



Corporate *NO: R102*

Report *COUNCIL DATE: April 30, 2001*

REGULAR COUNCIL			
TO:	Mayor & Council	DATE:	April 27, 2001
FROM:	General Manager, Planning & Development	FILE:	2300-003
SUBJECT:	City of White Rock Official Community Plan		

RECOMMENDATION

It is recommended that Council:

1. Receive this report as information; and
2. Authorize the Acting City Clerk to forward a letter to the City of White Rock indicating that the City of Surrey supports in principle the proposed City of White Rock Official Community Plan subject to the following:
 - (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.

BACKGROUND

The City of White Rock has undertaken a major review of its Official Community Plan over the course of the last several months. On April 23, 2001 the City of White Rock Official Community Plan by-law received first and second readings. A Public Hearing is scheduled for May 7, 2001. In accordance with the requirements of the Local Government Act the City of White Rock has forwarded the proposed OCP to the City of Surrey for review and comments.

DISCUSSION

The proposed OCP contains no changes to the land use plan that was part of the previous OCP. However, there is an enhanced environmental section, a new bike plan, and new density bonusing provisions that would allow increased residential building heights in the Town Centre area that is located east and west of Johnson Road (120 Street) to the south of 16 Avenue.

The proposal to allow increased residential building heights within the Town Centre-Johnston Road Corridor area has been an issue of contention among White Rock residents. Currently, buildings in the Town Centre area can be up to 9 storeys in height. Proposed density bonusing provisions would allow building heights up to 12 storeys (i.e., 120 feet).

Depending upon 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 includes a maximum building height of 4 storeys. This 4 storey height restriction has been in place since the early 1980s and was based on City Council direction in response to input from residents of the Semiahmoo Town Centre area. The attached Appendix "A" illustrates the land use designations in White Rock and in the areas of Surrey adjacent to White Rock.

The proposed OCP indicates that the City of White Rock will prepare design guidelines and ensure adequate consultation in regard to new development in the Town Centre area:

- Policy 8J of the proposed plan states that the City of White Rock will develop detailed design guidelines for the Town Centre.
- Policy 8M states that all rezoning applications for increased height through density bonusing will be referred to public review and comment prior to a public hearing.
- Policy 3A states that White Rock will consult and work closely with the City of Surrey in all future planning initiatives that have impacts beyond municipal borders.

The new building height provisions in the proposed White Rock OCP have some potential to affect the properties in Semiahmoo Town Centre within Surrey. To ensure that this matter is given due consideration by White Rock, it is recommended that the City of Surrey request that the City of White Rock consult Surrey in preparing design guidelines for the White Rock Town Centre – specifically in the vicinity of 16 Avenue, and that the City of White Rock consult with the City of Surrey regarding all rezoning applications for high rise buildings in the vicinity of 16 Avenue to ensure that the interests of Surrey are addressed as part of the application review process.

There are no significant infrastructure or transportation issues in the proposed plan.

CONCLUSION

The proposed City of White Rock OCP maintains the current land use in the City of White Rock and there are no significant infrastructure or transportation issues. The only significant matter that may affect the interests of the City of Surrey is the potential for increased building heights in the White Rock Town Centre area. This could have a negative affect on the adjacent Semiahmoo Town Centre area of Surrey depending on where this new provision is applied. As such, it is recommended that Council authorize the City Clerk to formally advise the City of White Rock that the City of Surrey has no objection in principle to the proposed City of White Rock OCP subject to the following:

- (a) That the City of White Rock consult the City of Surrey when preparing design guidelines for the Town Centre area – 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.

Murray D. Dinwoodie
General Manager
Planning & Development Department

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Attachment – Appendix "A"

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