



Corporate Report

NO: R007

COUNCIL DATE: January 19,

2004

REGULAR

TO: Mayor & Council DATE: **January
19,
2004**

FROM: **General Manager,
Planning and
Development** FILE: **0480-01**

SUBJECT: **City of White Rock - Official Community Plan
Amendment**

RECOMMENDATION

It is recommended that Council:

1. Receive this report as information; and
2. Authorize the City Clerk to forward a letter to the City of White Rock with respect to the proposed White Rock Official Community Plan Amendment Bylaw No. 1732, requesting that the City of White Rock consult with the City of Surrey early in the application review process with respect to each development application proposing high rise development in the vicinity of 16 Avenue.

INTENT

The purpose of this report is to provide Council with information regarding a proposed City of White Rock Official Community Plan ("OCP") Amendment, Bylaw No. 1732 and to seek Council direction with respect to providing comments to the City of White Rock Council on or prior to the January 26, 2004 Public Hearing, related to the subject Amendment By law.

BACKGROUND

The Director of Corporate Services for the City of White Rock forwarded a letter, dated January 14, 2004, (copy attached as Appendix I) that advises the City of Surrey of a Public Hearing that is scheduled for January 26, 2004, related to amendments to the White Rock OCP and requests that the City of Surrey forward any concerns prior to that date.

In 2001, the City of White Rock undertook a major review of its OCP that, among other things, provided for increased residential building heights within the Town Centre-Johnston Road Corridor. The height limits were increased from 9 storeys up to 12 storeys (120 feet). At that time it was noted that, depending on the location, future high rise development in White Rock could have an impact on the streetscape, sunlight and view corridors in the Semiahmoo Town Centre area of Surrey.

Surrey's Area Plan for the Semiahmoo Town Centre has, since the early 1980's, included a maximum building height of 4 storeys. This was based on Council direction at the time that was consistent with input from residents of the Semiahmoo Town Centre area.

On May 7, 2001, in considering a Corporate Report on the proposed White Rock OCP, Surrey Council passed the following resolution:

That Council:

Authorize the Acting City Clerk to forward a letter to the City of White Rock indicating:

- (a) *That the City of White Rock consult the City of Surrey when preparing design guidelines for the White Rock Town Centre – specifically for the area in the vicinity of 16 Avenue; and*
- (b) *That the City of White Rock consult the City of Surrey with regard to all rezoning applications proposing high-rise buildings in the vicinity of 16 Avenue.*

Design Guidelines for the White Rock Town Centre were developed by the White Rock Planning Department in October of 2001 and were forwarded to Surrey staff for comment. These guidelines were determined to be generally acceptable, noting the 4 storey height limit on the Surrey side of 16 Avenue and concerns regarding view corridor, shadowing and quality of development.

DISCUSSION

The OCP amendments currently being proposed by the City of White Rock are listed below with a brief discussion of each amendment.

Delete Policy 8H – Maximum Building Heights

Currently, policy 8H of the White Rock OCP section on the Town Centre-Johnston Road Corridor is as follows.

"Policy 8H: Maximum building heights for each block within the Town Centre will be limited to those set out in the Maximum Building Height Envelope (Map 3) forming part of this plan.

The height envelopes provide for adequate flexibility to accommodate a range of building types and to provide an orderly context for future development. Map 3 establishes an upper height limit for all sites. Given the costs and space requirements associated with such an amenity, some modest additional building height and density may be justified, but this case would be made through a site-specific amendment to the Official Community Plan."

Map 3, which is attached in Appendix I to this report, provides for a maximum building height of 36.6 metres (120 feet) for the two blocks south of 16 Avenue between Johnston Road (152 Street) and Foster Road. The blocks to the east and west, between Johnston Road and George Street and between Foster and Martin Street, would have a maximum building height of 27.4 metres (90 feet). The angle of containment for buildings fronting on 16 Avenue is 45 degrees. Angles of containment are setbacks intended to permit views and allow for sunlight penetration.

The current White Rock OCP Amendment proposes that the wording of policy 8H be amended as follows:

"Policy 8H: Recommended maximum building heights for each block within the Town Centre are illustrated in the Recommended Building Height Envelope (Map 3) forming part of this plan.

The recommended maximum height envelopes will accommodate a range of building types, and provide an orderly context for future development. Map 3 establishes a recommended maximum building height limit for all sites as well as recommended angles of containment. Given the costs and space requirements associated with provided amenities, some modest additional building height and density may be justified for a particular project but this would be decided on a site-specific basis by the Council through a Comprehensive Development Rezoning process."

Map 3, as attached, is proposed to be similarly amended to change the heading of the Map from "**Town Centre – Maximum Building Height Envelopes**" to "**Town Centre – Recommended Building Height Envelopes**".

Comment on Proposed Amendment

The proposed OCP Amendment would change the policy of the OCP from requiring that any increase in height over 9 and 12 storeys respectively, (depending on location) be considered through a site-specific amendment to the OCP, to referring to these heights and angles of containment as "recommended maximums" which could be "modestly" increased through a rezoning process.

It is noted that, despite Surrey Council's resolution of May, 2001, that was forwarded to White Rock and that requested that the City of Surrey be consulted with regard to all rezoning applications proposing high rise buildings in the vicinity of 16 Avenue, the first such rezoning application for the old Safeway site at 15076 North Bluff Road (16 Avenue) for an 8 storey residential building, was not forwarded to Surrey for preliminary input. Notice of the Public Hearing for this site was not received by Surrey in time to obtain a Surrey Council-endorsed position on the application, prior to White Rock's Public Hearing on the matter.

In considering the proposed OCP amendment, it is noted that public consultation and a Public Hearing will be required as part of the rezoning application even if an OCP amendment is not required. Since the City of Surrey's main concern is that there be sufficient opportunities early in the application review process, with regard to any site specific rezoning application for a high rise building in the vicinity of 16 Avenue, to enable Surrey to address potential impacts on properties in Surrey on the north side of 16 Avenue, it is important that applications be received with sufficient time for reasonable staff review and for preparing any necessary report for consideration by Surrey Council, prior to the Public Hearing related to the application.

Delete Policy 8I – Rate of Development

Policy 8I of the White Rock OCP restricts the rate of development in the City of White Rock to no more than 5 developments over 4 storeys during the period from 2001 to 2006. The White Rock staff memorandum notes that development cycles do not respect artificial boundaries, but rather development responds to the market. It was further noted that market-driven building cycles do not respect the timeframes given in OCPs. The proposed White Rock OCP amendments include the deletion of Policy 8I.

Comment on Proposed Amendment

The City of Surrey should be given reasonable opportunity to review and provide input early in the review process (i.e., well in advance of any related Public Hearing) on those applications for high-rise development in White Rock that may have an impact on the Surrey side of 16 Avenue. The timing of development is not as critical as the design of the development.

CONCLUSION

Based on the above discussion, it is recommended that Council authorize the City Clerk to forward a letter to the City of White Rock, with respect to the proposed White Rock Official Community Plan Amendment Bylaw No. 1732 requesting that the City of White Rock consult with the City of Surrey early in the application review process with respect to each development application proposing high rise development in the vicinity of 16 Avenue.

Murray Dinwoodie
General Manager
Planning and Development

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Attachments:

Appendix I – Letter and Attachments from the City of White Rock dated January 14, 2004.

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