



# Corporate Report

NO: R171

COUNCIL DATE: July 5, 2004

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## REGULAR COUNCIL

TO: Mayor & Council                      DATE: July 5, 2004  
FROM: General Manager, Planning and Development      FILE: 0480-01  
SUBJECT: City of White Rock - Official Community Plan  
Amendment By-law No. 1748 and Rezoning By-law  
No. 1749 at 14824 North Bluff Road

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## 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 White Rock Official Community Plan ("OCP") Amendment By-law No. 1748 and Rezoning By-law No. 1749, advising that the proposed OCP Amendment from Public/Institutional/Utility to Apartment/Multiple Unit Residential and the proposed rezoning from P-4 Special Institutional/Personal Care Zone to RM-3 High Density Apartment Residential Zone to allow a proposed 11-storey, 47-unit residential building at 14824 North Bluff Road (southeast corner of 16 Avenue and 148 Street) in White Rock is inconsistent with the ground-entry-oriented residential developments in the immediate area in the City of Surrey and, on this basis, the City of Surrey has strong concerns with the development proceeding as it is currently proposed.

## INTENT

The purpose of this report is to provide Council with information regarding a proposed amendment to the City of White Rock OCP, By-law No. 1748 and City of White Rock Rezoning By-law No. 1749 and to obtain Council direction relative to providing comments to the City of White Rock Council on or prior to the July 12, 2004 Public Hearing, related to the subject amendment by-laws.

## BACKGROUND

The City Planner for the City of White Rock forwarded a letter to the Surrey City Clerk, dated June 22, 2004 (copy attached as Appendix D), advising the City of Surrey of a Public Hearing scheduled for July 12, 2004, related to an amendment to the White Rock OCP and a rezoning by-law related to the property at 14824 North Bluff Road (16 Avenue).

Details of the proposed by-laws are as follows:

### **OCP Amendment By-law No. 1748**

The purpose is to amend the White Rock OCP at 14824 North Bluff Road from Public/Institutional/Utility to Apartment/Multiple Unit Residential.

### **Rezoning By-law No. 1749**

The purpose of this by-law is to rezone the property from P-4 Special Institutional/Personal Care to RM-3 High

## Density Apartment Residential Zone.

The proposed OCP amendment and rezoning by-laws will allow the construction of an 11-storey, 47-unit residential building on the property at 14824 North Bluff Road (16 Avenue) in White Rock, immediately south of the City of Surrey border.

On February 24, 2004, the City of White Rock Planning Department requested comments from the Surrey Planning and Development Department on the proposed OCP Amendment/Rezoning/Development Permit Application for the subject property. After reviewing the proposed application, on March 31, 2004, the Planning and Development Department responded that the proposed high-rise development is not consistent with the surrounding land use context in the City of Surrey and, therefore, the Surrey Planning and Development Department could not support the proposed development as it was proposed.

## DISCUSSION

The proposed development includes an 11-storey, 47 unit residential building with two levels of underground parking. The floor area ratio and lot coverage proposed are approximately 1.97 and 23.6 percent, respectively, based on the drawings provided by the City of White Rock (Appendix III).

The subject site is located at the southeast corner of 16 Avenue (North Bluff Road) and 148 Street (Oxford Street), within the City of White Rock. The attached plan labelled Appendix II-a illustrates OCP designations on the Surrey side of 16 Avenue in the vicinity of the application site and the attached plan labelled Appendix II-b illustrates the current zoning of the properties within Surrey, in the vicinity of the subject site. The area in the City of Surrey on the north side of 16 Avenue (North Bluff Road), adjacent to the development site, is designated Urban in the City of Surrey OCP. These properties are currently accommodating low-density ground-entry-oriented housing. The Urban designation is intended to accommodate the development of single-family or ground oriented low density multiple residential housing and provides the basis for evaluating future development applications in the area. The proposed 11-storey building is not compatible with the established land use context or the Urban OCP designation on the Surrey side. City staff is concerned about the shadowing effect the proposed 11 storey high-rise structure would have on the low-density developments on the north side of 16 Avenue.

The subject development site is located about one half mile west of the intersection of 152 Street and 16 Avenue, where the Semiahmoo Shopping Centre is located. Semiahmoo Shopping Centre (designated Town Centre in the Surrey OCP) and the surrounding multiple residential developments (designated Multiple Residential in the Surrey OCP) are currently developed at a lower urban density, with a maximum 4-storey building height restriction. At its Regular meeting on July 5, 2004, Council will be considering a Corporate Report that provides a Terms of Reference for a review of the Semiahmoo Town Centre Plan that will consider, among other things, whether and where higher density development may be reasonable to allow within the Semiahmoo Town Centre. However, there is insufficient information at this time to demonstrate that high rise residential developments on 16 Avenue, particularly outside of the Semiahmoo Town Centre area, will not adversely affect existing development within the City of Surrey.

## 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 White Rock OCP Amendment By-law No. 1748 and Rezoning By-law No. 1749, advising that the proposed OCP Amendment from Public/Institutional/Utility to Apartment/Multiple Unit Residential and the proposed rezoning from P-4 Special Institutional/Personal Care Zone to RM-3 High Density Apartment Residential Zone to allow a proposed 11-storey, 47 unit residential building at 14824 North Bluff Road (southeast corner of 16 Avenue and 148 Street) in White Rock, is inconsistent with the ground-oriented residential developments in the immediate area in the City of Surrey and, on this basis, the City of Surrey has strong concerns with the development proceeding as it is currently proposed."

Murray Dinwoodie  
General Manager  
Planning and Development

GK:saw

Attachments

Appendix I - Letter and Attachments from the City of White Rock dated June 22, 2004

Appendix II-a - Site Location within Surrey OCP designation context

Appendix II-b - Site Location within Surrey zoning designation context

Appendix III - Proposed drawings from the City of White Rock Planning Department

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Appendix II-a



Appendix 11-b



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