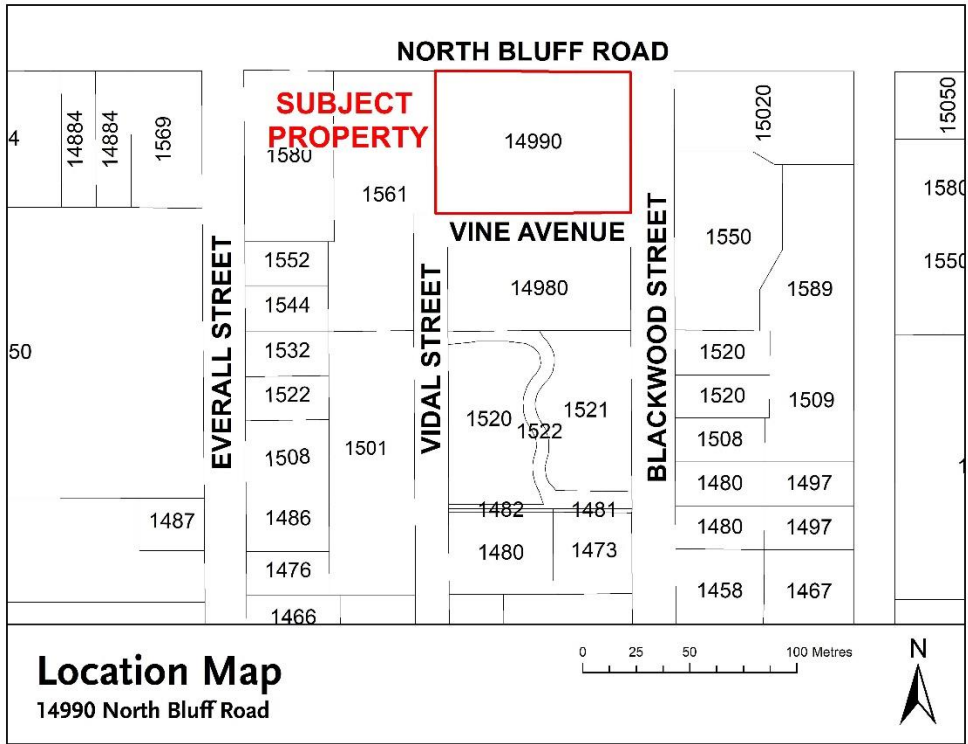
I concur with the recommendation of this corporate report.

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Guillermo Ferrero
Chief Administrative Officer

Appendix A: Location and Orth Maps
Appendix B: Applicant Letter of Intent

Appendix A



Appendix B



November 15, 2023

File # 19-152.1

City of White Rock
Planning and 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 two 6 storey multi family, wood frame buildings over 3 shared levels of underground concrete parkade at the corner of Blackwood St. and North Bluff Rd. A total of 247 multi-family residential suites are proposed.

Siting and Massing:

The buildings are situated in such a way that allows natural daylight and enhanced south-facing view opportunities towards the waterfront. Materiality and articulation of the facades will be used to soften the scale and overall massing down to a pedestrian level. Significant trees are planned to be retained at the corner of Blackwood and Vine.

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 and provide visual interest. Each ground floor unit facing a street will have an individual connection to the offsites. Stairs and tiered planters will be provided to further differentiate between semi-private and public spaces.

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

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CALGARY AB | 410 – 333 11th Avenue SW T2R 1L9 | Phone 587 391 4768

Fax 1 855 398 4578 | mail@keystonearch.ca | keystonearch.ca



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 of the development 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.

Should you have any questions or require any additional information, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Bartok', with a stylized flourish at the end.

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

Keystone Architecture & Planning Ltd.

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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