



# Corporate Report

NO: R236

COUNCIL DATE: October 17,

2005

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## REGULAR COUNCIL

TO: Mayor & Council                      DATE: October 17,  
2005

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

SUBJECT: City of White Rock By-law Nos. 1779 and 1780 -  
Official Community Plan Amendment and Rezoning  
for Properties Located at 15141 and 15177 Thrift  
Avenue, 15150 Russell Avenue, 1475 and 1477 Johnson  
Road  
(Bosa Properties Inc.)

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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 in advance of the October 24, 2005, Public Hearing for By-law Nos. 1779 and 1780, advising that the City of Surrey requests that the City of White Rock resolve any impacts that may accrue to the City of Surrey as a result of the proposed development, including, but not necessarily limited to, transportation and traffic impacts.

## INTENT

The purpose of this report is to provide information to Council, regarding a proposed Official Community Plan amendment and rezoning by the City of White Rock that will be the subject of a Public Hearing on October 24, 2005 and to seek Council authorization to forward comments to the City of White Rock, regarding the related by-laws.

## BACKGROUND

The City of White Rock has received an application for an amendment to the City of White Rock Official Community Plan ("OCP"), a rezoning and a development permit for the properties located at 15141 Thrift Avenue, 15177 Thrift Avenue, 15150 Russell Avenue, 1471 Johnston Road, 1475 Johnston Road and 1477 Johnston Road (see map attached as Appendix I to this report).

The application by Bosa Properties is for the redevelopment of a 3.7 acre assembly of land located on the west side of Johnston Road (152 Street) between Russell Avenue and Thrift Avenue. The proposed mixed-use development will consist of:

- 428 residential units. The residential components will consist 413 condominium units above the commercial space and 15 townhouse units along Thrift Avenue;
- 6700 square metres (72,120 square feet) of commercial space, replacing the 55,000 square feet of commercial space presently occupying this site; and
- 1,178 square metres (12,680 square feet) of institutional space (Community Centre).

This development is to be accommodated in four buildings, at heights of 19 stories, 17 stories, 17 stories and 15 stories, with an overall Floor Area Ratio (FAR) of 3.7.

An amendment to the White Rock OCP is necessary to re-designate 15150 Russell Avenue from Public/Institutional/Utility to Town Centre Commercial Uses and a portion of 15141 Thrift Avenue from Open Space/Recreation to Town Centre Commercial.

The rezoning application proposes to rezone the subject properties from Civic Institutional Zone (P-1) and Medium Density Commercial/Residential Zone (CR-7) to Comprehensive Development Zone (CD-16) to allow for the development.

The City of White Rock has scheduled the Public Hearing for the related By-laws for Monday, October 24, 2005 at 7:00 p.m.

## **DISCUSSION**

The location of the subject site, approximately 220 metres (720 feet) from the Surrey border at 16 Avenue, does not directly impact Surrey in terms of overshadowing or blocking of significant views.

Surrey staff has reviewed the White Rock staff report on the applications and has noted the following:

- The general mix of land uses, heights and densities are permitted in the current White Rock OCP for the subject properties. The project is consistent with the objectives of the White Rock OCP in supporting the principles of increasing mixed-use development and density in the downtown core, and focusing on Johnston Road as the main pedestrian and shopping street. Promotion of mixed use in a downtown core is transit supportive. The plan also provides for a town centre square around a new community centre space, consistent with the objectives of the OCP;
- Bunt and Associates prepared a Traffic Impact Study, which was reviewed by White Rock City staff as well as by Urban Systems, which is undertaking a strategic transportation plan for the City of White Rock. The Bunt report indicated a significant increase in vehicle trips generated from the subject properties as a result of the proposal. It is noted that although these results are consistent with the preliminary findings of the Strategic Transportation Plan, White Rock has asked for additional information from the consultant identifying offsite road improvements adjacent to the site and other significant intersections, to the year 2014;
- Improvements to the area engineering services will provide overall benefit to the sewer system in White Rock. Water is provided through the separate White Rock Water Utility. The storm water system will have to be upgraded as part of this proposal; and
- The buildings are being designed so that the building elevations "step back" from the street and the towers are being designed to maximize north/south view corridors.

The City of Surrey is currently engaged in a public process to update the land use, density and urban design aspects of the Semiahmoo Town Centre Concept Plan. A representative from the City of White Rock has been part of ongoing meetings with the City of Surrey Semiahmoo Stakeholder Committee. A separate Corporate Report regarding progress on the Semiahmoo Town Centre Plan process is on the same Council agenda as this report. Much like the subject White Rock development proposal, the City of Surrey is reviewing transportation, parking and utility issues as part of the Semiahmoo Town Centre review. The preferred option for the Semiahmoo Town Centre Plan will include identification of all the necessary infrastructure improvements to successfully implement the selected land use plan.

## **CONCLUSION**

The development proposal being considered by the City of White Rock under Bylaw Nos. 1779 and 1780 does not directly abut lands in the City of Surrey. Based on the above discussion it is recommended that Council authorize the City Clerk to forward a letter to the City of White Rock, in advance of the October 24, 2005 Public Hearing for By-law Nos. 1779 and 1780, that advises that the City of Surrey requests that the City of White Rock resolve any impacts that may accrue to the City of Surrey as a result of the proposed development, including, but not necessarily limited to, transportation and traffic impacts.

Murray Dinwoodie  
General Manager  
Planning and Development

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Attachment:

Appendix I City of White Rock Development Site

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City of White Rock – Proposed Development Site

Appendix I

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