THE CORPORATION OF THE

CITY OF WHITE ROCK

WHITE ROCK ZONING BYLAW, 2024, No. 2506

A Bylaw to regulate the development and use of land in the City of White Rock.

DISCLAIMER: THIS BYLAW IS CONSOLIDATED FOR CONVENIENCE ONLY. THE CITY DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BYLAW PROVISIONS.

Consolidated as of June 2026.

SUMMARY TABLE OF AMENDMENTS TO ZONING BYLAW 2024, No. 2506

File No.	Bylaw No.	Date Adopted	Purpose of Amendment	Details
n/a	2512	2024-09-23	Text Amendment #2 15053 Marine Drive	To remove Section 4.1.3, c) in its entirety – to allow a cannabis store authorized by a Temporary Use Permit subject to general conditions at 15053 Marine Drive
20-022	2535	2025-03-10	Text Amendment #6 Rezone 15733 Thrift Avenue from RS-1 SSMUH to RS-2 SSMUH	To allow a two-lot subdivision
n/a	2517	2025-04-28	Text Amendment #3 Housekeeping	To refine general regulations that apply to zones that contain Small Scale Multi-Unit Housing (SSMUH) and to further clarify provisions for the development of SSMUH
n/a	2548	2025-10-06	Text Amendment #10	To refine general regulations that apply to off street parking requirements for SSMUH
24-022	2557	2026-01-26	Text Amendment #11 1478 Johnston Rd	To refine general permitted use on a site specific basis for a non-medical Cannabis store
21-009	2568	2026-01-26	Text Amendment #13 Rezone 15916 Russell Avenue from RS-1 SSMUH to RS-2 SSMUH	To allow a two-lot subdivision
21-011	2569	2026-03-09	Text Amendment #14 Rezone 877 Kent Street from RS-1 to RS-2	To allow a two-lot subdivision.

File No.	Bylaw No.	Date Adopted	Purpose of Amendment	Details
23-026	2518	2026-03-09	Text Amendment #4 Revision of permitted uses for CD-4, 15154-58 Roper Avenue	To revise the live / work requirement contained in a single strata unit that contains a residential use.
n/a	2584	2026-06-22	Text Amendment # 20 Revision to Sections 6.12, 6.13, 6.14, 6.15, 6.16	Housekeeping Amendment; To align with Bill 16 requirements.
n/a	2506	2026-06-22	Text Amendment #21 Housekeeping	To refine general regulations that apply to zones that contain Small Scale Multi-Unit Housing (SSMUH) and to further clarify provisions for the development of SSMUH

The Corporation of the
CITY OF WHITE ROCK
BYLAW 2506

A Bylaw to adopt the
"City of White Rock Zoning Bylaw, 2024, No. 2506"

WHEREAS pursuant to Part 14, Division 5 of the *Local Government Act* in relation to Zoning and other Development Regulations, the Council of the City of White Rock is empowered to make regulations thereto;

AND WHEREAS the Province of British Columbia prohibits the holding of a public hearing for the sole purpose of complying with section 481.3 of the *Local Government Act*;

NOW THEREFORE the Council of the Corporation of the City of White Rock, in open meeting assembled, enacts as follows:

1. That this Bylaw may be cited for all purposes as "White Rock Zoning Bylaw, 2024, No. 2506".

2. The Zoning Bylaw attached herein as Schedules "A" and "B" and incorporated as part of this bylaw is hereby adopted.

3. That "White Rock Zoning Bylaw, 2012, No. 2000" and all subsequent amendments are hereby repealed.

RECEIVED FIRST READING on the	10	day of	June, 2024
RECEIVED SECOND READING on the	10	day of	June, 2024
PUBLIC HEARING prohibited pursuant to *Local Government Act* Section 481.3			
RECEIVED THIRD READING on the	27	day of	June, 2024
RECONSIDERED AND FINALLY ADOPTED on the	27	day of	June, 2024

MEGAN KNIGHT, MAYOR

TRACEY ARTHUR, DIRECTOR OF
CORPORATE ADMINISTRATION

City of White Rock Zoning Bylaw No. 2506
SCHEDULE "A" – TEXT

TABLE OF CONTENTS:

1.0 Introduction 1

1.1 Purpose 1

2.0 General 1

2.1 Basic Provisions 1

2.2 Administration & Enforcement 2

2.3 Severability 2

3.0 Interpretation & Definitions 3

3.1 Zone Boundaries 3

3.2 Rules of Interpretation 3

3.3 Definitions 3

4.0 General Provisions & Regulations 17

4.1 Uses Permitted/Not Permitted – General 17

4.2 Comprehensive Zone Coverage 19

4.3 Existing Lots of Record 19

4.4 Construction within an Identified Floodplain 19

4.5 Established Building Line 19

4.6 Lot Line Setbacks on Strata Lots 19

4.7 Lot Line Setbacks on Pan-Handle (Fee Simple) Lots 20

4.8 Building Heights 21

4.9 Angle of Containment 22

4.10 Floor Area in CD Zones for One-, Two-, and Three-Unit Residential Uses, and in SSMUH Residential Zones 22

4.11 Floor Area in Multi-Unit Residential, Commercial, Public and Mixed Use Zones 23

4.12 Screening & Fencing 23
4.13 Siting Exceptions and Permitted Projections 24
4.14 Off-Street Parking Requirements 25
4.15 Off-Street Loading Requirements 29
4.16 Bicycle Parking 30
4.17 Provision of Electric Vehicle Charging Infrastructure 30
4.18 Basements 31
5.0 Specific Use Provisions & Regulations 32
5.1 Community Care Facilities 32
5.2 Community Services 33
5.3 Accessory Home Occupation Use 33
5.4 Accessory Boarding Use 34
5.5 Accessory Registered Secondary Suite 34
5.6 Accessory Dwelling Unit 34
5.7 Accessory Bed & Breakfast Use 35
5.8 Short Term Rental 35
5.9 Community Gardens 36
6.0 General Zones – Uses Permitted & Zone Provisions 37
6.1 RS-1 SSMUH Residential Zone 37
6.2 RS-2 SSMUH Residential Zone 42
6.3 RS-3 (Small lot, Hillside) SSMUH Residential Zone 47
6.4 RI-1 (Infill 1) SSMUH Residential Zone – South of Hospital Lands 50
6.5 RI-2 (Infill 2) SSMUH Residential Zone 53
6.6 RE-1 SSMUH Estate Residential 1 Zone 56
6.7 RE-2 SSMUH Estate Residential 2 Zone 58
6.8 RM-1 Low Density Multi-Unit Residential Zone 61
6.9 RM-2 Medium Density Multi-Unit Residential Zone 63

6.10 RM-3 High Density Multi-Unit Residential Zone 65
6.11 RM-4 Marine Drive Medium Density Multi-Unit Residential Zone 67
6.12 CR-1 Town Centre Area Commercial / Residential Zone 69
6.13 CR-2 Lower Town Centre Area Commercial / Residential Zone 73
6.14 CR-3 West Beach Business Area Commercial / Residential Zone 75
6.15 CR-4 East Beach Business Area Commercial / Residential Zone 77
6.16 CR-5 Neighborhood Commercial Zone 79
6.17 CR-6 Gas Bar/Convenience Commercial 1 Zone 81
6.18 P-1 Civic / Institutional Use Zone 83
6.19 P-2 Church / Assembly Use Zone 85
6.20 P-3 Community Care Facility (Low Density) Zone 86
6.21 P-4 Community Care Facility (Medium Density) Zone 88

7.0 Comprehensive Development ("CD") Zones 90

7.1 CD-1 COMPREHENSIVE DEVELOPMENT ZONE (Peace Arch Hospital) 90
7.2 CD-2 COMPREHENSIVE DEVELOPMENT ZONE (Vidal & Beachview) 100
7.3 CD-3 COMPREHENSIVE DEVELOPMENT ZONE (EPCOR – Oxford & Buena Vista) 101
7.4 CD-4 COMPREHENSIVE DEVELOPMENT ZONE (15154 – 58 Roper Avenue) 102
7.5 CD-5 COMPREHENSIVE DEVELOPMENT ZONE (15161 Prospect Avenue) 103
7.6 CD-6 COMPREHENSIVE DEVELOPMENT ZONE (15111 – 25 Russell Avenue) 104
7.7 CD-7 COMPREHENSIVE DEVELOPMENT ZONE (14971 Prospect Avenue) 106
7.8 CD-8 COMPREHENSIVE DEVELOPMENT ZONE (15451 Russell Avenue) 107
7.9 CD-9 COMPREHENSIVE DEVELOPMENT ZONE (15383 – 99 Russell Avenue) 108
7.11 CD-11 COMPREHENSIVE DEVELOPMENT ZONE (15441 – 57 Buena Vista Ave) 110
7.12 CD-12 COMPREHENSIVE DEVELOPMENT ZONE (open for use) 112
7.13 CD-13 COMPREHENSIVE DEVELOPMENT ZONE (15164 Prospect Avenue) 113
7.14 CD-14 COMPREHENSIVE DEVELOPMENT ZONE (Martin, Foster, & North Bluff) 114
7.15 CD-15 COMPREHENSIVE DEVELOPMENT ZONE (1347 Best Street) 117

7.16 CD-16 COMPREHENSIVE DEVELOPMENT ZONE (Johnston, Thrift & Russell) 118
7.17 CD-17 COMPREHENSIVE DEVELOPMENT ZONE (1400/20 Johnston Rd) 124
7.18 CD-18 COMPREHENSIVE DEVELOPMENT ZONE (1115 Stayte Road) 130
7.19 CD-19 COMPREHENSIVE DEVELOPMENT ZONE (1550 Oxford) 132
7.20 CD-20 COMPREHENSIVE DEVELOPMENT ZONE (991 Stayte Road) 135
7.21 CD-21 COMPREHENSIVE DEVELOPMENT ZONE (Thrift, Everall, Goggs) 137
7.22 CD-22 COMPREHENSIVE DEVELOPMENT ZONE (open for use) 143
7.23 CD-23 COMPREHENSIVE DEVELOPMENT ZONE (Johnston – George) 144
7.24 CD-24 COMPREHENSIVE DEVELOPMENT ZONE (15109 Buena Vista Ave) 153
7.25 CD-25 COMPREHENSIVE DEVELOPMENT ZONE (1456 Everall Street) 154
7.28 CD-28 COMPREHENSIVE DEVELOPMENT ZONE (1434 Everall Street) 163
7.29 CD-29 COMPREHENSIVE DEVELOPMENT ZONE (Marine & Oxford) 171
7.30 CD-30 COMPREHENSIVE DEVELOPMENT ZONE (1424 Everall Street) 178
7.31 CD-31 COMPREHENSIVE DEVELOPMENT ZONE (1450 Vidal Street) 187
7.32 CD-32 COMPREHENSIVE DEVELOPMENT ZONE (1455 – 65 Vidal Street) 193
7.33 CD-33 COMPREHENSIVE DEVELOPMENT ZONE (application deferred) 202
7.34 CD-34 COMPREHENSIVE DEVELOPMENT ZONE (1321 Fir Street) 203
7.35 CD-35 COMPREHENSIVE DEVELOPMENT ZONE (15118 Thrift Avenue) 209
7.36 CD-36 COMPREHENSIVE DEVELOPMENT ZONE (15577 – 85 Marine Drive) 215
7.37 CD-37 COMPREHENSIVE DEVELOPMENT ZONE (application deferred) 223
7.38 CD-38 COMPREHENSIVE DEVELOPMENT ZONE (open for use) 224
7.40 CD-40 COMPREHENSIVE DEVELOPMENT ZONE (1330 – 46 Foster Street) 225
7.41 CD-41 COMPREHENSIVE DEVELOPMENT ZONE (1467 – 1519 Vidal Street) 229
7.46 CD-46 COMPREHENSIVE DEVELOPMENT ZONE (1500 Oxford Street) 240
7.48 CD-48 COMPREHENSIVE DEVELOPMENT ZONE (15611 Marine Drive) 248
7.51 CD-51 COMPREHENSIVE DEVELOPMENT ZONE (14825 & 14835 Thrift Avenue) 252
7.54 CD-54 COMPREHENSIVE DEVELOPMENT ZONE (Best & Roper) 257

7.56 CD-56 COMPREHENSIVE DEVELOPMENT ZONE (Nichol & North Bluff) 262

7.57 CD-57 COMPREHENSIVE DEVELOPMENT ZONE (Finlay/Russell) 268

7.58 CD-58 COMPREHENSIVE DEVELOPMENT ZONE (1350 Johnston Road)..... 276

7.59 CD-59 COMPREHENSIVE DEVELOPMENT ZONE (15241 Thrift Avenue) 284

7.61 CD-61 COMPREHENSIVE DEVELOPMENT ZONE (1310 Johnston Road)..... 291

7.62 CD-62 COMPREHENSIVE DEVELOPMENT ZONE (1453 Stayte Road)..... 293

7.64 CD-64 COMPREHENSIVE DEVELOPMENT ZONE (1485 Fir Street) 300

7.66 CD-66 COMPREHENSIVE DEVELOPMENT ZONE (1539 Maple Street) 307

SCHEDULE "**B**" – Zone Maps

1.0 Introduction

1.1 Purpose

The purpose of this zoning bylaw, in accordance with Part 14 of the *Local Government Act*, is to establish land use regulations for the City of White Rock consistent with the White Rock Official Community Plan respecting:

a) the use of land, including the surface of water;
b) the density of the use of land, buildings, and structures
c) the siting, size, and physical dimensions of buildings and structures;
d) the provision of off-street parking and loading spaces;
e) landscaping and screening; and
f) runoff control

2.0 General

2.1 Basic Provisions

2.1.1 Within the City of White Rock, no person shall:

a) use any land, buildings or structures;

b) commence any construction to erect, move, enlarge or structurally alter any building or structure; or

c) create a lot by subdivision under the *Land Title Act* or *Strata Property Act*; except as permitted by:

i) the provisions and regulations of this Bylaw

ii) the provisions and regulations of this Bylaw as varied by order of the Board of Variance in accordance with the *Local Government Act*

iii) the provisions and regulations of this Bylaw as varied by a Development Permit approved by Council in accordance with the *Local Government Act*

iv) the provisions and regulations of this Bylaw as varied by a Development Variance Permit approved by Council in accordance with the *Local Government Act*

v) a Temporary Use Permit approved by Council in accordance with the *Local Government Act*

vi) the non-conforming uses and other continuations provisions of the *Local Government Act*

vii) Respecting subdivision, Section 511 [Bylaws adopted after application for subdivision submitted] and Section 514 [Subdivision to provide residence for a relative] of the *Local Government Act*

2.1.2 No provision or regulation of this Bylaw shall be construed to replace or remove the requirement for approvals under any other act or regulation.

2.1.3 Properties with uses existing at the date of adoption of this bylaw have, in some instances, been zoned to recognize existing long-standing uses in transitional areas, or otherwise to recognize existing lot areas for older historical properties.

2.1.4 This bylaw uses comprehensive development zones (CD zones) as a means to accommodate site specific proposals, minimize the use of restrictive covenants, and to incorporate "form-based" zoning which has broad implications for community livability, and is intended to accommodate community input on the form, character and density for these projects.

2.1.5 Residential buildings in the RE, RI, and RS zones that were lawfully constructed but rendered non-conforming for residential gross floor area with the approval of this bylaw, may be reconstructed to their original size if damaged or destroyed to the extent of 75% or more of their assessed value above the foundation by fire or other natural causes.

2.1.6 Metric units are used for all measurements in this Bylaw. The approximate equivalent in imperial units are included for convenience only and do not form part of this Bylaw.

2.2 Administration & Enforcement

2.2.1 A Building Official, Bylaw Enforcement Officer, Business License Inspector or other employee appointed by the City of White Rock to administer and enforce this Bylaw is hereby authorized pursuant to Section 16(6) of the *Community Charter* to enter, at all reasonable times, on any property including land and improvements, that is subject to this Bylaw, to inspect and determine whether the regulations and provisions of this Bylaw are being or have been complied with. The Building Official, Bylaw Enforcement Officer, Business License Inspector or other appointed employee shall undertake such entry and inspection in accordance with the procedures outlined in the relevant City Bylaws and in accordance with Section 16(6) of the *Community Charter*.

2.2.2 A Building Official for or on behalf of the City of White Rock, where applicable, shall not issue any permit except in accordance with the provisions and regulations of this Bylaw.

2.2.3 No person shall prevent or obstruct the entry of a Building Official, Bylaw Enforcement Officer, Business License Inspector or other appointed employee of the City of White Rock on property in the administration of this Bylaw.

2.2.4 Any owner or occupier of land, who causes, suffers, or permits any contravention of any provision of these regulations is guilty of an offense and is liable on conviction for the payment of penalties imposed under the Offence Act. Every day that an offence under this Bylaw is caused or allowed to continue, constitutes a separate offence and separate fines, each not exceeding the maximum for that offence, may be imposed for each day during which the offence continues.

2.3 Severability

2.3.1 Every provision of this Bylaw is independent of all other provisions and if any provisions of this Bylaw is declared invalid for any reason by a Court of competent jurisdiction, all other provisions of this Bylaw shall remain valid and enforceable.

3.0 Interpretation & Definitions

3.1 Zone Boundaries

3.1.1 The precise boundaries of each zone shall be interpreted as following the boundary of a lot, the centre line of a road allowance or stream, or as outlined in Schedule "B" – Zone Maps.

3.2 Rules of Interpretation

3.2.1 Words, phrases and terms used in this Bylaw that are neither defined in this Bylaw nor in the *Local Government Act* or the *Community Charter* or the *Interpretation Act* shall be given their usual and customary meaning.

3.2.2 Where the regulations set forth in this Bylaw conflict with the terms and conditions contained in an existing Land Use Contract, the terms and conditions contained in the Land Use Contract shall prevail.

3.3 Definitions

3.3.1 For the purposes of this Bylaw, the following defined words, phrases and terms shall have the meaning assigned to them below, unless the context otherwise requires:

"accessory bed & breakfast use" means a use that is accessory to a one-unit residential use that provides temporary accommodations for the travelling public.

"accessory boarding use" means the use of a room or rooms (similar to sleeping units) in a dwelling unit used for the accommodation of roomers and boarders for periods greater than 30 days with either private or shared sanitary facilities and without separate cooking facilities or equipment; this use shall not be permitted in conjunction with a *hotel*, *accessory bed & breakfast use*, *accessory registered secondary suite*, *short term rental*, care facility, or any other similar commercial or institutional use.

"accessory child care centre" means a child care centre within the licensee's personal residence where child care is provide for no more than eight (8) children.

"accessory dwelling unit" means a self-contained dwelling that:

- **a)** is accessory and detached to the *principal building*;
- **b)** has cooking, food preparation, sleeping and bathing facilities that are separate from those of the *principal building* located on the *lot*;
- **c)** has an entrance separate from the entrance to the garage; and,
- d) is not located on the same storey as a garage except for the entrance and for floor area that is exclusively used for mechanical equipment servicing the accessory dwelling unit; and
- **e)** is a separate and distinct use from an *accessory secondary suite*, and does not include its own secondary suite.

"accessory home occupation" means an occupation or profession carried on as a business by a person residing in the same dwelling unit in a manner ancillary to the residential use of the dwelling unit.

"accessory registered secondary suite" means a smaller ancillary dwelling unit contained entirely within a principal dwelling unit, where the principal dwelling unit is a single real estate entity located on a free hold titled parcel of land, and that is registered with the City of White Rock as a secondary suite.

"accessory use" means a use which is subordinate and customarily incidental to the principal use and located on the same lot as the principle use.

"adult entertainment use" means a use of an establishment, or part thereof that provides adult-oriented entertainment, not suitable for viewing by minors, including, but not limited to, exotic dancing whereby entertainers remove clothing during a performance and/or perform in a sexually suggestive manner, or entertainment involving full or partial nudity.

"agency store" means a liquor store operated by an agent appointed under section 18 (5) of the *Liquor Distribution Act*.

"air space parcel" means a volumetric parcel shown on an air space plan, whether or not occupied in whole or in part by a building or other structure.

"ancillary building" means a building which is detached from, subordinate and customarily incidental to the principal building permitted on the same parcel of land and, without limiting the generality of the foregoing, includes *accessory dwelling units*, detached garages, detached carports, detached workshops and storage sheds.

"ancillary car wash" means a facility for the washing of motor vehicles with a rated gross vehicle weight of 5,000 kg or less on an automated, semi-automated or manual basis, and ancillary to a gas bar/convenience store.

"apartment" means a multi-unit residential building where all dwelling units have access only through common corridors, stairways and lobbies.

"assembly use" means the use of a *building* or part thereof, by a gathering of persons for civic, political, travel, religious, social, educational, and recreational or like purposes.

"assisted living residence" means a premises or part of a premises, other than a community care facility, in which housing, hospitality services and at least one but not more than two prescribed services are provided by or through the operator to three or more adults who are not related by blood or marriage to the operator of the premises.

"average natural grade" see *grade, average natural*.

"balcony" means an unenclosed platform cantilevered off of a *building*.

“bay, bow and box windows” means a window space projecting out from the walls of a *building*.

“basement” means the area of a *building* where the floor area is located no less than 0.6m (2.0ft) below *finished grade.*

“bedroom” means a room located in a dwelling which, due to its design or location in the dwelling, is or may be used primarily for sleeping regardless of its use.

“building” means any *structure* wholly or partly enclosed by a roof or roofs, supported by walls, columns or posts and used or intended for the shelter or accommodation of persons, animals, chattels or things.

“Building Official” means a person employed by or contracted to the City to administer the Building Bylaw and the BC Building Code.

“Business License Inspector” means a person employed by or contracted to the City to administer the Business License Bylaw, and other bylaws of the City, including, but not limited to, the Zoning Bylaw, the Sign Bylaw and the Sidewalk Café/Business License Bylaw.

“Bylaw Enforcement Officer” means a person employed by or contracted to the City to administer all City bylaws.

“cannabis store” means a government cannabis store under the *Cannabis Distribution Act*, as amended, or an establishment licensed under the *Cannabis Control and Licencing Act*, as amended.

“cantilever” means an overhang where all or part of the floor area extends beyond and over a foundation wall.

“care facility” means a building which contains sleeping units for persons receiving care or assistance where the building and/or operator are regulated or funded by provincial or federal agencies, including care and assisted living as defined and regulated under the *Community Care and Assisted Living Act* as amended.

"carport" means an open-sided structure used or intended to be used for the storage of vehicles and attached to the principal building on no more than two sides.

“child care centre” means a facility that provides child care, including group child care, preschool, family child care, occasional child care, and multi-age child care as defined, licensed and regulated under the *Community Care and Assisted Living Act* as amended, and is distinct from a *care facility***.**

"church" means a building or structure or part thereof used for religious worship or organized religious services and associated accessory uses which may include a church hall or auditorium, nursery school, child care centre, parish hall, and an accessory dwelling unit.

"civic use" means a use providing for public functions and services including federal, provincial and municipal offices and yards, public schools and colleges, public hospitals, community centres, libraries, museums, parks, playgrounds, cemeteries, tourist information, waterways, and includes private and public utilities.

"commercial floor area" means the sum total of floor areas of each storey in a *building* used for commercial purposes, inclusive of exterior walls, areas occupied by internal walls and partitions, and excluding storage areas open to employees only, common stairwells, elevator shafts, common corridors, heating, maintenance and service areas, and enclosed parking facilities.

"community amenity space" means floor area used for community amenities that are provided by the constructor of a building as community amenities under a phased development agreement or amenity rezoning bylaw in accordance with prevailing legal requirements of the City.

"community garden" means an area managed by a non-profit society, public entity, or community organization, where members of the community may grow edible and ornamental plants for personal use or community distribution.

"community service" means a use by a non-profit society:

a) providing information, referral, counseling, advocacy, or physical or mental health services on an out-patient basis;
b) dispensing aid in the nature of food or clothing; or
c) providing drop-in or activity space;

but does not include *churches*, *residential uses* or *care facilities*.

"cooking facility" means a space with facilities for the preparation or cooking of food, and includes any room containing counters, cabinets, plumbing or wiring which taken together, may be used for the preparation or cooking of food.

"crawlspace" means an interior building space at or below finished grade, between the underside of the floor system next above and the top of the floor slab on the ground surface below, having a vertical clearance less than 1.5m. The base of the footings for the crawl space cannot exceed 0.60m (2.0ft) of the top side of the crawl space floor.

"deck/elevated patio" means an uncovered and unenclosed raised platform area constructed out of wood, metal, plastic or concrete greater than 0.6m above finished grade around the raised platform.

"density" means a measurement of development intensity on a lot which shall be in either floor area ratio or unit density.

"dwelling unit" means one or more rooms used for the residential accommodation of one or more persons as an independent and separate residence containing cooking, living, sleeping and sanitary facilities, but specifically excludes a recreational vehicle and does not include a room in a *hotel* or motel.

"electric vehicle" means a vehicle that uses electricity for propulsion, and that can use an external source of electricity to charge the vehicle's batteries.

"electric vehicle supply equipment" means a complete assembly consisting of conductors, connectors, devices, apparatus, and fittings installed specifically for the purpose of power transfer and information exchange between a branch electric circuit and an *electric vehicle*.

"electric vehicle energy management system" means a system to control *electric vehicle supply equipment* electrical loads comprised of monitor(s), communications equipment, controller(s), timer(s) and other applicable devices.

"energized outlet" means a connected point in an electrical wiring installation at which current is taken and a source of voltage is connected to supply utilization equipment.

"exterior side yard" means a side yard that abuts a road on a corner lot.

"farmers' market" means a reoccurring commercial use managed by a non-profit society, a public entity, or community organization, that provides for the sale of local agricultural products, locally produced alcohol (beer, wine, spirits and other similar alcohol), local artisan goods, and prepared foods and beverages, by independent vendors directly to consumers.

"fence" means an unenclosed *structure* used as a barrier to enclose or partially enclose a parcel of land.

"first storey" means the story above the *basement*, but where no *basement* exists, the lowest storey in the *building*.

"food primary" means a restaurant that includes a dining establishment issued a food primary license pursuant to the *Liquor Control and Licensing Act*.

"front yard" means the area between the side lot lines extending from the front lot line to the nearest wall of the building.

"gas bar" or **"gas bar/convenience store"** means a business establishment for the retail sale of automotive fuels (including gasoline, diesel fuel, gasohol, propane and natural gas) and lubricating oils, including the sale of products ancillary to automotive fuel sales, and

the minor servicing and repairing of automobiles excluding auto body repair. It also includes the retail sale of convenience items, including food, tobacco, pharmaceuticals, periodicals, snack foods or other similar household convenience items.

"grade, average natural" means the average that is determined by measuring at the midpoints of the walls of the four sides of the *building* or *structure* (see sub-section 4.8).

"grade, finished" means the actual finished grade of the land adjacent to the foundation of a *building* or *structure*.

"grade, natural" means the grade of the *lot*, as determined by a B.C. Land Surveyor, prior to any construction or alteration of the site.

"gross floor area" means the sum total of floor areas of each *storey* in a *building*, inclusive of exterior walls. *Gross floor area* shall exclude *community amenity space*.

"health service facility" means a facility providing room, board and surgical or other medical treatment for the sick, injured or infirm including outpatient services, including but not limited to private hospitals, nursing homes with health care for dependent residents, mental health facilities, detoxification centres and adult day care.

"height" means, with reference to a *fence*, the vertical distance between the highest point of the *fence* and the *natural grade* elevation at that point; and, with reference to a *building* or *structure*, the vertical distance between the highest point of the *building* or *structure* and the *average natural grade* except where indicated otherwise.

"height, ceiling" means the vertical distance from top of the finished floor of a storey to:

a) the underside of the floor joist;
b) the underside of the roof joist;
c) the underside of the bottom chord of a structural truss; or
d) the underside of a structural deck above that storey.

Whichever is the greatest distance from the finished floor.

"hospitality service" means meal services, housekeeping services, laundry services, social and recreational opportunities and a 24 hour emergency response system.

"hotel" means a building or buildings containing sleeping units, where payment for occupancy is usually on a daily or weekly basis to the operator of the premises, and may include ancillary services such as restaurants, meeting or conference rooms, recreational facilities, and entertainment facilities issued a liquor primary license pursuant to the *Liquor Control and Licensing Act*.

"home office" means an accessory use of a *dwelling unit*, where business or office activities are conducted that does not exceed $10m^2$. The home office would be an ancillary use for a primary business or office use located elsewhere.

"house-plex" means a single *building* on a fee simple *lot* designed to accommodate two or more *dwelling units*, each having a separate exterior entrance directly accessible from a road and which may share common walls with adjacent *dwelling units*, may be arranged above, below or beside each other. Each *dwelling unit* must have a minimal *residential gross floor area* of $96m^2$, with no *dwelling unit* having a *residential gross floor area* greater than 20 percent of the *dwelling unit* with the least *residential gross floor area*. Does not include a *semi-detached residential building*, *rowhouse residential building, apartment*, *townhouse*, *hotel* or motel.

"impermeable surfaces" means any constructed surface on, above or below ground that does not allow precipitation or surface water to penetrate directly into the underlying soil. Surfacing materials considered impermeable include concrete, asphalt, brick, stone, ground pavers, pools, and other similar materials, and include *buildings* and *structures*.

"institutional floor area" means the sum total of floor areas of each storey in a building used for institutional purposes, inclusive of exterior walls, areas occupied by internal walls and partitions, and excluding storage areas open to employees only, common stairwells, elevator shafts, common corridors, heating, maintenance and service areas, and enclosed parking facilities.

"interior side yard" means a side yard abutting another lot.

"lane" means a dedicated road allowance less than 10.0m (32.8ft) in width intended to provide rear or side access to a lot and/or a private or common access to a building complex or bare land strata development.

"Level 2 charging" means a Level 2 *electric vehicle* charging level as defined by SAE International's J1772 standard.

"licensed establishment" means a business premise or establishment licensed under the *Liquor Control and Licensing Act* and the *Liquor Control and Licensing Regulation* as amended, including *liquor primary*, *food primary*, brewery, winery, distillery, *u-brew*, and *u-vin*.

"liquor primary" means a *licensed establishment* where the primary purpose is the sale of alcoholic beverages for consumption on-site.

"liquor store" means a government liquor store, government beer store or government wine store licensed under the *Liquor Distribution Act*.

“live plant material” means soft landscaping elements planted directly into the ground at natural grade, such as trees, shrubs, plants, or ornamental plantings that are capable of healthy growth.

“localized depression” means a depression below the finished *grade*, created for the purpose of providing a pedestrian entrance to a residential *building.*

“lot” means a parcel of land, air, Crown Land or Lease registered in the Land Title Office but, for the purpose of this Bylaw, an Air Space Parcel, shall be deemed to be part of the same lot as the parcel at ground level.

“lot area” means the total horizontal area of land within the lot lines of a lot.

“lot coverage” means the area of a lot covered by any and all buildings measured to the outside of the outermost walls and expressed as a percentage of the lot, and includes any cantilevered floor area and chimneys as well as covered decks, covered porches, covered entranceways, carports, detached garages and ancillary buildings including detached garages and sheds.

“lot depth” means the least horizontal distance between the front and rear lot lines, but where the lot has irregular shape, the minimum lot depth may be the average of the lot line with the least lot depth and the lot line with the most lot depth.

“lot frontage” means the horizontal distance between the side lot lines, such distance being measured along a line parallel to the front lot line a distance from that line equal to the minimum required front-yard depth, except for “pan-handle lots” as further defined.

“lot line” means the legal boundary of a lot that divides one lot from another, or that divides a lot from a road allowance or park dedication area.

“lot line, exterior” means the *lot* line or lines, not being the *front* or *rear lot lines*, common to the *lot* and a *street*.

“lot line, front” means the *lot* line common to the *lot* and an abutting *street* or where there is more than one *lot* line common to abutting *streets*, the shortest of these lines shall be considered as the *front lot line*.

“lot line, rear” means the *lot* line opposite to and most distant from the *front lot line*, or, where the rear portion of the *lot* is bounded by intersecting side *lot* lines, shall be deemed to be the point of such intersection.

“lot line, side” means a lot line other than a front or rear lot line.

“lot width” means the horizontal distance of the *front lot line* between the *side lot lines*.

"medical or dental clinic" means a *building* or part thereof where members of the medical profession including, but not limited to, dentists, chiropractors, osteopaths, optometrists, physicians or occupational therapists provide diagnosis and treatment to the general public without overnight accommodation, and may include reception areas, offices for consultation, treatment rooms, including x-ray and minor operating rooms, a pharmaceutical dispensary, and a coffee shop. A medical or dental clinic may also include a facility for removal of tattoo's/body art.

"mixed-use building" means a *building* containing a combination of *residential uses* and non-residential uses, and any *accessory* uses thereto.

"multi-unit residential use" means a building or part thereof which contains two (2) or more dwelling units, excluding secondary suites, *accessory dwelling units* and *house-plex*, and includes *apartment*, and *townhouse*.

"neighborhood convenience store" means the retail sale of convenience items, including food, tobacco, pharmaceuticals, periodicals, snack foods or other similar household convenience items.

"off-street loading space" means an on-site parking space reserved for temporary parking for the purpose of loading or unloading of goods and materials.

"off-street parking space" means a space for the parking of a vehicle either inside or outside of a building or structure, but does not include maneuvering aisles and other areas providing access to the space.

"one-unit residential use" means a *residential use* limited to one *dwelling unit* on a *lot* exclusive of an *accessory registered secondary suite,* and includes SSMUH residential zones.

"owner" means the person or persons listed as the titleholder on a property's legal certificate of title registered in the BC Land Title Office.

"parking facilities" means an off-street area or structure for the temporary parking of vehicles, and may include at-grade, below-grade or above-grade facilities as a principal use.

"parks" and/or **"natural areas"** means an area of land designated and used by the public for active or passive recreation and/or an area of land in a natural or undeveloped condition where lands are restricted for future development by enactment, statute or covenant.

"party wall" means a shared supporting wall that is between two adjoining buildings and is situated on any part of the common boundary shared by adjoining free hold parcels of land.

"permeable surfaces" means any surface treatment that allows precipitation or surface water to penetrate directly into the underlying soil and shall include a combination of the following:

a) *live plant material*;
b) gravel, river rock less than 5 cm in size, wood chips, bark mulch, with no associated layer of impermeable material, such as plastic sheeting, that would impede the movement of water directly to the soil below.
c) wood decking with spaced boards and other materials which, have fully permeable characteristics when placed or installed on grade.

"preparation cooking facility, residential" means an accessory cooking facility to the principal cooking facility in a dwelling unit that is adjacent to the principal cooking facility and must be connected. The connection can be through a doorway that does not lock and forms part of the same *dwelling unit* as the principal cooking facility. A residential preparation cooking facility cannot exceed 9.0m^2.

"prescribed bus stop" means a bus stop served by at least one bus route that is scheduled to stop at least every 15 minutes, on average, between the hours of:

(a) 7 a.m. and 7 p.m., Monday to Friday;
(b) 10 a.m. and 6 p.m., on Saturdays and Sundays

as defined and amended from time to time in the Provincial Government's Policy Manual and Site Standards for Small Scale Multi-Unit Housing.

"principal building" means a *building* of which the floor space is used for a permitted principal use.

"principal use" means the primary use of land, buildings or structures.

"public utility use" means uses providing for the essential servicing of the City with water, sewer, electrical, telephone and similar services where such use is established by the Corporation, by another governmental body or by a company operating under the *Utilities Commission Act*, and includes broadcast transmission facilities, sewer, water-main, and power line easements, pump houses, sub-stations, telephone exchanges, traffic controls, and related *ancillary buildings* and *structures*.

"railway use" means a railway use and operation within the legislative authority of Parliament and includes (a) branches, extensions, sidings, railway bridges, tunnels, stations, depots, wharfs, rolling stock, equipment, stores, or other things connected with the railway, and (b) communications or signaling systems and related facilities and equipment used for railway purposes.

"rear yard" means the area between the side lot lines extending from the rear lot line to the nearest wall of a building.

"recreation facilities" means a curling rink, skating rink, swimming pool, playing field, public park, public playground.

"recycling use" means a use completely contained within a *building* for collection only for *recycling* goods which is limited to a material which is gathered for the main purpose of reprocessing a raw material for manufacturing purposes.

"residential floor area" means the sum total of floor areas of each storey in a building for *multi-unit residential use* which contains four (4) or more *dwelling units*, measured to the mid-point of the exterior walls, including areas occupied by internal walls and partitions, and excluding unenclosed balconies, common stairwells, elevator shafts, common corridors, enclosed parking facilities, and common recreation or amenity areas.

"residential gross floor area" means the sum total of floor areas of each storey in a building containing a one-, two- or three-unit residential use, excluding a basement, cellar, crawl spaces, carport, garage, bay window, bow window or box window, elevator shafts, and areas occupied by stairs on the second storey of a building.

In SSMUH Residential zones, *residential gross floor area* means the sum total of floor areas of each *storey* in a *building* containing a *residential use*, excluding covered patios and decks up to 37m^2; stairwell up to 13m^2; crawlspace; carports and garages up to 46.50m^2; and elevator shafts.

"residential use" means a *building* consisting of a *dwelling unit* for residential occupancy as the *principal use* for long term accommodation for periods in excess of one (1) month.

"restaurant" means a business establishment where food and beverages are prepared, served and consumed on the premises, including dining establishments issued a *food primary license* pursuant to the *Liquor Control and Licensing Act,* and includes facilities for ordering and pick-up for consumption off-site.

"retail service group 1 use" means a use providing for the sale at retail or repair of household or personal goods or things, or for extending services to persons; is limited to: sale of automotive goods, health clubs, veterinary clinics, appliance repairs, appliance stores, art galleries, bakery shops, banks, barbers, billiard halls, book shops, bowling alleys, business offices, business schools, cafes, camera shops, clothing stores, coffee houses, dance studios, delicatessens, department stores, drug stores, dry cleaners, financial services offices excluding "money marts" or "pay-day cash services" (not permitted), fish markets, grocery stores, hairdressers, hardware, home furnishing stores, launderettes, meat markets, medical or dental clinic, music studios, passenger depots, personal furnishing shops, printers, professional and semi-professional offices, *restaurants*, secondhand stores excluding "pawnshops" (not permitted), shoemakers, social clubs, stationery stores, super markets, tailors, tattoo/body art studio, theatres, toy stores, trade schools and variety stores; excludes a use providing for the sale at retail or servicing of non-household or non-personal goods or things, or for the sale at retail or servicing of any goods or things that necessitate access by motor vehicle or a use located other than in a permanent type *building*.

"retail service group 2 use" means a use providing for the sale at retail or servicing of non-household or non-personal goods or things, or for the sale at retail or servicing of any goods or things that necessitate access by motor vehicle; is limited to: building or home supply retail sales, business schools, car washes, curling rinks, drive-in facilities, drive-in *restaurants* and cafes, dry cleaners, gas bar, glass sales, health clubs, heating shops, light machinery sales, light marine sales, mortuaries, new automobile sales, nurseries, plumbing shops, recreation clubs, repair of automobiles, servicing of automobiles, sheet metal shops, skating rinks, social clubs, used automobile sales; excludes a use located other than in a permanent type *building*.

"retail store" means a *building* where goods, wares, merchandise, substances, articles, or things are stored, offered or kept for sale at retail and includes storage on or about the store premises of limited quantities of the goods, wares, merchandise, substances, articles, or things sufficient only to service the store.

"retaining wall" means a wall or similar works constructed to hold back, stabilize, support or retain soil, rock or a bank of earth.

"roughed-in electric vehicle charging infrastructure" means a *Level 2 charging* service including a 240v or 208v circuit breaker on an energized electrical panel connected by raceway to an outlet.

"rowhouse residential building" means a *building* containing a minimum of three and a maximum of six structurally independent *dwelling units,* all aligned in a row and divided vertically by *party walls*. Each *dwelling unit* is located on a separate freehold *lot,* and where permitted by this Bylaw, may include an *accessory registered secondary suite*.

"semi-detached residential building" means a *building* containing two structurally independent *dwelling units* divided vertically with a party wall, with each *dwelling unit* located on a separate freehold *lot* and where permitted by this Bylaw, an *accessory secondary suite*.

"SSMUH" means Small-Scale, Multi-Unit Housing.

"setback" means the distance between the lot line and the exterior of a building or structure measured from the lot line to the exterior face of the building or structure and within which no part of any building or structure may be situated, except those matters and items specifically excluded from a setback or yard requirement permitted as exemptions elsewhere in this bylaw.

"shipping container" means an enclosed unit used or intended to be used for storing and transporting goods via ship, rail or truck, whether or not it is actually being used for such purpose.

"short term rental" means the rental of a residential *dwelling unit* to short-term paying guests for periods not to exceed ninety (90) days.

"side yard" means the area between side lot lines and the nearest wall of a building extending from the front yard to the rear yard.

"special event" means any public or private exhibition, *farmers' market*, parade, procession, carnival, athletic event, public performance or show, held on public property, including any street, road, lane, park, or other public right of way or place.

"sleeping unit" means a hotel or tourist accommodation room rented to the general public and used for temporary or overnight sleeping accommodations on a daily or weekly basis, and may include in room sanitary facilities, but excludes in-room kitchen or cooking facilities.

"storey" means that portion of a building which is situated between the surface of any floor and the surface of the floor next above it and, if there is no floor above it, that portion between the surface of such floor and the ceiling surface above it. A storey shall not include a *basement*, cellar, or crawl space, except for those portions of a *basement* which contain a *residential floor area*, *institutional floor area* or *commercial floor area*.

"street" means a road allowance or road dedication area 10.0m (32.81ft) or more in width.

"structure" means anything constructed, fixed to, placed, sunken or erected on land or water which is greater than 0.6m above or below *finished grade* excluding landscape trellises or arbors, window wells, hot tubs and in-ground or above ground swimming pools.

"three-unit residential use" means a multi-family residential building containing three (3) dwelling units attached as one building entity, and excludes SSMUH Residential Zones.

"townhouse" means a *multi-unit residential use* which is attached horizontally and which usually contains three or more *dwelling units*, and which has a principal entrance(s) which provides direct outdoor access at or from ground level, but does not include a *house-plex, apartment* or a *hotel*.

"two-unit residential use" means a *residential use* where the *building* contains two *dwelling units* per fee-simple *lot*, either one above the other and separated by a ceiling and floor extending from exterior wall to exterior wall, or side by side and separated by a common wall extending from ground to roof, including detached dwelling units which are linked by a carport or garage that share a continuous permanent foundation and common roof area, but does not include a *one unit residential* use plus *accessory registered secondary suite* and excludes SSMUH Residential Zones.

“u-brew” or **“u-vin”** means an establishment licensed under Section 12.1 of the *Liquor Control and Licensing Act* to operate a u-brew or u-vin.

"underground" means a portion of a *building* or *structure* located either entirely beneath a *building* or below the level of the ground, where the *building* or the *structure* is below the *finished grade* of the immediately adjacent land.

“window well” means a recess in the ground around a *building* to allow for the installation of a window in a *basement,* either below ground or partially below ground.

“yard” means an area created by setback.

4.0 General Provisions & Regulations

4.1 Uses Permitted/Not Permitted – General

4.1.1 No person shall use or occupy any building, structure or land, including land covered by water, except as expressly permitted by and in compliance with all provisions of this bylaw. Any use not expressly permitted is prohibited.

4.1.2 The following uses are permitted in all zones:

a) uses, *buildings*, and *structures* in accordance with the regulations of this bylaw;

b) public parks and playgrounds, including the following uses only where authorized by permit issued pursuant to the White Rock Parks Regulation By-law, 1977, No. 675 as amended, or another applicable license or agreement with the City of White Rock:

i) *community gardens*;
ii) *special events*;
iii) mobile food vendors;
iv) outdoor recreation equipment rental and classes; and
v) display and retail sale of artwork by the licensed artist; and

c) public *parking facilities*, a public utility, public utility buildings and structures (excluding a garage or storage yard under jurisdiction of the City of White Rock, the Province of British Columbia, or Crown Corporation) including utilities maintained and operated by the City of White Rock as well as those defined in the *Utilities Commission Act*.

4.1.3 a) A use authorized by a Temporary Use Permit issued under the provisions of the *Local Government Act*, with the exception of a *cannabis store*, is permitted in any zone.

b) A *cannabis store* authorized by a Temporary Use Permit issued under the provisions of the *Local Government Act* is permitted in the Town Centre area, bounded by North Bluff Road, George Street, Thrift Avenue, and Martin Street, in accordance with the following general conditions:

i) the premises containing the *cannabis store* use shall be located a minimum of 100 metres from an entrance to an existing *child care centre* (notwithstanding, a new *child care centre* shall not be limited by the distance to a *cannabis store*);
ii) there shall be no more than two lots containing a *cannabis store* use in the area bounded by North Bluff Road, George Street, Thrift Avenue and Martin Street;
iii) the premises containing the *cannabis store* use shall be located a minimum of 30 metres from Byrant Park, Hodgson Park, and the Town Square located at 1510 Johnston Road;
iv) unless a government cannabis store, the *cannabis store* has a valid license issued in accordance with the *Cannabis Control and Licensing Act*, as amended;
v) the cannabis store shall not sell any goods or things until the *Cannabis Act* has come into force, and it has obtained a valid business licence (no business licence will be issued to any applicant for cannabis store use unless the City has been provided with written consent by the Owner or the Owner's Agent as authorized in writing by the Owner).

c) A Cannabis store is permitted use on a site-specific basis at 1478 Johnston Road (West Half Lot 2 Except: The West 7 Feet; Section 11 Township 1 New Westminster District Plan 8096) subject to section 4.1.3 b) through (i-v), except the distance under 4.1.3 b) i, will be decreased from 100m to 80m from an entrance to an existing childcare centre.

4.1.4 *Decks/elevated patios* must be attached to a *principal building* and are only permitted behind the front face of the *building*.

4.1.5 The commercial cultivation, growth, production, storage, barter or sale of cannabis, or any products containing or derived from cannabis, is not permitted in any zone except as otherwise provided in this bylaw. This includes licensed producers regulated under applicable provincial or federal legislation, and *cannabis stores.*

4.1.6 The use of a modular *building* as a sales centre may be permitted in any RM, CR or CD zone permitting a multi-family residential, commercial or mixed commercial/residential project, but only when a building permit has been issued for the multi-family residential, commercial or mixed commercial/residential project, and must be removed prior to final approval of the building permit.

4.1.7 The use of a modular building as a construction site office may be permitted in any RM, CR or CD zone permitting a multi-family residential, commercial or mixed commercial/residential project, but only when a building permit has been issued for the multi-family residential, commercial or mixed commercial/residential project, and must be removed prior to final approval of the building permit.

4.1.8 *Shipping containers* are not permitted as permanent storage units or as *ancillary buildings or structures*, and may only be located in the City when used for storage purposes for tools and materials during construction when a building permit has been issued, and must be removed prior to final approval of the building permit. Notwithstanding, shipping containers may be used for storage purposes on P-1 zoned lands owned by the City of White Rock.

4.1.9 Accessory off-street parking shall not be used for the parking or storing:

(a) of two or more commercial vehicles;
(b) of any commercial vehicle exceeding 7.7m (25.26ft) in length;
(c) of any contractors equipment or machinery; and/or
(d) of house trailers or recreational vehicles, boats or boat trailers, any one of which exceeds 7.7m (25.26ft) in length unless fully concealed from view within an enclosed garage, tarped within an open carport, or tarped and screened from view from a public street by landscaping.

4.2 Comprehensive Zone Coverage

4.2.1 For the purposes of this Bylaw, all lands and properties within the boundaries of the City of White Rock shall be deemed to have a zone assigned to it.

4.3 Existing Lots of Record

4.3.1 In each zone, all lots that have a lesser lot area, frontage or depth than required herein, and that were registered on a plan in the Land Titles Office prior to the date of adoption of this Bylaw, are established as locations where the minimum lot area, frontage or depth requirements of the zone do not apply, but only to the extent necessary to permit the use of that lot for a use permitted in that zone, and only on the condition that all other requirements of this Bylaw applying in that zone must be observed.

4.4 Construction within an Identified Floodplain

4.4.1 Development within the Campbell River Floodplain and Ocean Floodplain areas as identified in the Official Community Plan require approval for development permit as outlined in the applicable development permit guidelines.

4.4.2 Storage tanks shall be located above the identified flood elevation level, or otherwise:

a) be buried and have a water-tight cap; and/or
b) be sufficiently anchored to withstand flood waters

4.4.3 Where landfill is required to raise a minimum floor area elevation above the identified flood level for a residential use, the maximum building height permitted may be increased by the equivalent depth of the landfill or difference needed to raise the underside of the floor above the flood level. Where landfill is provided to raise the grades and elevations, the site shall be engineered so as not to adversely impact drainage patterns for adjacent properties.

4.5 Established Building Line

4.5.1 Where a one-unit, two-unit or multi-unit residential building is to be constructed or reconstructed on a lot within a residential zone and where there is an established line of buildings on the same side of the street, such permitted building may be constructed or reconstructed closer to the lot line adjoining the street than permitted by this bylaw such that the front yard or exterior side yard setback is equal to the average front yard or exterior side yard setback of buildings on the same side of the street, provided that such permitted building is not located closer to the lot line adjoining a street than the established building line existing on the date of adoption of this Bylaw. This provision excludes SSMUH Residential Zones.

4.6 Lot Line Setbacks on Strata Lots

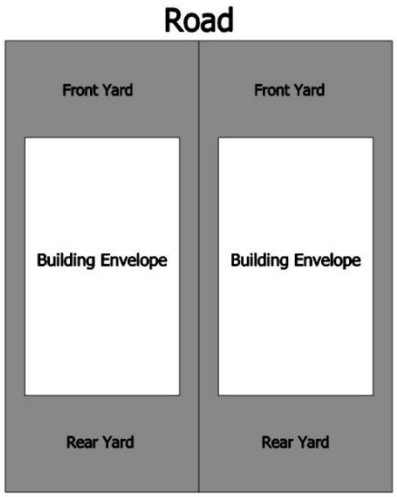
4.6.1 The interpretation of front, rear and side yard setbacks for strata lots is dependent on the requirements of the zone applicable to the subject lands, and adjacency to a public road.

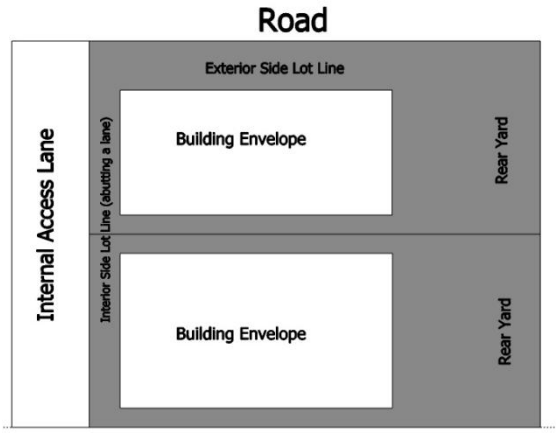
4.6.2 Where a strata lot is adjacent to, and access is provided from, a public road, the front, rear and side yard setbacks are determined in the same manner as they are for a fee-simple lot.

4.6.3 Where a strata lot is provided access from a private or common access lane:

a) no front yard setback is required from the strata lot adjacent to the common access lane, however, a minimum 6.0m setback is required between the internal access lane and the front face of the building and opening for a garage or carport;
b) the rear yard is interpreted as the part of the lot directly opposite from the strata lot line running parallel with the common access lane;
c) all other strata lot lines are interpreted as side lot lines.

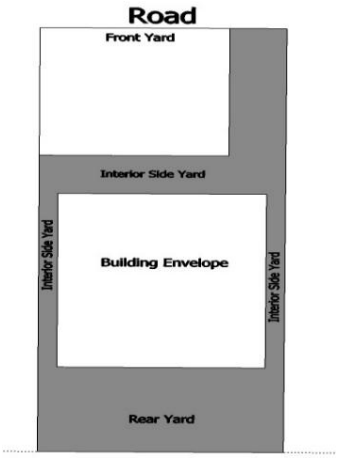
4.6.4 In cases where lot widths and lot depths (exclusive of the access area) are equal, or where lot lines are so irregular that proper interpretation cannot be made, the City's Approving Officer may make interpretation regarding the location of front, rear and side yards for the purposes of locating buildings on each bare land strata lot.





4.7 Lot Line Setbacks on Pan-Handle (Fee Simple) Lots

4.7.1 The interpretation of front, rear and side yard setbacks for pan-handle (fee-simple) lots is dependent on the width and depth of the lot exclusive of the access area, where the narrow portion is interpreted as the width of the lot, and the wider portion is interpreted as the depth as shown in the illustration below. Front yard setbacks are only adjacent to a road, rear yard setbacks are interpreted to be behind the building envelope running parallel with the narrower lot lines, and all remaining lot lines are interpreted as side yards, as shown in the illustration below.



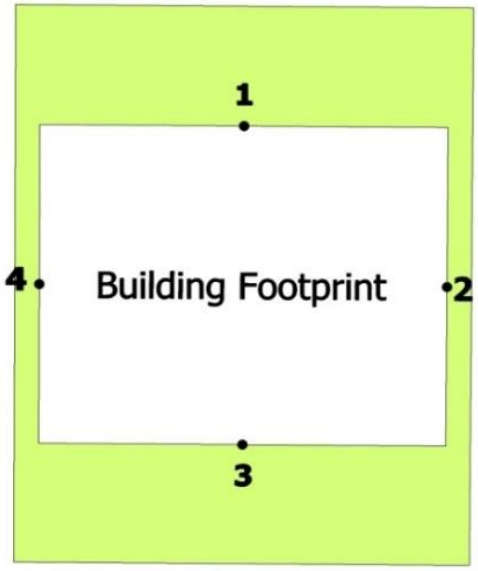
4.7.2 In cases where lot widths and lot depths (exclusive of the access area) are equal, or where lot lines are so irregular that proper interpretation cannot be made, the City's Approving Officer may make interpretation regarding the location of front, rear and side yards for the purposes of siting buildings and structures.

4.7.3 No lot created by a subdivision shall have a *lot frontage* less than 1/10 of its total perimeter unless approved by the Approving Officer, and in no cases shall a *lot frontage* be less than the minimum *lot width* requirement of the zone

4.8 Building Heights

4.8.1 The height of buildings and structures shall be interpreted as the vertical distance between the highest point of the building or structure and average natural grade, except as indicated for *principal buildings* in the CR-3 zone.

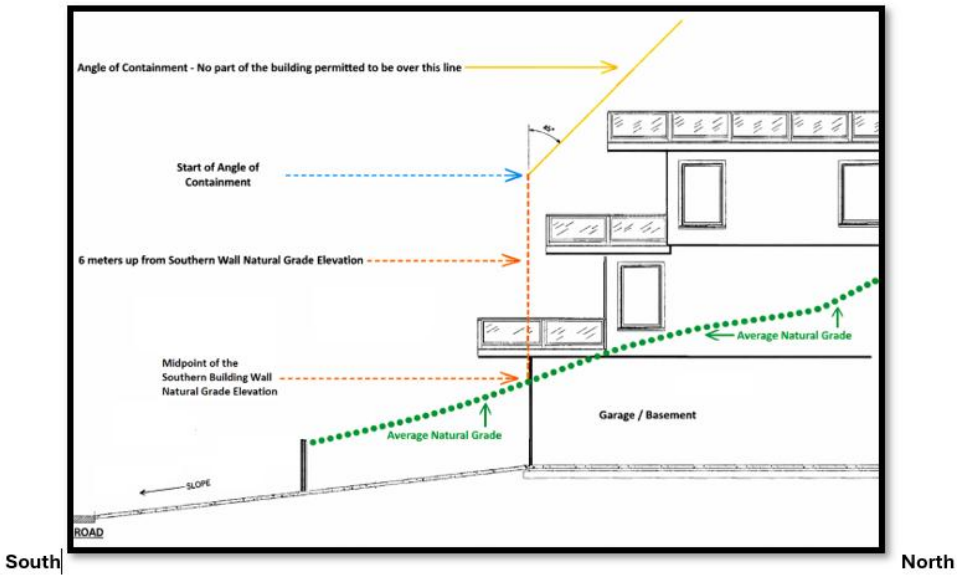
4.8.2 For the purposes of this Bylaw, average natural grade shall be calculated as the average grade, as determined by measuring the natural grade at the midpoints of the walls on all sides of the building or structure, then divided by the number of all sides, as illustrated below using four sides as an example (the sum of 1, 2, 3 & 4, divided by 4 = ANG). Natural grade shall be determined by a registered BC Land Surveyor and shall be determined as the grades prior to any construction or alteration of the land.



Illustrated Example:
The sum of 1, 2, 3 & 4 divided by 4 equals the Average Natural Grade. (ANG)

4.9 Angle of Containment

Where angle of containment is required, the height of the southerly elevation of the building shall be determined by an angle of containment of 45 degrees to the vertical commencing 6.0m (19.69ft) above the *natural grade* at the mid-point of the base for the southerly wall as generally shown below. No part of a *building*, with the exception of open type balcony guards, shall be placed above the angle of containment.



4.10 Floor Area in CD Zones for One-, Two-, and Three-Unit Residential Uses, and in SSMUH Residential Zones

4.10.1 Floor area ratio calculations in all CD zones for one-, two, and three-unit residential uses shall include the sum total of floor areas of each storey in a *building* for *residential use*, excluding the following:

a) *basements*
b) cellars or crawl spaces
c) carports or garages
d) bay, bow or box windows
e) elevator shafts
f) areas on the second storey of a *building* occupied by stairs

4.10.2 Floor area ratio calculations in all SSMUH Residential Zones shall be measured based on *residential gross floor area* as defined in Section 3.3, which includes the sum total of floor areas of each storey in a *building* for *residential use*, excluding the following:

a) crawl spaces;
b) carports or garages up to 46.5m^2;
c) stairwells up to 13m^2;
d) covered patios and decks up to 37m^2;
e) elevator shafts.

4.11 Floor Area in Multi-Unit Residential, Commercial, Public and Mixed Use Zones

4.11.1 Floor area ratio calculations in all multi-unit residential zones (RM) shall be measured based on *residential floor area* as defined in Section 3.3, which includes the sum total of floor areas of each storey in a *building* for *multi-unit residential use*, measured to the midpoint of the exterior walls, including areas occupied by internal walls and partitions, and excluding the following:

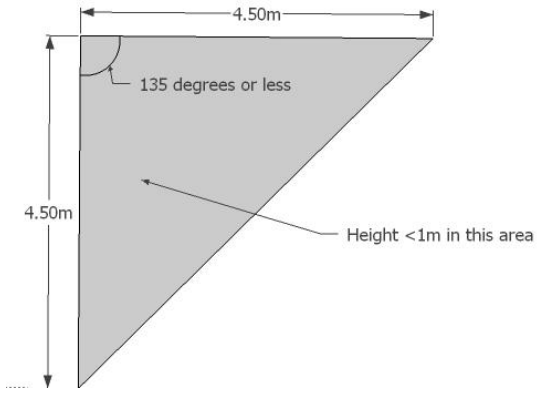
a) unenclosed balconies
b) common stairwells
c) elevator shafts
d) common corridors
e) enclosed parking facilities
f) common recreation or amenity areas

4.11.2 Floor area ratio calculations in all commercial or mixed use zones (CR), and public use (P) zones shall be measured based on *gross floor area* as defined in Section 3.3, which is the sum total of floor areas of each *storey* in a *building*, inclusive of exterior walls.

4.11.3 Maximum floor areas in all Comprehensive Development (CD) zones for multi-unit residential, commercial or mixed uses may be based on *gross floor area*, *residential floor area*, *institutional floor area*, or *commercial floor area*, as defined in Section 3.3, or a combination of the above terms.

4.12 Screening & Fencing

4.12.1 A *fence*, wall or similar *structure* over 1.0m (3.28ft) in height shall not be permitted within 4.5m (14.76ft) of an exterior lot corner, as defined by the intersection of an exterior side lot line and a front lot line or a rear lot line, where such lines form an interior angle of 135˚ or less, as illustrated below.



4.12.2 Subject to the provisions of Paragraph 4.12.1 above, and except as otherwise provided for in this Bylaw, a fence:

a) may be sited on any portion of a lot; and
b) shall not exceed a height of 2.0m (6.56ft).

4.13 Siting Exceptions and Permitted Projections

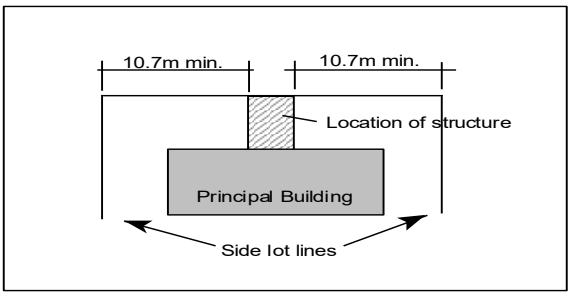
4.13.1 Notwithstanding any setback requirements contained in this Bylaw, the following structures may project into the required setback area of all zones, excluding in SSMUH Residential Zones, in accordance with the following restrictions:

a) exterior cladding or rain screen wall assembly may project a maximum of 0.115m (0.375ft) into any required setback area;
b) exterior architectural design features and cornices may project a maximum of 0.3m (1ft) into any required setback area;
c) *bay, bow and box windows* and *cantilevers* may project a maximum of 0.6m (2ft) into a front, rear or exterior side yard setback area (but not an interior side yard setback area) provided that such projection shall only apply to the projected feature, shall not comprise more than 3.0m (9.54ft) of linear distance of any wall, and provided that the projected feature is located at least 2.44m (8.0ft) from the front, rear or exterior side lot line;
d) freestanding light poles, warning devices, antennas, masts, utility poles, wires, flagpoles, signs and sign structures may be sited on any portion of a lot, except as otherwise limited or restricted by this or other bylaws;
e) underground buildings such as an underground parking area may be sited on any portion of a lot, provided that such projections do not extend above grade; and
f) structures designed to provide weather protection over the main pedestrian entrance may project a maximum of 1.2m (4ft) into a required front or exterior side yard setback, provided that such structure must be at least 2.44m (8.0ft) from a front or exterior side lot line.
g) side mounted balcony guards may project a maximum of 0.15m (0.5 ft) into any required setback area.

4.13.2 In addition to the exceptions noted in Paragraph 4.13.1, and notwithstanding any setback requirements contained in this Bylaw, the following structures may project into the required setback area of all RM zones, in accordance with the following restrictions:

a) eaves and gutters may project a maximum of 1.2m (4ft) into any required setback;
b) unenclosed balconies may project a maximum of 1.6m (5.25ft) into a required front, rear or exterior side yard setback;
c) an extension of the principal building or structure designed to provide weather protection over the primary pedestrian entrance, as a porte cochere, may be permitted within the required front or exterior side yard setback areas, provided that:

i) the height of the extension shall not exceed 4.0 metres (13.12 feet) measured from finished grade;
ii) no more than one such extension shall be permitted for each principal building; and
iii) the extension shall not be located within a distance of 10.7 metres (35.10 feet) of a side lot line as illustrated below.



4.13.3 In addition to the exceptions noted in Paragraph 4.13.1, and notwithstanding any setback requirements contained in this Bylaw, the following structures may project into the required setback area of any SSMUH Residential Zones only, in accordance with the following restrictions:

a) eaves and gutters, may project a maximum of 0.6m (2ft) into a required interior side yard setback, and 1.2m (4ft) into a required front, rear or exterior side yard setback, provided that where an exterior side yard setback required is less than 3.0m (9.84ft), the maximum projection permitted is 0.6m (2ft); and

b) mechanical equipment is prohibited from projecting into any required *front* and *side yard setback.*

4.13.4 The heights of buildings and structures permitted elsewhere in this Bylaw may be exceeded for: elevator shafts and stair towers that do not provide direct access to the roof; for antennas; for church spires, belfries and domes; for chimneys; for flag poles; and, for monuments; but no such structure shall cover more than 20 percent of the *lot* or, if located on a *building*, no more than 10 percent of the roof area of the *building*.

4.13.5 Notwithstanding Paragraph 4.13.4, the heights of buildings and structures in all SSMUH Residential Zones, inclusive of stair towers and elevator shafts that do provide direct access to the roof, shall not exceed the maximum height prescribed under the applicable zone.

4.13.6 In the RM-1, RM-2 and RM-3 zones only, where solar panels or other green energy technologies are installed on or within a roof, the maximum height of buildings and structures permitted elsewhere in this Bylaw may be exceeded for solar heating panels by not more than 2.2m (7.22ft).

4.14 Off-Street Parking Requirements

4.14.1 Unless otherwise indicated in this Bylaw, off-street parking spaces must be provided and maintained in accordance with the following standards:

Development Type or Use	**Required Parking Spaces**
RESIDENTIAL USES	
One-unit residential Two-unit residential Three-unit residential	2 per dwelling unit

Townhouse	2 per dwelling unit, plus 0.2 per dwelling unit for visitor parking, for a total of 2.2 spaces per dwelling unit.
Semi-detached residential building Rowhouse residential building House-Plex (if located outside the 400m radius from a prescribed bus stop)	1 per dwelling unit up to and including 3 dwelling units. 0.75 per dwelling unit over 3 dwelling units up to and including 6
Semi-detached residential building Rowhouse residential building House-Plex (if located within the 400m radius from a prescribed bus stop)	Not applicable
Accessory Registered Secondary Suite excluding within House-plex dwelling unit. Accessory Dwelling Unit excluding House-plex dwelling units. Short term rental	1 per dwelling unit
Accessory bed & breakfast Accessory boarding use	1 per sleeping unit
Apartment	1.2 per dwelling unit, plus 0.3 per dwelling unit for visitor parking, for a total of 1.5 spaces per dwelling unit
Community Care Facility	1 per 5 units plus 1 for every 2 employees
Accessory Child Care Centre	2 spaces for pick-up and drop-off plus 1 for every 2 employees
COMMERCIAL USES	
Commercial – retail	1 per every 37m² of commercial (retail) floor area, except 1 per 74m² of commercial (retail) floor area for lots fronting onto Marine Drive
Commercial – office	1 per every 37m² of commercial (office) floor area, except 1 per 74m² of commercial (office) floor area for lots fronting onto Marine Drive
Commercial – restaurant or licensed establishment	1 per every 8 seats available for customer use, except 1 per every 16 seats for lots fronting onto Marine Drive
Hotel / Motel	1 per sleeping unit
INSTITUTIONAL & CULTURAL USES	
Civic use, Recreational use	1 per every 37m² of institutional floor area used for a civic or recreational use. For 1174 Fir Street only (lot 1, Block 30, Plan 11883), 6 parking spaces total for professional and semi-professional office use.
Assembly use	1 per every 46m² of institutional floor area used for an assembly use

Elementary school	1 per every 92m² of institutional floor area
Hospital	1 per 5 patient beds
Child Care Centre	1 per every 3 employees, plus 2 spaces for pick-up and drop-off

4.14.2 Notwithstanding Paragraph 4.14.1 above, developments existing prior to the adoption of this Bylaw shall be considered acceptable provided that there are no changes in the use or increases in the floor area and/or density of the development. If there is a change of use or increase in floor area or density, an existing development will be required to comply with the parking requirements outlined in Paragraph 4.14.1.

4.14.3 The minimum on-site parking requirements outlined in Paragraph 4.14.1 above may be reduced by up to a maximum of 10% where:

a) transportation demand management measures, including the use of car co-operatives, or car-share programs, are provided, and
b) the reduction in minimum on-site parking requirements is substantiated by a parking study that is prepared by a registered professional engineer and is subject to review and approval by the City; and
c) the proponents offer and enter into a covenant to require continuation of the transportation demand management measure.

4.14.4 Where a building or structure is used for more than one permitted use, the required number of parking spaces shall be interpreted as the sum of the requirements for each use.

4.14.5 Notwithstanding Paragraph 4.14.4 above, shared on-site parking areas for two (2) or more uses may be permitted where:

a) the maximum demand for such parking areas by the individual uses occurs at different periods of the day;
b) the maximum demand of such parking areas is substantiated by a parking study that is prepared by a registered professional engineer and is subject to review and approval by the City; and
c) the proponents offer and enter into a covenant to restrict any change of use or occupancy that would adversely affect the continuation of the shared on-site parking arrangement.

4.14.6 Accessible Parking:

1) Accessible Parking Dimensions:

a) Accessible parking spaces shall have a minimum length of 5.5m and a minimum width of2.5m.
b) Van-accessible parking spaces shall have a minimum length of 5.5m and a minimum width of 3.4m.
c) The access and egress route to and from accessible and van-accessible parking spaces must have a minimum vertical clearance of 2.3m.
d) Accessible parking spaces and van-accessible parking spaces shall have an adjacent access aisle on one side with a minimum width of 1.5m that may be shared between two adjacent accessible and I or van-accessible parking spaces.
e) A wheel stop shall be placed 0.6m from the end of each accessible and van-accessible parking spaces.

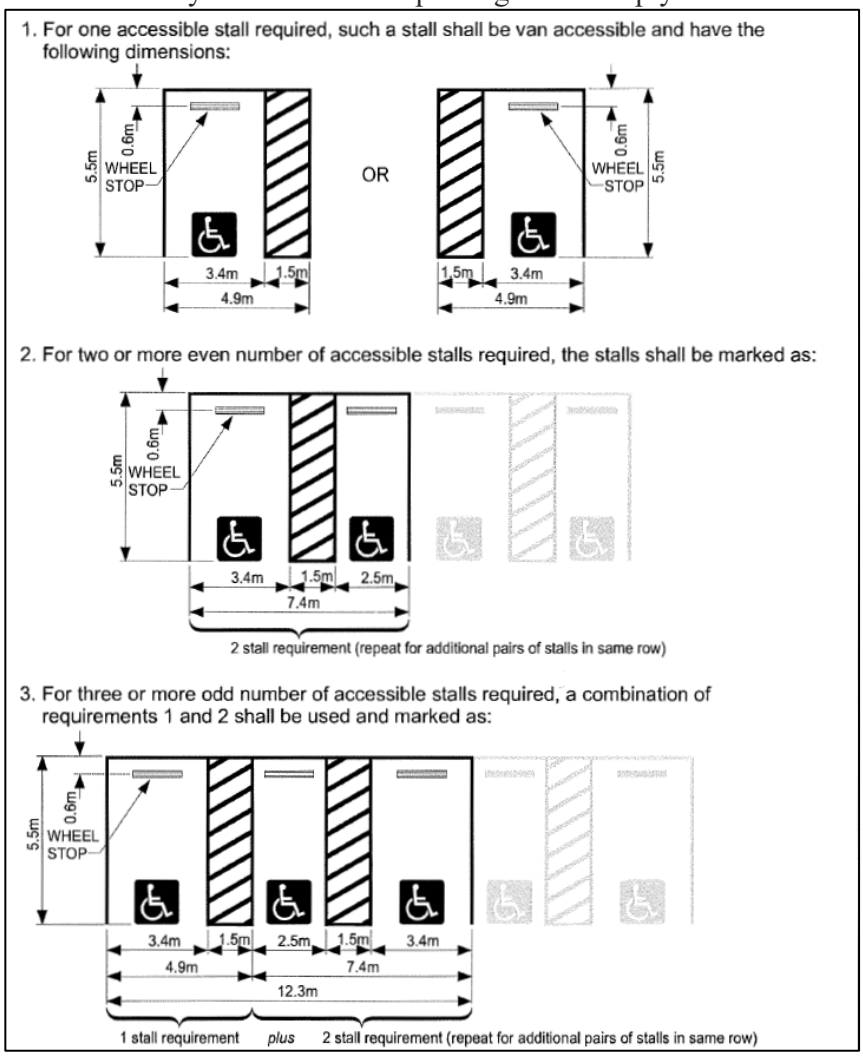
2) Accessible Parking Supply:

a) Accessible and van-accessible parking spaces shall be provided in accordance with the following supply requirements:

Total Required Parking Spaces	Minimum Required Van-Accessible	Minimum Required Accessible Spaces
5 or less	0	0
6 to *50*	1	0
51 to 100	1	1
101 to 150	2	1
151 to 200	2	2
Over 200	*5* plus 1 for every additional 100 required parking spaces or fraction thereof. • "When the required accessible space supply is an even number there must be an equal number of van-accessible spaces to standard accessible spaces. • "When the required accessible space supply is an odd number there should be one additional van-accessible space than standard accessible spaces.	

3) Accessible Parking Dimensions and Layout

The dimensions and layout of accessible parking shall comply with the following:



4.14.7 In the calculation of required parking, where the calculation results in a fraction of a parking space, one (1) off-street parking space shall be provided to meet the fractional requirement.

4.14.8 Minimum parking space dimensions shall be as follows:

Angle	Width	Length	Depth to Curb	Aisle Width	Traffic Direction
30˚	2.7m	5.2m	5.2m	3.5m	1-way
45˚	2.7m	5.2m	6.0m	3.9m	1-way
60˚	2.7m	5.2m	6.4m	5.0m	1-way
90˚	2.7m	5.8m	5.8m	6.7m	1- or 2-way
Parallel Parking	2.5m	7.0m	2.5m	3.5m 6.0m	1-way 2-way

4.14.9 Small car spaces may be provided to a maximum portion of 40% of the total parking required, shall have a minimum width of 2.5m and minimum length of 5.2m, and shall be clearly marked for small car use only.

4.15 Off-Street Loading Requirements

4.15.1 Additional spaces must be provided for the temporary stopping, loading and unloading of vehicles for every commercial site, place of public assembly, hospital, institution, school, or club. The minimum number of loading spaces in addition to the parking space requirements of Paragraph 4.14.1 above, are as follows:

Commercial / Institutional Floor Area	Required Loading Spaces
< 500m²	1 loading space
500-2000m²	2 loading spaces
2001-3500m²	3 loading spaces
>3500m²	1 additional loading space for every additional 5000m² of commercial / institutional floor area

4.15.2 Notwithstanding the above, a minimum of one (1) off-street loading space shall be provided for every apartment complex, assisted-living complex and *care facility* containing more than ten (10) *dwelling units* or *living units*. Where the apartment complex, assisted-living complex or *care facility* is provided in more than one *principal building* with separate elevators for each *building*, one (1) off-street loading space shall be provided for each *principal building* containing more than ten (10) *dwelling units* or *living units*.

4.15.3 Loading spaces shall have a minimum width of 3.0m, a minimum length of 9.0m and a minimum clearance height of 3.7m.

4.16 Bicycle Parking

4.16.1 On-site bicycle parking areas should be considered for all new commercial, institutional and multi-family developments and, when provided, should be designed as an integral part of the overall site plan addressing concerns of topography and ease of access.

4.16.2 On-site bicycle parking areas should be designed in accordance with the following:

a) Class I – long-term secured bicycle parking provided in the form of waterproof bicycle lockers, secured bicycle rooms, or secured compounds within a building complete with bicycle racks. Class I bicycle parking areas should be located at grade, within sight of the building entry or security room, and have the following minimum dimensions:

Vertical Clearance	Width	Length (if placed horizontally)	Length (if placed vertically)
1.9m	0.6m	1.8m	1.0m

Where waterproof bicycle lockers are provided, the following minimum dimensions apply:

Length	Height	End width at door	End width opposite door
1.8m	1.2m	0.6m	0.22m

b) Class II – short-term bicycle parking should be provided in the form of bicycle racks, made of sturdy, theft-resistant material and should be securely anchored to the floor or ground, designed to support the bicycle frame, not the wheels. Class II parking areas should be clearly visible from the principal building entry points or roads.

4.16.3 On-site bicycle parking areas should be provided as follows:

Use	Class I	Class II
Apartment, Townhouse	1 space per dwelling unit	0.2 spaces per dwelling unit
Commercial – retail	0.25 spaces per 200m² gross floor area	0.75 spaces per 200m² gross floor area
Commercial – office	0.75 spaces per 200m² gross floor area	0.25 spaces per 200m² gross floor area
Civic, assembly, recreation, education uses	0.25 spaces per 200m² gross floor area	0.75 spaces per 200m² gross floor area
Community Care Facility, Hospital	0.25 spaces per 200m² gross floor area	0.75 spaces per 200m² gross floor area

4.17 Provision of Electric Vehicle Charging Infrastructure

4.17.1 For new buildings that include multi-unit residential uses, a minimum of 1 of every 10 *off-street parking spaces* shall feature an *energized outlet* capable of providing *Level 2 charging* or higher to the *off-street parking space*.

An additional 1 of every 10 *off-street parking spaces* shall feature *roughed-in electric vehicle charging infrastructure*, including an electrical outlet box located within 3 metres of the parking space.

Where more than 1 of every 10 *off-street parking spaces* features an *energized outlet* capable of providing *Level 2 charging* or higher is provided, the minimum number of *off-street parking spaces* featuring *roughed-in electric vehicle charging infrastructure* may be reduced by the number of *off-street parking spaces* that feature the *energized outlets* beyond the minimum requirement.

This section does not apply to new buildings with fewer than 10 *off-street parking spaces*.

4.17.2 *Energized outlets*, provided pursuant to Section 4.17.1 above, shall be labelled for their intended use for *electric vehicle* charging.

4.17.3 Where an *electric vehicle management energy system* is implemented, the Director of Engineering may specify a minimum performance standard to ensure a sufficient rate of *electric vehicle* charging.

4.18 Basements

4.18.1 Basement Related Depressions

a) Only one (1) *localized depression* for *basement* access is permitted per *one-unit residential use*; *semi-detached residential building*; *rowhouse residential building* or *house-plex*. In addition, one *localized depression* for *basement* access for a *accessory registered secondary suite* is permitted.
b) Only one (1) set of stairs is permitted per *localized depression* for *basement* access.
c) The aggregate area of a *localized depression* for *basement* access shall not exceed $12m^2$ and 40% of the corresponding wall length including the stairs, measured from the interior of the required retaining walls.
d) A *localized depression* for *basement* access is not permitted in the required *front* and any *side yard* setback.
e) Where a *localized depression* for *basement* access is located below a spanning *structure* from the *first storey* to the ground level, the depression shall be located such that the spanning *structure* is open to below on only one side.
f) Window wells are permitted on any side of a *one-unit residential use*; *semi-detached residential building*; *rowhouse residential building* or *house-plex* provided they do not extend more than 0.9m beyond the building wall face, are no more than 1.5m deep, and do not exceed 25% of the corresponding wall length.

4.19 Maximum Ceiling Height for SSMUH Zones

4.19.1 Any portion of *residential gross floor area* in a *dwelling unit* with a *ceiling height* which exceeds 5.0m shall be considered to comprise two floors and shall be measured as such for the purpose of calculating *residential gross floor area*.

5.0 Specific Use Provisions & Regulations

5.1 Community Care Facilities

5.1.1 Child Care Centres:

1) An accessory child care centre shall be permitted as an accessory use to a one-unit residential use in all SSMUH Residential Zones, provided that:
   a) child care is provided for no more than eight (8) children;
   b) child care is provided within the personal residence of the licensee;
   c) the accessory child care centre has a valid license issued in accordance with the *Community Care and Assisted Living Act* and *Child Care Licensing Regulation* as amended;
   d) the *accessory child care centre* has a valid *business license*; and
   e) the *accessory child care centre* meets the off-street parking requirements in Section 4.14.1.

2) A *child care centre* providing care for more than eight (8) children is permitted in the CR-1, CR-2, CR-3, CR-4, CR-5 zones and in all P zones, provided that:
   a) the *child care centre* has a valid license issued in accordance with the *Community Care and Assisted Living Act* and *Child Care Licensing Regulation* as amended;
   b) the *child care centre* has a valid *business license*;
   c) the *child care centre* meets the off-street parking requirements in Section 4.14.1; and
   d) the outdoor play area required for the *child care centre* under the *Child Care Licensing Regulation* is located on the same lot as the child care centre.

5.1.2 Care Facilities:

1) A *care facility* used as a residence for no more than ten (10) persons, not more than six (6) of whom are persons in care, is permitted in all SSMUH Residential Zones with a *one-unit residential use* only provided that:
   a) the *care facility* has a valid license issued in accordance with the *Community Care and Assisted Living Act and Regulations as amended*;
   b) the care facility has a valid *business license*; and
   c) shall be located not closer than 300.0 metres (984.25 feet) from any other *care facility*.

2) A *care facility* used as a residence for more than six (6) persons in care is permitted in all P zones and in all CD zones specifically permitting a *care facility*, provided that:
   a) the *care facility* received approval for development permit if developed, redeveloped or expanded after September 2008;
   b) the *care facility* has a valid license issued in accordance with the *Community Care and Assisted Living Act and Regulations as amended*; and
   c) the *care facility* has a valid *business license*.

5.2 Community Services

5.2.1 *Community services* may be permitted in any CR or CS zone, any P zone, and any CD zone that permits a commercial use.

5.3 Accessory Home Occupation Use

5.3.1 An *accessory home occupation use* is permitted in all zones permitting a residential use, but only in accordance with the following provisions:

1) it shall be completely enclosed within the *building* used for the *residential use* to which it is *accessory*, and shall not occupy more than 40% of the *residential gross floor area* of a *dwelling unit*;
2) the wholesale or retail sale of any goods or materials from the *dwelling unit* is not permitted;
3) within all RM (multiple-unit zones), mixed commercial/residential zones, or SSMUH Residential Zones containing an *accessory bed and breakfast use* or a *short term rental*, no home occupation shall be permitted which involves clients directly accessing the *building*;
4) within SSMUH Residential Zones in which the parcel of land contains more than 2 dwelling units, one of which is a registered secondary suite, or an accessory dwelling unit, the only type of home occupation permitted in the *dwelling units* will be limited to a *home office* only. All other Accessory Home Occupation Use regulations will apply;
5) there shall be no exterior storage or display of goods or materials;
6) the *home occupation use* shall be clearly incidental to the *residential use* of the *building*;
7) there shall be no alteration to the exterior appearance of the property to indicate that a home occupation is being conducted except for one non-illuminated sign in accordance with the requirements of the City's Sign Bylaw;
8) the premises shall not be used for any assembly related uses or occupancies, or for any use that generates noise, vibration, dust, odours, vapours, heat, on-street parking or vehicular traffic other than that normally associated with a residential dwelling;
9) it shall be conducted only by the resident of the residential use to which it is accessory, and not more than one resident or non-resident employee;
10) all home occupation uses will be required to possess a valid *business license*;
11) no *business license* will be issued any applicant for home occupation use unless the City has been provided with written consent by the Owner or the Owner's Agent as authorized in writing by the Owner;
12) parking for the home occupation use shall be provided totally upon the site, in addition to that required for the principal residential use. No more than one additional off-street parking space for the home occupation will be permitted. Any additional spaces shall be provided totally enclosed within the structure.

5.4 Accessory Boarding Use

5.4.1 An *accessory boarding use* shall only be permitted in all SSMUH Residential zones, and shall:

a) be *accessory* to a *residential use*;
b) be completely enclosed within the *principal dwelling*;
c) be limited to a maximum of two *sleeping units* per *dwelling unit* and a maximum of four (4) boarding guests;
d) not provide separate cooking facilities for the *accessory boarding use*;
e) provide one additional on-site parking space per *sleeping unit*;
f) shall only be permitted in an owner-occupied *dwelling unit*;
g) shall only accommodate boarders or roomers for periods of 30 days or greater.

5.5 Accessory Registered Secondary Suite

5.5.1 An *accessory registered secondary suite* shall only be permitted in all SSMUH Residential Zones, and shall:

a) be an accessory to a *one-unit residential use*; *semi-detached residential building* or *rowhouse residential building* only;
b) be limited to one *accessory registered secondary suite* per *lot*;
c) conform with the BC Building Code requirements and limited to a maximum of 90 square metres *residential gross floor area* and not more than two (2) bedrooms;
d) provide one additional on-site parking space for occupants of the *accessory registered secondary suite*;
e) be inspected and registered through the City's Secondary Suite Registration process; and
f) only accommodate tenants for periods of ninety (90) days or greater.

5.6 Accessory Dwelling Unit

5.6.1 An *accessory dwelling unit* shall only be permitted in the zones where specifically permitted, and shall:

a) be an accessory to a *one-unit residential use*; *semi-detached residential building;* or *rowhouse residential building* only;
b) be allowed only where secondary access can be provided from a *lane*, or common access lane in a bare land strata development. If section 5.6.1.b) cannot be provided, then the following access applies:
    i) Entrances to *accessory dwelling units* must be connected to a *street* by an unobstructed, hard-surfaced path at least 1.0 m wide, with lighting that does not spill over onto neighbouring properties.
c) be permitted over a garage in an *ancillary building* but not on the same *storey* except for an entrance through a vestibule which is located on the main garage level to the *accessory dwelling unit*; and;
d) require address numbers to be posted on the *accessory dwelling unit* building near the primary entrance, in a colour contrasting with the building, and either illuminated in periods of darkness or reflective for easy visibility at night. When building addresses are not visible from the street frontage, directional address signs are required.

5.7 Accessory Bed & Breakfast Use

5.7.1 An *accessory bed & breakfast use* shall:

a) only be permitted in a *principal building* containing a *one-unit residential use*;
b) not provide separate cooking facilities or equipment for the *accessory bed & breakfast use*;
c) install fire extinguishers, interconnected smoke and carbon monoxide alarms, and emergency lighting in hallways and egress points, to B.C. Building Code standards;
d) be limited to a maximum of three (3) *sleeping units*;
e) be limited to no more than six (6) guests at any given time;
f) provide one (1) *off-street parking space* for each *sleeping unit*, pursuant to Section 4.14;
g) not create any form or manner of nuisance for neighbouring properties, including but not limited to noise, light, traffic or on-street parking;
h) have a valid *business license* (no *business license* will be issued any applicant for an *accessory bed & breakfast use* unless the City has been provided with written consent by the Owner or the Owner's Agent as authorized in writing by the Owner); and
i) only provide for the temporary accommodation of any number of guests for periods not to exceed thirty (30) days.

5.8 Short Term Rental

5.8.1 A short term rental use shall:

a) only be operated from an *accessory registered secondary suite* that complies with all applicable BC Building Code requirements;
b) only be operated by an *owner* (or immediate family member of the *owner*) of the subject property, where they are a full-time resident and occupant of the *one-residential use*. A tenant may not sublet the *accessory registered secondary suite* for this purpose;
c) only be operated if the owner has designated a responsible person whose name and contact information is prominently displayed in the short term rental premises at all times when the short term rental is operated, who, at all times that the short-term rental is operated, has access to the premises and authority to make decisions in relation to the premises and the rental agreement, and who must be able to attend at the short-term rental premises within two hours of being requested to do so;
d) install fire extinguishers, interconnected smoke and carbon monoxide alarms, and emergency lighting in hallways and egress points, to B.C. Building Code standards;
e) not permit any structural alteration or addition that changes the residential character and form of the *principal building*;
f) be limited to a maximum of two (2) *sleeping units* only;
g) be limited to no more than four (4) adult guests at any given time;
h) not be occupied by more than one booking or reservation at any given time;
i) not have any exterior signage advertising the *short term rental use*;
j) provide accessory off-street parking in accordance with the provisions of Section 4.14;
k) not create any form or manner of nuisance for neighbouring properties, including but not limited to noise, light, traffic or on-street parking;

l) have a valid business license, and display the business licence number in all advertising for the *short term rental*;
m) only provide for the temporary accommodation of guests for periods not to exceed ninety (90) days.

5.9 Community Gardens

1) A *community garden* shall be permitted in all P zones, in the CR-1, CR-2, CR-3, CR-4, CR-5 zones, and in all CD zones, provided that:
   a) for CD zones, there shall be no other buildings or structures for other uses present on the lot;
   b) any non-profit society or community organization operating the *community garden* shall have a valid *business licence* (no *business license* will be issued to an applicant for any *community garden* unless the City has been provided with written consent by the Owner or the Owner's Agent as authorized in writing by the Owner, including identifying the terms for when the community garden is to cease); and
   c) the cultivation of cannabis, or any invasive or illegal species does not occur as part of the community garden use.

6.0 General Zones – Uses Permitted & Zone Provisions

6.1 RS-1 SSMUH Residential Zone

The intent of this zone is to provide for the development of up to four dwelling units on a single parcel of land that is located outside of a 400m radius from a *prescribed bus stop*, or six units within a 400m radius from a *prescribed bus stop,* on a single parcel of land within the urban containment boundary, in a variety of building forms.

6.1.1 Permitted Principal Uses:

1) Only one (1) of the following principal use is permitted on a parcel of land:
   a) a *one-unit residential use* with a minimal parcel size of 742m^2*;*
   b) *house-plex* with a minimal parcel size of 742m^2, and no *basements* are permitted if the *house-plex* contains only two *dwelling units;*
   c) *semi-detached residential building;* or
   d) *rowhouse residential building.*

6.1.2 Permitted Accessory Uses:

Principal Uses	Permitted Accessory Uses
1) One-unit residential use	A) Only one (1) of the following *accessory uses* is permitted: a. an *accessory child care centre* in accordance with the provisions of Section 5.1. b. an *accessory boarding use* in accordance with the provisions of Section 5.4. c. an *accessory registered secondary suite* that can include an *accessory home occupation use* in accordance with the provisions of Sections 5.3 and 5.5. d. an *accessory dwelling unit* that can include an *accessory home occupation use* in accordance with the provisions of Sections 5.3 and 5.6. e. an *accessory bed & breakfast use* in accordance with the provisions of Section 5.7. f. a *short term rental* in accordance with the provisions of Section 5.8. g. an *accessory home occupation* in accordance with the provisions of Section 5.3 h. a *care facility* in accordance with the provisions of Section 5.1.

	B) **Exceptions -** The following *accessory uses* can be permitted together: a. an *accessory registered secondary suite* that can include *a home occupation use in* accordance with the provisions of Sections 5.3 and 5.5; b. an *accessory dwelling unit* that can include *a home occupation use in* accordance with the provisions of Sections 5.3 and 5.6; and c. an *accessory home occupation* in accordance with the provisions of Section 5.3.
2) House-plex	Only the following *accessory use* is permitted: a. an *accessory home occupation* in accordance with the provisions of Section 5.3.
3) Semi-detached residential building	The following *accessory uses* can be permitted together: a. an *accessory registered secondary suite* that can include *a home occupation use in* accordance with the provisions of Sections 5.3 and 5.5; b. an *accessory dwelling unit* that can include *a home occupation use in* accordance with the provisions of Sections 5.3 and 5.6; and, c. an *accessory home occupation* in accordance with the provisions of Section 5.3.
4) Rowhouse residential building	The following *accessory uses* can be permitted together: a. an *accessory registered secondary suite* in accordance with the provisions of Section 5.5. b. an *accessory dwelling unit* is only permitted on lots that only have zero *side yard setbacks* on one *side yard,* or if there is a rear lane abutting the *lot,* then each lot is permitted an *accessory dwelling unit* that can include *an accessory home occupation use* in accordance with the provisions of Sections 5.3 and 5.6; and, c. an *accessory home occupation* in accordance with the provisions of Sections 5.3.

6.1.3 Lot Dimensions for Subdivision:

1) Lots created through subdivision in the RS-1 SSMUH Residential Zone must conform to the following minimum standards:

	Lot Width Minimum	Lot Depth Minimum	Minimum Lot Area
Lots created in the RS-1 SSMUH zone, except for *semi-detached residential buildings* and *rowhouse residential buildings.*	18.0m (59.04ft)	30.5m (100.06ft)	742m^2 (7,986.82 ft^2)
Lots created in the RS-1 SSMUH zone for *Semi-detached residential buildings* and *rowhouse residential building*	9.0m (29.52ft)	30.5m (100.06ft)	274.5m^2 (2,954.69 ft^2)

6.1.4 Lot Coverage:

1) The maximum *lot coverage* is 40%.

6.1.5 Permitted Density:

1) The maximum permitted number of *dwelling units* on a parcel of land *based* on minimum *lot area* and location of a *prescribed bus stop*:

a)	**Outside** 400m radius from a *prescribed bus stop*	
i)	Lots greater than 280m^2 and less than 4,050m^2	Up to 4 dwelling units
ii)	Lots less than 280m^2	Up to 3 dwelling units
b)	**Within** 400m radius from a *prescribed bus stop*	
i)	Lots at least 281m^2 or greater	Up to 6 dwelling units
ii)	Lots less than 280m^2	Up to 3 dwelling units

6.1.6 Floor Area:

1) maximum *residential gross floor area* shall not exceed 0.75 times the *lot area* for a maximum of 6 *dwelling units* on a parcel of land.

6.1.7 Landscape Requirements:

1) The maximum *impermeable surface* area on the parcel of land is 70%;
2) The minimum *permeable surface* area on the parcel of land is 30%, of which 50% at minimum will contain *live plant material*;

3) 50% of the required front yard will be landscaped with *live plant material* including a 1.2m (3.94ft) permeable landscape strip containing *live plant material* on either side of the driveway; and
4) The owner of the property is responsible for the placement and proper maintenance of landscaping.

6.1.8 Building Heights:

1) *principal buildings* shall not exceed a *height* of 7.7m (25.26ft).
2) *accessory dwelling* unit shall not exceed a *height* of 7.0m (22.97ft) for a *building* with a minimum roof slope of 6:12, and shall not exceed a *height* of 6.0m (19.69ft) for a *building* with any lesser roof slope.
3) *ancillary buildings* and *structures* shall not exceed a *height* of 5.0m (16.40ft).

6.1.9 Minimum Setback Requirements:

1) *principal buildings* and *ancillary buildings and structures* in the RS-1 SSMUH Residential Zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	**Principal Building** - Except semi-detached residential building and rowhouse residential building	**Principal Building - Semi-detached residential building and rowhouse residential building**	**Ancillary Buildings, Structures, or Accessory Dwelling Unit**
Front lot line	6.0m (19.69ft)	6.0m (19.69ft)	Not Permitted
Front lot line for any *storey* above the first *storey*	7.0m (22.96ft)	7.0m (22.96ft)	Not Permitted
Rear lot line	6.0m (19.69ft)	6.0m (19.69ft)	1.5m (4.92ft)
Rear lot line on a lot with an exterior side yard requirement of 3.8m (12.47ft.), where the rear lot line abuts the interior side lot line of an adjacent residential lot	3.8m (12.47ft)	3.8m (12.47ft)	1.5m (4.92ft)
Interior side lot line	1.5m (4.92ft)	0.0m [1]	1.5m (4.92ft)
Interior side lot line (abutting a lane)	2.4m (7.87ft)	0.0m [2]	2.4m (7.87ft)
Exterior side lot line (where the rear lot line abuts a lane, or where the rear lot line abuts the rear lot line of an adjacent residential lot or abutting an	2.4m (7.87ft)	2.4m (7.87ft)	2.4m (7.87ft)

interior or rear lot line for a commercial use)			
Exterior side lot line (where the rear lot line abuts the interior side lot line of an adjacent residential lot)	3.8m (12.47ft)	3.8m (7.87ft)	1.5m (4.92ft)

[1] The interior side lot line setback of a *semi-detached residential building* and *rowhouse residential building* shall be increased to a minimum of 1.5m (4.92ft) on the opposite side of the *lot* to the *party wall*. If there is a *party wall* on either side of the interior side lot line, then the interior side lot line setback is 0.0m.

[2] The interior side lot line (abutting a lane) setback of a *semi-detached residential building* and *rowhouse residential building* shall be increased to a minimum of 2.4m (7.87ft) on the opposite side of the lot to the *party wall*. If there is a *party wall* on either side of the interior side lot line (abutting a lane), then the interior side lot line (abutting a lane) is 0.0m

6.1.10 Ancillary Buildings and Structures or Accessory Dwelling Units:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-sections 6.1.8 and 6.1.9 above, the following also applies:

1) there shall be not more than one *ancillary building* per *lot*.
2) *ancillary buildings or structures* shall not be located in any required *front yard* or *exterior side yard* area.
3) *ancillary buildings* or *structures* shall not be sited less than 3.0m (9.84ft) from a *principal building* on the same *lot*.
4) *accessory dwelling units* shall not be located in any required *front yard* or *exterior side yard* area.
5) *accessory dwelling units* shall be located not less than 3.0m (9.84ft) from a *principal building*.

6.1.11 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.2 RS-2 SSMUH Residential Zone

The intent of this zone is to provide for the development of up to four dwelling units on a single parcel of land that is located outside of a 400m radius from a *prescribed bus stop*, or six units within a 400m radius from a *prescribed bus stop,* on a single parcel of land within the urban containment boundary, in a variety of building forms.

6.2.1 Permitted Principal Uses:

1) Only one (1) *principal use* is permitted on a parcel of land:
   a) a *one-unit residential use;*
   b) *house-plex;*
   c) *semi-detached residential building*; or
   d) rowhouse residential building

6.2.2 Permitted Accessory uses:

Principal Uses	Permitted Accessory Uses
1) One-unit residential use	A) Only one (1) of the following *accessory uses* is permitted: a. an *accessory child care centre* in accordance with the provisions of Section 5.1. b. an *accessory boarding use* in accordance with the provisions of Section 5.4. c. an *accessory registered secondary suite* that can include an *accessory home occupation use* in accordance with the provisions of Sections 5.3 and 5.5. d. an *accessory dwelling unit* that can include an *accessory home occupation use* in accordance with the provisions of Sections 5.3 and 5.6. e. an *accessory bed & breakfast use* in accordance with the provisions of Section 5.7. f. a *short term rental* in accordance with the provisions of Section 5.8. g. an *accessory home occupation* in accordance with the provisions of Section 5.3 h. a *care facility* in accordance with the provisions of Section 5.1.
	B) **Exceptions -** The following *accessory uses* can be permitted together: a. an *accessory registered secondary suite* that can include *a home occupation use in* accordance with the provisions of Sections 5.3 and 5.5; b. an *accessory dwelling unit* that can include *a home occupation use* in accordance with the provisions of Sections 5.3 and 5.6; and

	c. an *accessory home occupation* in accordance with the provisions of Section 5.3.
2) House-plex	Only the following *accessory use* is permitted: a. an *accessory home occupation* in accordance with the provisions of Section 5.3.
3) Semi-detached residential building	The following *accessory uses* can be permitted together: a. an *accessory registered secondary suite* that can include *a home occupation use* in accordance with the provisions of Sections 5.3 and 5.5; b. an *accessory dwelling unit* that can include *a home occupation use* in accordance with the provisions of Sections 5.3 and 5.6; and, c. an *accessory home occupation* in accordance with the provisions of Section 5.3.
4) Rowhouse residential building	The following *accessory uses* can be permitted together: a. an *accessory registered secondary suite* in accordance with the provisions of Section 5.5. b. an *accessory dwelling unit* is only permitted on lots that only have zero *side yard setbacks* on one *side yard,* or if there is a rear lane abutting the *lot,* then each lot is permitted an *accessory dwelling unit* that can include *an accessory home occupation use* in accordance with the provisions of Section 5.3 and 5.6; and, c. an *accessory home occupation* in accordance with the provisions of Section 5.3.

6.2.3 Lot Dimensions for Subdivision:

1) Lots created through subdivision in this RS-2 SSMUH Residential Zone must conform to the following minimum standards:

	Lot Width Minimum	**Lot Depth Minimum**	**Minimum Lot Area**
Lots Created in the RS-2 zone, except for *semi-detached residential buildings* and *rowhouse residential buildings*	12.1m (39.7ft)	27.4m (89.9ft)	410m^2 (4,413.20 ft^2)
Lots Created in the RS-2 zone for *Semi-detached residential buildings* and *Rowhouse residential buildings*	6.05m (19.84ft)	27.4m (89.9ft)	205m^2 (2,206.60 ft^2)

6.2.4 Lot Coverage:

1) The maximum *lot coverage* is 45%.

6.2.5 Permitted Density:

1) The maximum permitted number of *dwelling units* on a parcel of land *based* on minimum *lot area* and location of a *prescribed bus stop*:

a)	**Outside** 400m radius from a *prescribed bus stop*	
i)	Lots greater than 280m^2 and less than 4,050m^2	Up to 4 dwelling units
ii)	Lots less than 280m^2	Up to 3 dwelling units
b)	**Within** 400m radius from a *prescribed bus stop*	
i)	Lots at least 281m^2 or greater	Up to 6 dwelling units
ii)	Lots less than 280m^2	Up to 3 dwelling units

6.2.6 Floor Area:

1) maximum *residential gross floor area* shall not exceed 0.75 times the *lot area* for a maximum of up to 2 *dwelling units* on a parcel of land.
2) maximum *residential gross floor area* shall not exceed 0.85 times the *lot area* for above 2 *dwelling units* to a maximum of 4 *dwelling units* on a parcel of land.
3) maximum *residential gross floor area* shall not exceed 0.95 times the *lot area* for above 4 *dwelling units* to a maximum of 6 *dwelling units* on a parcel of land.

6.2.7 Landscape Requirements:

1) The maximum *impermeable surface* area on the parcel of land is 70%;
2) The minimum *permeable surface* area on the parcel of land is 30%, of which 50% at minimum will contain *live plant material*;
3) 50% of the required front yard will be landscaped with *live plant material* including a 1.2m (3.94ft) permeable landscape strip containing *live plant material* on either side of the driveway; and
4) The owner of the property is responsible for the placement and proper maintenance of landscaping.

6.2.8 Building Heights:

1) *principal buildings* shall not exceed a *height* of 7.7m (25.26ft).
2) *accessory dwelling* unit shall not exceed a *height* of 7.0m (22.97ft) for a *building* with a minimum roof slope of 6:12, and shall not exceed a *height* of 6.0m (19.69ft) for a *building* with any lesser roof slope.
3) *ancillary buildings* and structures shall not exceed a *height* of 5.0m (16.40ft).

6.2.9 Minimum Setback Requirements:

1) *principal buildings* and *ancillary buildings and structures* in the RS-2 SSMUH Residential Zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	**Principal Building** - Except semi-detached residential building and rowhouse residential building	**Principal Building - Semi-Detached Residential Building and Rowhouse Residential building**	**Ancillary Buildings, Structures, or Accessory Dwelling Unit**
Front lot line	6.0m (19.69ft)	6.0m (19.69ft)	Not Permitted
Rear lot line	6.0m (19.69ft)	6.0m (19.69ft)	1.5m (4.92ft)
Rear lot line on a lot with an exterior side yard requirement of 3.8m (12.47ft.), where the rear lot line abuts the interior side lot line of an adjacent residential *lot*	3.8m (12.47ft)	3.8m (14.47ft)	1.5m (4.92ft)
Interior side lot line	1.2m (3.94ft)	0.0m [1]	1.2m (3.94ft)
Interior side lot line (abutting a lane)	2.4m (7.87ft)	0.0m [2]	1.5m (4.92ft)
Exterior side lot line (where the rear lot line abuts a lane, or where the rear lot line abuts the rear lot line of an adjacent residential lot or abutting an interior or rear lot line for a commercial use)	2.4m (7.87ft)	2.4m(7.87ft)	2.4m (7.87ft)
Exterior side lot line (where the rear lot line abuts the interior side lot line of an adjacent residential lot)	3.8m (12.47ft)	3.8m (12.47ft)	1.5m (4.92ft)

[1] The interior side lot line setback of a *semi-detached residential building* and *rowhouse residential building* shall be increased to a minimum of 1.2m (3.92ft) on the opposite side of the *lot* to the *party wall*. If there is a *party wall* on either side of the interior side lot line, then the interior side lot line setback is 0.0m.

[2] The interior side lot line (abutting a lane) setback of a *semi-detached residential building* and *rowhouse residential building* shall be increased to a minimum of 2.4m (7.87ft) on the opposite

side of the *lot* to the *party wall*. If there is a *party wall* on either side of the interior side lot line (abutting a lane), then the interior side lot line (abutting a lane) is 0.0m.

6.2.10 Ancillary Buildings and Structures or Accessory Dwelling Units:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-sections 6.2.8 and 6.2.9 above, the following also applies:

1) there shall be not more than one *ancillary building* per *lot*.
2) *ancillary buildings or structures* shall not be located in any required *front yard* or *exterior side yard* area.
3) *ancillary buildings* and *structures* shall not be sited less than 3.0m (9.84ft) from a *principal building* on the same *lot*.
4) *accessory dwelling units* shall not be located in any required *front yard* or *exterior side yard* area.
5) *accessory dwelling units* shall be located not less than 3.0m (9.84ft) from a *principal building*.

6.2.11 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.3 RS-3 (Small lot, Hillside) SSMUH Residential Zone

The intent of this zone is to provide for the development of up to four dwelling units on a single parcel of land that is located outside of a 400m radius from a *prescribed bus stop*, or six units within a 400m radius from a *prescribed bus stop,* on a single parcel of land within the urban containment boundary, in a variety of building forms.

6.3.1 Permitted Principal Uses:

1) Only one (1) *principal use* is permitted on a parcel of land:
   a) a *one-unit residential use;* or,
   b) house-plex

6.3.2 Permitted Accessory Uses:

1) In conjunction with a *one-unit residential use* not more than one (1) of the following accessory uses are permitted:
   a) an accessory child care centre in accordance with the provisions of Section 5.1.
   b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
   c) an *accessory registered secondary suite* in accordance with the provisions of Section 5.5.
   d) an *accessory dwelling unit* in accordance with the provisions of Section 5.6.
   e) an *accessory bed & breakfast use* in accordance with the provisions of Section 5.7.
   f) a *short term rental* in accordance with the provisions of Section 5.8.
   g) a *care facility* in accordance with the provisions of Section 5.1.
2) In conjunction with a *house-ple*x use only the following *accessory uses* is permitted:
   a) an *accessory dwelling unit* in accordance with the provisions of Section 5.6.
3) an *accessory home occupation* in accordance with the provisions of Section 5.3

6.3.3 Lot Size:

1) The minimum *lot width*, *lot depth* and *lot area* in the RS-3 (Small lot, Hillside) SSMUH Residential Zone are as follows:

Lot width	9.0m (29.531ft)
Lot depth	27.4m (89.9ft)
Lot area	280.00m^2 (3,013.89ft^2)

6.3.4 Lot Coverage:

1) The maximum lot coverage is 50%.

6.3.5 Permitted Density:

1) The maximum permitted number of *dwelling units* on a parcel of land *based* on minimum *lot area* and location of a *prescribed bus stop*:

a)	**Outside** 400m radius from a *prescribed bus stop*	
i)	Lots up to 280m^2	Up to 3 dwelling units
ii)	Lots greater than 280m^2 and less than 4,050m^2	Up to 4 dwelling units
b)	**Within** 400m radius from a *prescribed bus stop*	
i)	Lots greater than 280m^2 and less than 281m^2	Up to 4 dwelling units
ii)	Lots at least 281m^2 or greater	Up to 6 dwelling units

6.3.6 Floor Area:

1) maximum residential gross floor area shall not exceed 1.05 times the *lot area* for a maximum of 2 *dwelling units* on a parcel of land.
2) maximum residential gross floor area shall not exceed 1.15 times the *lot area* for above 2 *dwelling units* to a maximum of 4 *dwelling units* on a parcel of land.
3) maximum residential gross floor area shall not exceed 1.25 times the *lot area* for above 4 *dwelling units* to a maximum of 6 *dwelling units* on a parcel of land.

6.3.7 Landscape Requirements:

1) The maximum *impermeable surface* area on the parcel of land is 80%;
2) The minimum *permeable surface* area on the parcel of land is 20%, of which 50% at minimum will contain *live plant material*;
3) 50% of the required front yard will be landscaped with *live plant material* including a 1.2m (3.94ft) permeable landscape strip containing *live plant material* on either side of the driveway; and
4) The owner of the property is responsible for the placement and proper maintenance of landscaping.

6.3.8 Building Heights:

1) *principal buildings* shall not exceed a *height* of 7.7m (25.26ft), and the height of the southerly elevation of the building shall be determined by an *angle of containment* of 45 degrees to the vertical commencing 6.0 metres (19.69 feet) above the natural grade at the base of the south wall as illustrated in sub-section 4.9.
2) *accessory dwelling* unit shall not exceed a *height* of 7.0m (22.97ft) for a *building* with a minimum roof slope of 6:12, and shall not exceed a *height* of 6.0m (19.69ft) for a *building* with any lesser roof slope.
3) *ancillary buildings* and structures shall not exceed a *height* of 4.0m (13.12ft)

6.3.9 Minimum Setback Requirements:

1) *principal buildings* and *ancillary buildings and structures* in the RS-3 (Small lot, Hillside) SSMUH Residential Zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Buildings and Structures Accessory Dwelling Unit
Front lot line i.e. see 2) below	3.0m (9.84ft)	Not Permitted
Rear lot line i.e. see 2) below	3.0m (9.84ft)	1.5m (4.92ft)
Interior side lot line	1.2m (3.94ft)	1.2m (3.94ft)
Interior side lot line (abutting a lane)	1.8m (5.91ft)	1.8m (5.91ft)
Exterior side lot line (rear lot line abutting a lane or rear lot line of adjacent lot) i.e. for a distance of 7.5m (24.61ft) as per 3) below	1.8m (5.91ft) & 1.5m (4.92ft)	1.8m (5.91ft) & 1.5m (4.92ft)

2) Notwithstanding the above, the *front* and *rear yard setbacks* shall in combination be not less than 9.0m (29.52ft).
3) Notwithstanding the above, the *exterior side yard setback* requirement for *principal buildings* and for *accessory dwelling units* or *ancillary buildings* and *structures* shall be 1.8m (5.91ft) for a distance of 7.5m (24.61ft) from the *front lot line* and 1.5m (4.92ft) from that point to the *rear lot line* of the *lot*.

6.3.10 Ancillary Buildings and Structures or Accessory Dwelling Units:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-sections 6.3.8 and 6.3.9 above, the following also applies:

1) there shall be not more than one *ancillary building* per *lot*.
2) *ancillary buildings and structures* shall not be located in any required *front yard* or *exterior side yard* area.
3) *ancillary buildings* or *structures* shall not be sited less than 3.0m (9.84ft) from a *principal building* on the same *lot*.
4) *accessory dwelling units* shall not be located in any required *front yard* or *exterior side yard* area.
5) *accessory dwelling units* shall be located not less than 3.0m (9.84ft) from a *principal building*.

6.3.11 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.4 RI-1 (Infill 1) SSMUH Residential Zone – South of Hospital Lands

The intent of this zone is to accommodate infill redevelopment in the South of Hospital Lands area for up to four dwelling units on a single parcel of land that is located outside of a 400m radius from a prescribed bus stop, or six units within 400m radius from a prescribed bus stop on a single parcel of land, located within the urban containment boundary, in a variety of building forms.

6.4.1 Permitted Principal Uses:

1) Only one (1) *principal use* is permitted on a parcel of land:
   a) a *one-unit residential use* or
   b) house-plex

6.4.2 Permitted Accessory Uses:

1) In conjunction with a *one-unit residential use* not more than one (1) of the following accessory uses are permitted:
   a) an *accessory child care centre* in accordance with the provisions of Section 5.1.
   b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
   c) an *accessory registered secondary suite* in accordance with the provisions of Section 5.5.
   d) an *accessory dwelling unit* in accordance with the provisions of Section 5.6.
   e) an *accessory bed & breakfast use* in accordance with the provisions of Section 5.7.
   f) a *short term rental* in accordance with the provisions of Section 5.8.
   g) a *care facility* in accordance with the provisions of Section 5.1.
2) In conjunction with a *house-ple*x use only the following *accessory uses* is permitted:
   a) an *accessory dwelling unit* in accordance with the provisions of Section 5.6.
3) an *accessory home occupation* in accordance with the provisions of Section 5.3.

6.4.3 Lot Size:

1) The minimum *lot width*, *lot depth* and *lot area* for fee simple and bare land strata lots in the RI-1 (Infill 1) SSMUH Residential Zone – South of Hospital Lands are as follows:

Lot width	9.1m (29.86ft)
Lot depth with shared access	35.0m (114.83ft)
Lot area	333.0m² (3,584.38ft²)

6.4.4 Lot Coverage:

1) The maximum *lot coverage* is 50%.

6.4.5 Permitted Density:

1) The maximum permitted number of *dwelling units* on a parcel of land *based* on minimum *lot area* and location of a *prescribed bus stop*:

a)	**Outside** 400m radius from a *prescribed bus stop*	
i)	Lots up to 280m^2	Up to 3 dwelling units
ii)	Lots greater than 280m^2 and less than 4,050m^2	Up to 4 dwelling units
b)	**Within** 400m radius from a *prescribed bus stop*	
i)	Lots greater than 280m^2 and less than 281m^2	Up to 4 dwelling units
ii)	Lots at least 281m^2 or greater	Up to 6 dwelling units

6.4.6 Floor Area:

1) maximum *residential gross floor area* shall not exceed 0.75 times the *lot area* for a maximum of 2 *dwelling units* on a parcel of land.
2) maximum *residential gross floor area* shall not exceed 0.85 times the *lot area* for parcels of land that contain more than 2 *dwelling units*.

6.4.7 Landscape Requirements:

1) The maximum *impermeable surface* area on the parcel of land is 80%;
2) The minimum *permeable surface* area on the parcel of land is 20%, of which 50% at minimum will contain *live plant material*;
3) 50% of the required front yard will be landscaped with *live plant material* including a 1.2m (3.94ft) permeable landscape strip containing *live plant material* on either side of the driveway; and
4) The owner of the property is responsible for the placement and proper maintenance of landscaping.

6.4.8 Building Heights:

1) *principal buildings* shall not exceed a *height* of 9.0m (29.53ft) for a *building* with a roof slope of 1:1 and shall not exceed a *height* of 8.0m (26.25ft) for a *building* with any lesser roof slope.
2) *accessory dwelling* unit shall not exceed a *height* of 7.0m (22.97ft) for a *building* with a minimum roof slope of 6:12, and shall not exceed a *height* of 6.0m (19.69ft) for a *building* with any lesser roof slope.
3) *ancillary buildings and structures* shall not exceed a *height* of 3.0m (9.84ft).
4) dormers and any part of the *building* that projects out of either roof angle shall be limited to 0.4 times the length of the base wall of the same face of the building facing the same lot line, provided that the roof for any such projection has a minimum slope of 4:12.

6.4.9 Minimum Setback Requirements:

1) *principal buildings* and *ancillary buildings and structures* in the RI-1 (Infill 1) SSMUH Residential Zone – South of Hospital Lands shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Buildings and Structures Accessory Dwelling Unit
Front lot line i.e. see 2) & 3) below	3.0m (9.84ft)	Not Permitted
Rear lot line i.e. see 2) & 3) below	3.0m (9.84ft)	1.5m (4.92ft)
Interior side lot line	1.2m (3.94ft)	1.2m (3.94ft)
Interior side (abutting a lane)	2.4m (7.87ft)	2.4m (7.87ft)
Exterior side lot line (rear lot line abutting a lane or rear lot line of adjacent lot) i.e. for a distance of 6.0m (19.69ft) as per 4) below	2.8.m (9.19ft) & 1.5m (4.92ft)	2.8m (9.19ft) & 1.5m (4.92ft)

2) *balconies* or *decks* located on the rear elevation of a *principal building* are not permitted above the first *story*.
3) notwithstanding the above, the *front* and *rear yard setbacks* shall in combination be not less than 9.0m (29.52ft).
4) Notwithstanding the above, the *exterior side yard setback* requirement for *principal buildings* and for *ancillary buildings and structures* shall be 2.8m (9.19ft) for a distance of 6.0m (19.69ft) from the *front lot line* and 1.5m (4.93ft) from that point to the *rear lot line* of the *lot*.

6.4.10 Ancillary Buildings and Structures or Accessory Dwelling Units:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-sections 6.4.8 and 6.4.9 above, the following also applies:

1) there shall be not more than one *ancillary building* per *lot*.
2) *ancillary buildings or structures* shall not be located in any required *front yard* or *exterior side yard* area.
3) *ancillary buildings or structures* shall be located not less than 1.5m (4.92ft) from a *principal building*.
4) *accessory dwelling units* shall not be located in any required *front yard* or *exterior side yard* area.

6.4.11 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.4.12 Notwithstanding the provisions of Section 4.14, driveways shall not exceed a width of 4.0m (13.12ft). Further, the width of an opening to a garage for vehicular access and contained within the *principal building* shall not exceed 3.5m (11.48ft).

6.5 RI-2 (Infill 2) SSMUH Residential Zone

The intent of this zone is to accommodate infill redevelopment in the East Side Large Lot Infill Redevelopment Area for up to four dwelling units on a single parcel of land that is located outside of a 400m radius from a prescribed bus stop, or six units within 400m radius from a prescribed bus stop, on a single parcel of land within the urban containment boundary, in a variety of building forms.

6.5.1 Permitted Principal Uses:

1) Only one (1) *principal use* is permitted on a parcel of land:
   a) a *one-unit residential use* or
   b) *house-plex*

6.5.2 Permitted Accessory Uses:

1) In conjunction with a *one-unit residential use* not more than one (1) of the following accessory uses are permitted:
   a) an *accessory child care centre* in accordance with the provisions of Section 5.1.
   b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
   c) an *accessory registered secondary suite* in accordance with the provisions of Section 5.5.
   d) an *accessory dwelling unit* in accordance with the provisions of Section 5.6.
   e) an *accessory bed & breakfast use* in accordance with the provisions of Section 5.7.
   f) a *short term rental* in accordance with the provisions of Section 5.8.
   g) a *care facility* in accordance with the provisions of Section 5.1.
2) In conjunction with a *house-ple*x use only the following accessory uses is permitted:
   a) an *accessory dwelling unit* in accordance with the provisions of Section 5.6.
3) an *accessory home occupation* in accordance with the provisions of Section 5.3.

6.5.3 Lot Size:

1) The minimum *lot width, lot depth,* and *lot area* for fee-simple and bare land strata lots in the RI-2 (Infill 2) SSMUH Residential Zone are as follows:

Dimension Type	**Narrow Lot Housing With Rear Lane Access**	**Narrow Lot Housing with Shared Access**
Lot width for interior lots	9.15m (30.0ft)	10.0m (32.8ft)
Lot width for corner lots	10.0m (32.8ft)	10.0m (32.8ft)
Lot depth	27.4m (90.0ft)	33.5m (110.0ft
Lot area	256.0m² (2,755.56ft²)	335.0m² (3,606.0ft²)

6.5.4 Lot Coverage:

1) The maximum *lot coverage* is 50%.

6.5.5 Permitted Density:

1) The maximum permitted number of *dwelling units* on a parcel of land *based* on minimum *lot area* and location of a *prescribed bus stop*:

a)	**Outside** 400m radius from a *prescribed bus stop*	
i)	Lots up to 280m^2	Up to 3 dwelling units
ii)	Lots greater than 280m^2 and less than 4,050m^2	Up to 4 dwelling units
b)	**Within** 400m radius from a *prescribed bus stop*	
i)	Lots greater than 280m^2 and less than 281m^2	Up to 4 dwelling units
ii)	Lots at least 281m^2 or greater	Up to 6 dwelling units

6.5.6 Floor Area:

1) maximum *residential gross floor area* shall not exceed 1.0 times the *lot area* for a maximum of 2 *dwelling units* on a parcel of land.
2) maximum *residential gross floor area* shall not exceed 1.1 times the *lot area* for parcels of land that contain more than 2 *dwelling units*.

6.5.7 Landscape Requirements:

1) The maximum *impermeable surface* area on the parcel of land is 80%;
2) The minimum *permeable surface* area on the parcel of land is 20%, of which 50% at minimum will contain *live plant material*;
3) 50% of the required front yard will be landscaped with *live plant material* including a 1.2m (3.94ft) permeable landscape strip containing *live plant material* on either side of the driveway; and
4) The owner of the property is responsible for the placement and proper maintenance of landscaping.

6.5.8 Building Heights:

1) *principal buildings* shall not exceed a *height* of 7.7m (25.26 ft.).
2) *accessory dwelling* unit shall not exceed a *height* of 7.0m (22.97ft) for a *building* with a minimum roof slope of 6:12, and shall not exceed a *height* of 6.0m (19.69ft) for a *building* with any lesser roof slope.
3) *ancillary buildings and structures* shall not exceed a height of 3.0m (9.84ft).

6.5.9 Minimum Setback Requirements:

1) *principal buildings* and *ancillary buildings and structures* in the *RI-2 (Infill 2) SSMUH Residential Zone* shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Buildings and Structures Accessory Dwelling Units
Front lot line	3.0m (9.8ft)	Not permitted
Rear lot line with shared access driveway	6.0m (19.7ft)	1.2m (3.94ft)
Rear lot line abutting a lane	6.0m (19.7ft)	3.0m (9.8ft)
Interior side lot line with rear yard access from a lane	1.2m (3.94ft)	0.0m (0.0ft) on one side; 3.0m (9.8ft) on the other when needed to accommodate the 3rd parking space, or 1.2m (3.94ft) to accommodate a 2nd level accessory dwelling unit over a carport.
Interior side lot line with shared access driveway	2.07m (6.8ft) on the driveway access side; 1.2m (3.94ft) on the other side	0.0m (0.0ft) on one side; 1.5m (4.92ft) on the other when needed to accommodate the 3rd parking space, or 1.2m (3.94ft) for a two storey accessory dwelling unit.
Exterior side lot line	2.07m (6.8ft)	2.07m (6.8ft)

6.5.10 Ancillary Buildings and Structures or Accessory Dwelling Units:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-sections 6.5.8 and 6.5.9 above, the following also applies:

1) there shall be not more than one *ancillary building* per *lot*.
2) *ancillary buildings and structures* shall not be located in any required *front yard* or *exterior side yard* area.
3) *ancillary buildings and structures* shall be located not less than 3.0m (9.84ft) from a *principal building*.
4) *accessory dwelling units* shall not be located in any required *front yard* or *exterior side yard* area.
5) *accessory dwelling units s*hall be located not less than 3.0m (9.84ft) from a *principal building*.

6.5.11 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.6 RE-1 SSMUH Estate Residential 1 Zone

The intent of this zone is to provide for the development of up to two dwelling units on a single parcel of land within the urban containment boundary, in a variety of building forms.

6.6.1 Permitted Principal Uses:

1) Only one (1) *principal use* is permitted on a parcel of land:
   a) a *one-unit residential use*

6.6.2 Permitted Accessory Uses:

1) In conjunction with a *one-unit residential use* with not more than one (1) of the following accessory uses:
   a) an *accessory child care centre* in accordance with the provisions of Section 5.1.
   b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
   c) an *accessory registered secondary suite* in accordance with the provisions of Section 5.5.
   d) an *accessory dwelling unit* in accordance with the provisions of Section 5.6.
   e) an *accessory bed & breakfast use* in accordance with the provisions of Section 5.7.
   f) a *short term rental* in accordance with the provisions of Section 5.8.
   g) a *care facility* in accordance with the provisions of Section 5.1.
2) an *accessory home occupation* in conjunction with a *one-unit residential use* and in accordance with the provisions of Section 5.3;

6.6.3 Lot Size:

1) The minimum *lot width*, *lot depth* and *lot area* in the RE-1 SSMUH Estate Residential 1 Zone are as follows:

Lot width	30.0m (98.4ft)
Lot depth	100.0m (328.08ft)
Lot area	0.5ha (1.235ac)

6.6.4 Lot Coverage:

1) The maximum *lot coverage* is 20%.

6.6.5 Floor Area:

1) maximum *residential gross floor area* shall not exceed 0.3 times the *lot area*.

6.6.6 Landscape Requirements:

1) The maximum *impermeable surface* area on the parcel of land is 60%;
2) The minimum *permeable surface* area on the parcel of land is 40%, of which 50% at minimum will contain *live plant material*;
3) 50% of the required front yard will be landscaped with *live plant material* including a 1.2m (3.94ft) permeable landscape strip containing *live plant material* on either side of the driveway; and

4) The owner of the property is responsible for the placement and proper maintenance of landscaping.

6.6.7 Building Heights:

1) *principal buildings* shall not exceed a *height* of 7.7m (25.26ft).
2) *accessory dwelling* unit shall not exceed a *height* of 7.0m (22.97ft) for a *building* with a minimum roof slope of 6:12, and shall not exceed a *height* of 6.0m (19.69ft) for a *building* with any lesser roof slope.
3) *ancillary buildings* and structures shall not exceed a *height* of 5.0m (16.40ft).

6.6.8 Minimum Setback Requirements:

1) *principal buildings* and *ancillary buildings and structures* in the RE-1 SSMUH Estate Residential 1 Zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	**Principal Building**	**Ancillary Buildings and Structures Accessory Dwelling Unit**
Front lot line	7.5m (24.61ft)	Not Permitted
Rear lot line	7.5m (24.61ft)	1.5m (4.92ft)
Interior side lot line	1.5m (4.92ft)	1.5m (4.92ft)
Exterior side lot line (abutting a lane, or where the rear lot line abuts the rear lot line of an adjacent residential lot, or abutting an interior or rear lot line for a commercial use)	3.8m (12.47ft)	3.8m (12.47ft)
Exterior side lot line (where the rear lot line abuts the interior side lot line of an adjacent residential lot)	7.5m (24.61ft)	7.5m (24.61ft)

6.6.9 Ancillary Buildings and Structures or Accessory Dwelling Units:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-sections 6.6.7 and 6.6.8 above, the following also applies:

1) there shall be not more than one *ancillary building* per *lot*.
2) *ancillary buildings and structures* shall not be located in any required *front yard* or *exterior side yard* area.
6) *accessory dwelling units* shall not be located in any required *front yard* or *exterior side yard* area.
7) *accessory dwelling units* hall be located not less than 3.0m (9.84ft) from a *principal building*.

6.6.10 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.7 RE-2 SSMUH Estate Residential 2 Zone

The intent of this zone is to provide for the development of up to four dwelling units on a single parcel of land with a lot area equal to or less than 4,050m^2 that is located outside of a 400m radius from a prescribed bus stop, or six units within 400m radius from a prescribed bus stop on a single parcel of land with a lot area equal to or less than 4,050m^2, within the urban containment boundary, in a variety of building forms.

6.7.1 Permitted Principal Uses:

1) Only one (1) Principal use is permitted on a parcel of land:
   a) a *one-unit residential use; or*,
   b) house-plex- only permitted on a parcel of land with a *lot area* equal to or less than 4,050m^2.

6.7.2 Permitted Accessory Uses:

1) In conjunction with a *one-unit residential use* with not more than one (1) of the following accessory uses:
   a) an *accessory child care centre* in accordance with the provisions of Section 5.1.
   b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
   c) an *accessory registered secondary suite* in accordance with the provisions of Section 5.5.
   d) an *accessory dwelling unit* in accordance with the provisions of Section 5.6.
   e) an *accessory bed & breakfast use* in accordance with the provisions of Section 5.7.
   f) a *short term rental* in accordance with the provisions of Section 5.8.
   g) a *care facility* in accordance with the provisions of Section 5.1.
2) In conjunction with a *house-ple*x use only the following accessory uses is permitted:
   a) an *accessory dwelling unit* in accordance with the provisions of Section 5.6.
3) an *accessory home occupation* in conjunction with a *one-unit residential use* in accordance with the provisions of Section 5.3.

6.7.3 Lot Size:

1) The minimum *lot width*, *lot depth* and *lot area* in the RE-2 SSMUH Estate Residential 2 Zone are as follows:

Lot width	23.0m (75.46ft)
Lot depth	60.0m (196.8ft)
Lot area	2,000m^2 (21,527.9ft^2)

6.7.4 Lot Coverage:

1) maximum *lot coverage* is 25%.

6.7.5 Permitted Density:

1) The maximum permitted number of *dwelling units* on a parcel of land *based* on minimum *lot area* and location of a *prescribed bus stop*:

a)	**Outside** 400m radius from a *prescribed bus stop*	
i)	Lots greater than 280m^2 and less than 4,050m^2	Up to 4 dwelling units
b)	**Within** 400m radius from a *prescribed bus stop*	
i)	Lots at least 281m^2 or greater	Up to 6 dwelling units

6.7.6 Floor Area:

1) maximum *residential gross floor area* shall not exceed 0.35 times the *lot area* for a maximum of 2 *dwelling units* on a parcel of land.
2) maximum *residential gross floor area* shall not exceed 0.4 times the *lot area* for parcels of land that contain more than 2 *dwelling units*.

6.7.7 Landscape Requirements:

1) The maximum *impermeable surface* area on the parcel of land is 60%;
2) The minimum *permeable surface* area on the parcel of land is 40%, of which 50% at minimum will contain *live plant material*;
3) 50% of the required front yard will be landscaped with *live plant material,* including a 1.2m (3.94ft) permeable landscape strip containing *live plant material* on either side of the driveway; and
4) The owner of the property is responsible for the placement and proper maintenance of landscaping.

6.7.8 Building Heights:

1) *principal buildings* shall not exceed a *height* of 7.7m (25.26ft).
2) *ancillary buildings* and *structures,* or *accessory dwelling unit* shall not exceed a *height* of 5.0m (16.40ft).

6.7.9 Minimum Setback Requirements:

1) *principal buildings* and *ancillary buildings and structures* in the RE-2 SSMUH Estate Residential 2 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	**Principal Building**	**Ancillary Buildings and Structures Accessory Dwelling Unit**
Front lot line	7.5m (24.61ft)	Not Permitted
Rear lot line	7.5m (24.61ft)	1.5m (4.92ft)
Interior side lot line	1.5m (4.92ft)	1.5m (4.92ft)
Exterior side lot line (abutting a lane, or where the rear lot line abuts the rear lot line of an	3.8m (12.47ft)	3.8m (12.47ft)

adjacent residential lot, or abutting an interior or rear lot line for a commercial use)		
Exterior side lot line (where the rear lot line abuts the interior side lot line of an adjacent residential lot)	7.5m (24.61ft)	7.5m (24.61ft)

6.7.10 Ancillary Buildings and Structures or Accessory Dwelling Units:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-sections 6.7.8 and 6.7.9 above, the following also applies:

1) there shall be not more than one *ancillary building* per *lot*.
2) *ancillary buildings and structures* shall not be located in any required *front yard* or *exterior side yard* area.
3) *accessory dwelling units* shall not be located in any required *front yard* or *exterior side yard* area.
4) *accessory dwelling units* shall be located not less than 3.0m (9.84ft) from a *principal building*.

6.7.11 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.8 RM-1 Low Density Multi-Unit Residential Zone

The intent of this zone is to accommodate multi-unit residential uses in the form of townhouse or apartment complexes at low densities not exceeding 24 units per 0.4 hectare (1.0 acre).

6.8.1 Permitted Uses:

1) a *multi-unit residential* use in conjunction with not more than one (1) of the following accessory uses, per *dwelling unit*:
   a) an *accessory home occupation* in accordance with the provisions of Section 5.3.
   b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
2) a *multi-unit residential use* is permitted in one (1) or more *principal buildings*.

6.8.2 Lot Size:

1) Minimum *lot width*, *lot depth* and *lot area* in the RM-1 zone are as follows:

Lot width	18.0m (59.04ft)
Lot depth	30.5m (100.4ft)
Lot area	742.0m² (7,986.82ft²)

6.8.3 Lot Coverage:

1) Maximum *lot coverage* per fee-simple lot is 45%.

6.8.4 Density:

1) Maximum number of *dwelling units* permitted shall be based on a *lot area* of not less than 167 m^2 (1,797.57 ft^2) per *dwelling unit* for a maximum density of 24 units per 0.4 ha (1.0 acres).

6.8.5 Building Heights:

1) *Principal buildings* shall not exceed a *height* of 7.7m (25.26ft).
2) *Ancillary buildings and structures* shall not exceed a *height* of 4.0m (13.12ft).

6.8.6 Minimum Setback Requirements:

1) *Principal buildings* and *ancillary buildings and structures* in the RM-1 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	**Principal Building**	**Ancillary Buildings and Structures**
Front lot line	7.5m (24.61ft)	Not permitted
Rear lot line	7.5m (24.61ft)	1.5m (4.92ft)
Rear lot line (abutting a lane)	7.5m (24.61ft)	2.4m (7.87ft)
Interior side lot line	2.4m (7.87ft)	2.4m (7.87ft)
Interior side lot line (abutting a lane)	2.4m (7.87ft)	2.4m (12.47ft)
Exterior side lot line (rear lot line abutting a lane or rear lot line of adjacent lot)	3.8m (12.47ft)	3.8m (12.47ft)
Exterior side lot line (rear lot line abutting interior side lot line of adjacent lot)	7.5m (24.61ft)	7.5m (24.61ft)

2) Notwithstanding the above, where the rear lot line of a lot abuts the interior side lot line of an adjacent lot that is zoned for commercial use, the minimum required exterior side yard setback may be reduced to 3.8m (12.47ft).

6.8.7 Ancillary Buildings Structures:
Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-sections 6.8.5 and 6.8.6 above, the following also applies:
1) there shall be not more than one *ancillary building* per *fee-simple lot*.
2) *ancillary buildings and structures* shall not be located in any required *front yard* or *exterior side yard* area.
3) *ancillary buildings and structures* shall not be located closer than 3.0m (9.85ft) to a *principal building*.

6.8.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.8.9 Accessory off-street loading spaces shall be provided in accordance with the provisions of sub-sections 4.15.2 and 4.15.3.

6.9 RM-2 Medium Density Multi-Unit Residential Zone

The intent of this zone is to accommodate multi-unit residential uses in the form of townhouse or apartment complexes at medium densities not exceeding 50 units per 0.4 hectare (1.0 acre).

6.9.1 Permitted Uses:

1) a *multi-unit residential* use in conjunction with not more than one (1) of the following accessory uses, per *dwelling unit*:
   a) an *accessory home occupation* in accordance with the provisions of Section 5.3.
   b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
2) a *multi-unit residential use* is permitted in one (1) or more *principal buildings*.

6.9.2 Lot Size:

1) Minimum *lot width*, *lot depth* and *lot area* in the RM-2 zone are as follows:

Lot width	18.0m (59.04ft)
Lot depth	30.5m (100.4ft)
Lot area	742.0m² (7,986.82ft²)

6.9.3 Lot Coverage:

1) Maximum *lot coverage* per fee-simple lot is 45%.

6.9.4 Density:

1) Maximum number of *dwelling units* permitted shall be based on a *lot area* of not less than 80.0m^2 (861.14 ft^2) per *dwelling unit* for a maximum density of 50 units per 0.4ha (1.0ac), and a maximum *residential floor area* of 1.1 times the *lot area*.
2) *Maximum residential floor area* may be increased:
   i) by not more than 37.0m^2 (398.26ft^2) total where common recreation facilities are provided within a *principal building* for the exclusive use of the occupants;
   ii) by not more than 5.6m^2 (60.28ft^2) per *dwelling unit* where storage and laundry facilities are provided within the individual *dwelling units*.

6.9.5 Building Heights:

1) *Principal buildings* shall not exceed a *height* of 10.7m (35.1ft).
2) *Ancillary buildings and structures* shall not exceed a *height* of 4.0m (13.12ft).

6.9.6 Minimum Setback Requirements:

1) *Principal buildings* and *ancillary buildings and structures* in the RM-2 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	**Principal Building**	**Ancillary Buildings and Structures**
Front lot line	6.0m (19.68ft)	Not permitted
Rear lot line (not abutting a lane)	6.0m (19.68ft)	1.5m (4.92ft)
Rear lot line (abutting a lane)	6.0m (19.68ft)	2.4m (7.87ft)
Interior side lot line (not abutting a lane)	see 3) and 4) below	1.5m (4.92ft)
Interior side lot line (abutting a lane)	see 3) and 4) below	2.4m (12.47ft)
Exterior side lot line (rear lot line abutting a lane or rear lot line of adjacent lot)	3.8m (12.47ft)	3.8m (12.47ft)
Exterior side lot line (rear lot line abutting interior side lot line of adjacent lot)	6.0m (19.68ft)	6.0m (19.68ft)

2) Notwithstanding the above, where the rear lot line of a lot abuts the interior side lot line of an adjacent lot that is zoned for commercial use, the minimum required *exterior side yard* setback may be reduced to 3.8m (12.47ft).
3) The *minimum interior side lot line* shall be 3.0m (9.84ft) where the wall or walls of the *principal building* facing that *interior side lot line* either has no windows, or windows to non-*habitable rooms* only.
4) The *minimum interior side lot line* shall be 5.0m (16.4ft) where the wall or walls of the *principal building* facing that *interior side lot line* has a window or windows to a *habitable room*, or to a balcony, provided that no part of any balcony shall be sited less than 3.0m (9.84ft) from an interior side lot line.

6.9.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-sections 6.9.5 and 6.9.6 above, the following also applies:

1) there shall be not more than one *ancillary building* per *fee-simple lot*.
2) *ancillary buildings and structures* shall not be located in any required *front yard* or *exterior side yard* area.
3) *ancillary buildings and structures* shall not be located closer than 3.0m (9.85ft) to a *principal building*.

6.9.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.9.9 Accessory off-street loading spaces shall be provided in accordance with the provisions of sub-sections 4.15.2 and 4.15.3.

6.10 RM-3 High Density Multi-Unit Residential Zone

The intent of this zone is to accommodate multi-unit residential uses in the form of apartment complexes at high densities not exceeding 90 units per 0.4 hectare (1.0 acre).

6.10.1 Permitted Uses:

1) a *multi-unit residential* use in conjunction with not more than one (1) of the following accessory uses, per *dwelling unit*:
   a) an *accessory home occupation* in accordance with the provisions of Section 5.3.
   b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
2) a *multi-unit residential use* is permitted in one (1) or more *principal buildings*.

6.10.2 Lot Size:

1) Minimum *lot width*, *lot depth* and *lot area* in the RM-3 zone are as follows:

Lot width	18.0m (59.04ft)
Lot depth	30.5m (100.4ft)
Lot area	742.0m² (7,986.82ft²)

6.10.3 Lot Coverage:

1) Maximum *lot coverage* per fee-simple lot is 45%.

6.10.4 Density:

1) Maximum number of *dwelling units* permitted shall be based on a *lot area* of not less than 44.4m^2 (478.4ft^2) per *dwelling unit* for a maximum density of 90 units per 0.4ha (1.0ac), and a *maximum residential floor area* of 2.0 times the *lot area*.
2) *Maximum residential floor area* may be increased:
   i) by not more than 37.0m^2 (398.26ft^2) total where common recreation facilities are provided within a *principal building* for the exclusive use of the occupants;
   ii) by not more than 5.6m^2 (60.28ft^2) per *dwelling unit* where storage and laundry facilities are provided within the individual *dwelling units*.

6.10.5 Building Heights:

1) *Principal buildings* shall not exceed a *height* of 23.0m (75.46ft).
2) *Ancillary buildings* and *structures* shall not exceed a *height* of 4.0m (13.12ft).

6.10.6 Minimum Setback Requirements:

1) *Principal buildings* and *ancillary buildings and structures* in the RM-3 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	**Principal Building**	**Ancillary Buildings and Structures**
Front lot line	6.0m (19.68ft)	Not permitted
Rear lot line (not abutting a lane)	6.0m (19.68ft)	1.5m (4.92ft)
Rear lot line (abutting a lane)	6.0m (19.68ft)	2.4m (7.87ft)
Interior side lot line (not abutting a lane)	6.0m (19.68ft)	1.5m (4.92ft)
Interior side lot line (abutting a lane)	6.0m (19.68ft)	2.4m (12.47ft)
Exterior side lot line	6.0m (19.68ft)	6.0m (19.68ft)

2) Notwithstanding the above, where the *interior lot line* abuts another *lot* zoned RM-3 the *principal building* shall be located no closer than 12.2m (40.0ft) from the *interior lot line* to ensure a minimum separation distance of 24.4m (80.0ft) between *principal buildings* for *principal buildings* that exceed 10.7m (35.1ft) in *building height*.

6.10.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-sections 6.10.5 and 6.10.6 above, the following also applies:

1) there shall be not more than one *ancillary building* per *fee-simple lot*.
2) *ancillary buildings and structures* shall not be located in any required *front yard* or *exterior side yard* area.
3) *ancillary buildings and structures* shall not be located closer than 3.0m (9.85ft) to a *principal building*.

6.10.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.10.9 Accessory off-street loading spaces shall be provided in accordance with the provisions of sub-section 4.15.2.

6.11 RM-4 Marine Drive Medium Density Multi-Unit Residential Zone

The intent of this zone is to accommodate multi-unit residential uses in the form of apartment complexes at medium densities not exceeding 50 units per 0.4 hectare (1.0 acre) along limited areas of Marine Drive.

6.11.1 Permitted Uses:

1) a *multi-unit residential* use in conjunction with not more than one (1) of the following accessory uses, per *dwelling unit*:
   a) an *accessory home occupation* in accordance with the provisions of Section 5.3.
   b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
2) a *multi-unit residential use* is permitted in one (1) or more *principal buildings*.

6.11.2 Lot Size:

1) Minimum *lot width*, *lot depth* and *lot area* in the RM-4 zone are as follows:

Lot width	13.1m (43.0ft)
Lot depth	18.79m (61.6ft)
Lot area	295.0m² (3,175.35ft²)

6.11.3 Lot Coverage:

1) Maximum *lot coverage* per fee-simple lot is 60%.

6.11.4 Density:

1) Maximum number of *dwelling units* permitted shall be based on a *lot area* of not less than 80 m^2 (861.14 ft^2) per *dwelling unit* for a maximum density of 50 units per 0.4 ha (1.0 acres), and a maximum *residential floor area* of 1.1 times the *lot area*.
2) *Maximum residential floor area* may be increased:
   i) by not more than 37.0m^2 (398.26ft^2) total where common recreation facilities are provided within a *principal building* for the exclusive use of the occupants;
   ii) by not more than 5.6m^2 (60.28ft^2) per *dwelling unit* where storage and laundry facilities are provided within the individual *dwelling units*.

6.11.5 Building Heights:

1) *Principal buildings* shall not exceed a *height* of 7.7m (25.26ft) and the height of the southerly elevation of the building shall be determined by an angle of containment as illustrated in sub-section 4.9.
2) *Structures* shall not exceed a *height* of 4.0m.

6.11.6 Minimum Setback Requirements:

1) *Principal buildings* and *structures* in the RM-4 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	**Principal Building**	**Structures**
Front lot line	3.0m (9.84ft)	Not permitted
Rear lot line (not abutting a lane)	3.0m (9.84ft)	1.5m (4.92ft)
Rear lot line (abutting a lane)	1.8m (5.91ft)	2.4m (7.87ft)
Interior side lot line	1.2m (3.94ft)	1.5m (4.92ft)
Exterior side lot line … see 2) below	3.0m (9.84ft)	3.0m (9.84ft)

2) The setback requirement shall be 3.0m (9.84ft) from an *exterior side lot line* for a distance of 7.5m (24.61ft) from the *front lot line* and 1.5m (4.92ft) from that point to the *rear lot line*.

6.11.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-section 6.11.6 above, the following also applies:

1) *ancillary buildings* shall not be permitted.
2) *structures* shall not be located in any required *front yard* or *exterior side yard* area.
3) *structures* shall not be sited less than 3.0m from a *principal building* on the same *lot*.

6.11.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.11.9 Accessory off-street loading spaces shall be provided in accordance with the provisions of sub-section 4.15.2.

6.12 CR-1 Town Centre Area Commercial / Residential Zone

The intent of this zone is to accommodate a mix of uses and activities, including residential and commercial development along with cultural and civic facilities, to support the ability of residents to walk to meet their daily needs. Containing the greatest concentration and variety of employment-generating uses, this zone establishes this area as the City's pedestrian and transit-focused growth area, consistent with the objectives and policies of the Official Community Plan.

6.12.1 Permitted Uses:

The following uses are permitted in one (1) or more principal buildings:

1) *retail service group 1 uses*;
2) *subject to section 9 b), licensed establishments*, including *liquor primary*, *food primary*, *liquor store*, *agent store*, *u-brew*, *u-vin*, and *licensed manufacturer*;
3) *hotel;*
4) *civic use;*
5) *medical or dental clinic;*
6) *multi-unit residential use;*
7) *accessory home occupation* in conjunction with a *multi-unit residential use* and in accordance with the provisions of Section 5.3, and that does not involve clients of the home occupation accessing the building in person;
8) a *one-unit residential use* accessory to a *retail service group 1 use*, and limited to the story or stories above the portion of a building used for retail service group 1 uses.
9) *adult entertainment use* in accordance with the following provisions:
    a) the *adult entertainment use* has a valid business license;
    b) the *adult entertainment use* shall not operate in conjunction with a liquor licence in the same establishment;
    c) the *adult entertainment use* shall not be located within 500 metres of a school;
    d) despite Section 6.12.2 Lot Size, the minimum *lot* width of a *lot* accommodating an *adult entertainment use* shall not be less than 45 metres;
    e) a *lot* accommodating an *adult entertainment use* must have a *lot line* common with North Bluff Road;
    f) a *building* accommodating *an adult entertainment use* must be set back a minimum of 50 metres from Johnston Road and 30 metres from any other public road; and despite Section 4.14.1 Off-Street Parking Requirements, parking for *adult entertainment use* shall be provided as follows: 1 parking space per every 18.6 m^2 (200 ft^2) of commercial floor area.
10) a cannabis store, as a site-specific permitted use at 1478 Johnston Road (West Half Lot 2 Except: The West 7 Feet; Section 11 Township 1 New Westminster District Plan 8096), subject to the conditions set out in Section 4.1.3.1 of this bylaw.

6.12.2 Lot Size:

1) Subject to section 9 c), minimum lot width, lot depth and lot area in the CR-1 zone are as follows:

Lot width	18.0m (59.0ft)
Lot depth	30.48m (100.0ft)
Lot area	548.64m^2 (5,905.5ft^2)

6.12.3 Lot Coverage:

1) *Lot coverage* per fee simple lot shall not exceed 65%.
2) Despite section 6.12.3(1), on a *lot* exceeding 3,035m^2 (0.75 acres) in area, the area of impermeable materials on the *lot* shall not exceed 90 percent of the total lot area, and the minimum horizontal (length or width) dimensions for any permeable areas included toward this calculation is 4.0m (13.1 ft).
3) For the purposes of section 6.12.3(2), the following materials are impermeable: asphalt, concrete, brick, and stone. Gravel, river rock less than 5 cm in size, wood chips, bark mulch, and other materials which have fully permeable characteristics when in place installed on grade with no associated layer of impermeable material (such as plastic sheeting) that would impede the movement of water directly into the soil below are excluded from the area of impermeable materials.

6.12.4 Density:

The permitted maximum density is varied throughout this zone.

1) The maximum *gross floor area* shall not exceed 1.75 times the *lot area*.

2) Despite Section 6.12.4.1, if a development permit allowing density above 1.75 times the lot area for a lot has been issued for the construction of a principal building prior to December 31, 2020, the maximum gross floor area for that lot is the maximum gross floor area that applied at the time of development permit issuance.

6.12.5 Building Heights:

The permitted maximum building height is varied throughout this zone.

1) *Principal buildings* shall not exceed a *height* of 10.7m (35.1ft).
2) Despite Section 6.12.5.1, maximum *heights* may be increased to a maximum of 13.7m (44.95ft) and a maximum of four (4) *storeys*, if the building is set back a minimum 7.0m from the *lot line* adjacent to Johnston Road, and the exterior wall of the top *storey* of a building facing Johnston Road is set back a minimum 2.0m from the exterior wall of the *storey* below it.
3) Despite Section 6.12.5.1, if a development permit allowing a *principal building* with a maximum *height* over 10.7 metres for a lot has been issued for the construction of a *principal building* prior to December 31, 2020, the maximum *height* for that *lot* is the maximum *height* that applied at the time of development permit issuance.

6.12.6 Minimum Setback Requirements:

1) *Principal buildings* and *structures* in the CR-1 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Structures
Front lot line (abutting Johnston Road)	15.24m (50ft) from the street centreline	0.0m (0.0ft) See s. 6.12.7
Front lot line (not abutting Johnston Road)	3.0m (9.84ft)	0.0m (0.0ft) See s. 6.12.7
Exterior side lot line (abutting Johnston Road)	15.24m (50ft) from the street centreline	0.0m (0.0ft) See s. 6.12.7
Exterior side lot line (not abutting Johnston Road)	3.0m (9.84ft)	0.0m (0.0ft) See s. 6.12.7
Interior side lot line	0.0m (0.0ft)	0.0m (0.0ft)
Rear lot line (abutting a street)	3.0m (9.84ft)	Not permitted
Rear lot line (abutting a lane)	0.0m (0.0ft)	Not permitted
Rear lot line (abutting another lot)	0.0m (0.0ft)	Not permitted

2) Where the *lot line* abuts another *lot* zoned CR-1 or CD and permitting a principal building that exceeds a height of 13.7 m (44.95ft), the portion of the *principal building* above 13.7m (44.95ft) shall be located a minimum of 12.2m (40.0ft) from the *lot line* to ensure a minimum separation distance of 24.4m (80.0ft) between buildings above 13.7m (44.95ft) in height.

6.12.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-section 6.12.6 above, the following also applies:

1) *ancillary buildings* are not permitted.
2) *ancillary structures* shall not be sited less than 3.0m from a *principal building* on the same *lot*.
3) despite sub-sections 6.12.6 and 6.12.7 (2), patios and awnings are permitted in the front and exterior side yard areas in accordance with White Rock License Agreement (Sidewalk Café / Business License) Bylaw requirements.

6.12.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.12.9 Accessory off-street loading spaces shall be provided in accordance with the provisions of Section 4.15.

6.12.10 Bicycle parking facilities shall be provided in accordance with the standards of Section 4.12.2 and in the quantities indicated in Section 4.12.3.

6.12.11 Adaptable Units:

In a building containing a multi-unit residential use, a minimum of 50% of the dwelling units shall be adaptable housing units that are constructed to comply with the Adaptable Housing standards prescribed in the *British Columbia Building Code*.

6.13 CR-2 Lower Town Centre Area Commercial / Residential Zone

The intent of this zone is to accommodate commercial and multi-unit residential uses in the Lower Town Centre area and areas adjacent to the Town Centre.

6.13.1 Permitted Uses:

The following uses are permitted in one (1) or more principal buildings:

1) *retail service group 1 uses*;
2) *retail service group 2 uses*;
3) *licensed establishments*, including *liquor primary*, *food primary*, *agent store*, *u-brew* and *u-vin*;
4) *civic use;*
5) *medical or dental clinic;*
6) *multi-unit residential use* in conjunction with not more than one of the following *accessory uses* per *dwelling unit*:
    a) *accessory home occupation* in accordance with the provisions of Section 5.3.;
    b) *accessory boarding use* in accordance with the provisions of Section 5.4.
7) a *one-unit residential use*, a *two-unit residential use*, or a *three-unit residential use* accessory to a *retail service group 1 use*, or a *retail service group 2 use*, and limited to the storey or storeys above the portion of a building used for *retail service group 1* or *retail service group 2 uses*.

6.13.2 Lot Size:

1) Minimum *lot width*, *lot depth* and *lot area* in the CR-2 zone are as follows:

Lot width	15.24m (50.0ft)
Lot depth	35.0m (115.0ft)
Lot area	534.2m² (5,750.5ft²)

6.13.3 Lot Coverage:

1) Maximum *lot coverage* per fee-simple lot is 65%.

6.13.4 Density:

1) Maximum *gross floor area* (GFA) of all uses shall be 1.75 times the *lot area*.

6.13.5 Building Heights:

1) *Principal buildings* shall not exceed a *height* of 10.7m (35.1ft).
2) *Structures* shall not exceed a *height* of 4.0m.

6.13.6 Minimum Setback Requirements:

1) *Principal buildings* and *structures* in the CR-2 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	**Principal Building**	**Structures**
Front lot line	1.5m (4.92ft)	Not permitted *
Exterior side lot line	1.5m (4.92ft)	3.0m (9.84ft)
Interior side lot line or rear lot line adjacent to a lot zoned only for residential use	1.5m (4.92ft)	3.0m (9.84ft)

6.13.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-sections 6.13.5 and 6.13.6 above, the following also applies:

1) *ancillary buildings* shall not be permitted.
2) *structures* shall not be sited less than 3.0m from a *principal building* on the same *lot*.
3) * notwithstanding sub-sections 6.13.6 and 6.13.7 (2), patios and awnings are permitted in the front and exterior side yard areas in accordance with White Rock License Agreement (Sidewalk Café/Business License) Bylaw requirements.

6.13.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.13.9 Accessory off-street loading spaces shall be provided in accordance with the provisions of sub-section 4.15.2 and 4.15.3.

6.14 CR-3 West Beach Business Area Commercial / Residential Zone

The intent of this zone is to accommodate commercial and multi-unit residential uses in the West Beach Business area.

6.14.1 Permitted Uses:

The following uses are permitted in one (1) or more principal buildings:

1) *retail service group 1 uses*;
2) *licensed establishments*, including *liquor primary*, *food primary*, *agent store*, *u-brew* and *u-vin*;
3) *hotel;*
4) *medical or dental clinic;*
5) *multi-unit residential use* in conjunction with not more than one of the following *accessory uses* per *dwelling unit*:
   a) *accessory home occupation* in accordance with the provisions of Section 5.3.;
   b) *accessory boarding use* in accordance with the provisions of Section 5.4.
6) a *one-unit residential use*, a *two-unit residential use*, or a *three-unit residential use* accessory to a *retail service group 1 use*, and limited to the story or stories above the portion of a building used for *retail service group 1 uses*.

6.14.2 Lot Size:

1) Minimum *lot width*, *lot depth* and *lot area* in the CR-3 zone are as follows:

Lot width	15.24m (50.0ft)
Lot depth	35.0m (115.0ft)
Lot area	534.2m² (5,750.5ft²)

6.14.3 Lot Coverage:

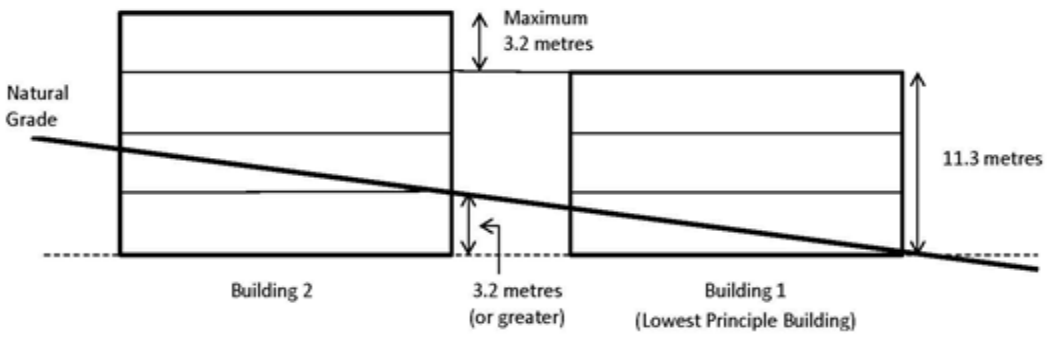
1) Maximum *lot coverage* per fee-simple lot is 75%.

6.14.4 Density:

1) Maximum *gross floor area* (GFA) of all uses shall be 1.75 times the *lot area*.

6.14.5 Building Heights:

1) *Principal buildings shall* not exceed a *height* of 11.3 metres (37.1 feet) measured as the vertical distance from the roof peak to the lessor of either the *natural grade* adjacent to the mid-point of the building on the lowest side of the property or not more than 0.5m (1.64ft) above the average height at the top of curb for the lowest street frontage adjacent to the property. Notwithstanding, where more than one *principal building* is proposed and where the *natural grade* for those other *principal buildings* is greater than 3.2 metres (10.5 feet) higher than the 1st or lowest *principal building*, the maximum *height* of the other *principal buildings* shall be no more than 3.2 metres (10.5 feet) greater in geodetic elevation than the maximum *height* of the 1st or lowest *principal building*, as shown in the illustration below.



2) S*tructures* shall not exceed a *height* of 4.0m.

6.14.6 Minimum Setback Requirements:

1) *Principal buildings* and *structures* in the CR-3 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	**Principal Building**	**Structures**
Front lot line	1.5m (4.92ft)	Not permitted *
Exterior side lot line	1.5m (4.92ft)	3.0m (9.84ft)
Interior side lot line or rear lot line adjacent to a lot zoned only for residential use	1.5m (4.92ft)	3.0m (9.84ft)

2) Notwithstanding sub-section 1) above, *principal buildings* shall be set back no more than 2.5m (8.2ft) from Marine Drive, where applicable.

6.14.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-section 6.14.5 and 6.14.6 above, the following also applies:

1) *ancillary buildings* shall not be permitted.
2) *structures* shall not be sited less than 3.0m from a *principal building* on the same *lot*.
3) * notwithstanding sub-sections 6.14.6 and 6.14.7 (2), patios and awnings are permitted in the front and exterior side yard areas in accordance with White Rock License Agreement (Sidewalk Café / Business License) Bylaw requirements.

6.14.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.14.9 Accessory off-street loading spaces shall be provided in accordance with the provisions of sub-sections 4.15.2 and 4.15.3.

6.15 CR-4 East Beach Business Area Commercial / Residential Zone

The intent of this zone is to accommodate commercial and multi-unit residential uses in the East Beach Business area.

6.15.1 Permitted Uses:

The following uses are permitted in one (1) or more principal buildings:

1) *retail service group 1 uses*;
2) *licensed establishments*, including *liquor primary*, *food primary*, *agent store*, *u-brew* and *u-vin*;
3) *hotel;*
4) *medical or dental clinic;*
5) a *three-unit residential use* or a *multi-unit residential use* in conjunction with not more than one of the following *accessory uses* per *dwelling unit*:
   a) *accessory home occupation* in accordance with the provisions of Section 5.3;
   b) *accessory boarding use* in accordance with the provisions of Section 5.4.
6) a *one-unit residential use*, a *two-unit residential use*, or a *three-unit residential use* accessory to a *retail service group 1 use*, and limited to the story or stories above the portion of a building used for *retail service group 1 uses*.

6.15.2 Lot Size:

1) Minimum *lot width*, *lot depth* and *lot area* in the CR-4 zone are as follows:

Lot width	9.1m (30.0ft)
Lot depth	18.2m (60.0ft)
Lot area	167.2m² (1,800.0ft²)

6.15.3 Lot Coverage:

1) Maximum *lot coverage* per fee-simple lot is 85%.

6.15.4 Density:

1) Maximum *gross floor area* (GFA) of all uses shall be 1.75 times the *lot area*.

6.15.5 Building Heights:

1) p*rincipal buildings* shall not exceed a *height* of 9.2m (30.18ft) measured as the vertical distance between the highest point of the *structure* and the *average natural grade*, however, in no case shall the *building* be higher than 3.1 metres (10.17 feet) above the *average natural grade* of the *rear lot line* of the site. The front wall of a *building* shall not be higher than 4.6 metres (15.09 feet) above the average elevation of the *front lot* line of the site. The height of the southerly elevation of the building shall be determined by an angle of containment of 45 degrees to the vertical commencing 4.6 metres (15.09 feet) above the natural grade at the base of the wall as illustrated in sub-section 4.9.
2) *structures* shall not exceed a *height* of 4.0m.

6.15.6 Minimum Setback Requirements:

1) *Principal buildings* and *structures* in the CR-4 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	**Principal Building**	**Structures**
Front lot line	1.5m (4.92ft)	Not permitted *
Exterior side lot line	1.5m (4.92ft)	1.5m (4.92ft)
Rear lot line	1.83m (6.0ft)	1.83m (6.0ft)

6.15.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-sections 6.15.5 and 6.15.6 above, the following also applies:

1) *ancillary buildings* shall not be permitted.
2) *structures* shall not be sited less than 3.0m from a *principal building* on the same *lot*.
3) * notwithstanding sub-sections 6.15.6 and 6.15.7 (2), patios and awnings are permitted in the front and exterior side yard areas in accordance with White Rock License Agreement (Sidewalk Café / Business License) Bylaw requirements.

6.15.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.15.9 Accessory off-street loading spaces shall be provided in accordance with the provisions of sub-sections 4.15.2 and 4.15.3.

6.16 CR-5 Neighborhood Commercial Zone

The intent of this zone is to accommodate neighborhood oriented convenience and limited commercial service type uses.

6.16.1 Permitted Uses:

The following uses are permitted in **not** more than one (1) *principal building*:

1) a retail service use limited to art gallery, artisan shop, bakery shop, barber, book shop, business school, café or coffee house, dance studio, delicatessen, drug store, dry cleaner, grocery store, hairdresser, health club, launderette, *medical or dental* clinic, *neighborhood convenience store*, professional and semi-professional office, stationary store, tailor;
2) a *one-unit residential use* or *a two-unit residential use* accessory to a retail service use, and limited to the story or stories above the portion of a building used for *retail service use*.

6.16.2 Lot Size:

1) Minimum and maximum *lot width*, *lot depth* and *lot area* in the CR-5 zone are as follows:

	Minimum	**Maximum**
Lot width	15.0m (49.21ft)	n/a
Lot depth	30.5m (100.07ft)	n/a
Lot area	464.0m² (4,994.45ft²)	1,120.0m^2 (12,055.58ft^2)

6.16.3 Lot Coverage:

1) maximum *lot coverage* per fee-simple lot is 45%.

6.16.4 Density:

1) maximum *gross floor area* of all uses shall be 0.75 times the *lot area*.
2) maximum *gross floor area* for *accessory buildings* shall not exceed 6.0m^2 (64.58ft^2)

6.16.5 Building Heights:

1) *principal buildings* shall not exceed a *height* of 7.7m (25.26ft).
2) *ancillary buildings* and *structures* shall not exceed a *height* of 4.0m^2 (13.12ft^2).

6.16.6 Minimum Setback Requirements:

1) *Principal buildings* and *ancillary buildings* and *structures* in the CR-5 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	**Principal Building**	**Ancillary Buildings and Structures**
Front lot line	7.5m (24.61ft)	Not permitted
Rear lot line	7.5m (24.61ft)	1.5m (4.92ft)
Interior side lot line	1.5m (4.92ft)	1.5m (4.92ft)
Exterior side lot line	3.8m (12.47ft)	7.5m (24.61ft)

6.16.7 Ancillary Buildings and Structures:
Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-sections 6.16.4, 6.16.5 and 6.16.6 above, the following also applies:

1) *ancillary buildings* and *structures* shall not be sited less than 3.0m from a *principal building* on the same *lot*.

6.16.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.16.9 Accessory off-street loading spaces shall be provided in accordance with the provisions of sub-sections 4.15.2 and 4.15.3.

6.17 CR-6 Gas Bar/Convenience Commercial 1 Zone

The intent of this zone is to accommodate automobile fuel sales, a neighborhood oriented convenience store and ancillary car wash.

6.17.1 Permitted Uses:

The following uses are permitted in more than one (1) *principal building*:

1) a *gas bar / convenience store* and *accessory car wash*.

6.17.2 Lot Size:

1) Minimum and maximum *lot width*, *lot depth* and *lot area* in the CR-6 zone are as follows:

Lot width	15.0m (49.21ft)
Lot depth	30.5m (100.07ft)
Lot area	1,114.0m² (11,990.0ft²)

6.17.3 Lot Coverage:

1) maximum *lot coverage* per fee-simple lot is 45%.

6.17.4 Density:

1) maximum *gross floor area* of all uses shall be 0.45 times the *lot area*.

6.17.5 Building Heights:

1) *principal buildings* shall not exceed a *height* of 7.7m.
2) *ancillary buildings* and *structures* shall not exceed a *height* of 4.0m (13.12ft).
3) the canopy over a gas bar pump island and a separate *building* containing an *accessory car wash* are deemed to be *principal buildings* for the purpose of determining *height*.

6.17.6 Minimum Setback Requirements:

1) *Principal buildings* and *ancillary buildings* and *structures* in the CR-6 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	**Principal Buildings**	**Ancillary Buildings and Structures**
Front lot line	6.1m (20.0ft)	6.1m (20.0ft)
Rear lot line	6.1m (20.0ft)	6.1m (20.0ft)
Interior side lot line	3.0m (9.84ft)	3.0m (9.84ft)
Exterior side lot line	6.1m (20.0ft)	6.1m (20.0ft)

2) Notwithstanding the above, the canopy over a gas bar pump island may be located not less than 4.5m (14.76ft) from any lot line.

6.17.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-sections 6.17.5 and 6.17.6 above, the following also applies:

1) *ancillary buildings* and *structures* shall be located a minimum of 3.0m (9.85ft) from a *principal building*.

6.17.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.17.9 Accessory off-street loading spaces shall be provided in accordance with the provisions of sub-sections 4.15.2 and 4.15.3.

6.18 P-1 Civic / Institutional Use Zone

The intent of this zone is to accommodate public uses and the railway.

6.18.1 Permitted Uses:

The following uses are permitted in more than one (1) *principal building*:

1) *civic uses*;
2) *public utility uses***;**
3) *child care centre*;
4) *community service* use;
5) *parks and natural areas*;
6) *railway use*;
7) *parking facilities*;
8) *Notwithstanding 1) to 7) above, professional and semi-professional offices are permitted on property located at 1174 Fir Street (Lot 1, Block 30, Plan 11883).*

6.18.2 Lot Size:

1) Minimum and maximum *lot width*, *lot depth* and *lot area* in the P-1 zone are as follows:

Lot width	18.0m (59.06ft)
Lot depth	30.5m (100.07ft)
Lot area	742.0m² (7,986.82ft²)

6.18.3 Lot Coverage:

1) maximum *lot coverage* per fee-simple lot is 50%.

6.18.4 Building Heights:

1) *principal buildings* shall not exceed a *height* of 10.7m.
2) *ancillary buildings* and *structures* shall not exceed a *height* of 6.0m (19.69ft).

6.18.5 Minimum Setback Requirements:

1) *Principal buildings* and *ancillary buildings* and *structures* in the P-1 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	**Principal Buildings**	**Ancillary Buildings and Structures**
Front lot line	6.0m (19.69ft)	6.0m (19.69ft)
Rear lot line	6.0m (19.69ft)	6.0m (19.69ft)
Interior side lot line	6.0m (19.69ft)	6.0m (19.69ft)
Exterior side lot line	6.0m (19.69ft)	6.0m (19.69ft)

6.18.6 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-sections 6.18.4 and 6.18.5 above, the following also applies:

1) *ancillary buildings* and *structures* shall be located a minimum of 3.0m (9.85ft) from a *principal building*.

6.18.7 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.18.8 Accessory off-street loading spaces shall be provided in accordance with the provisions of sub-sections 4.15.2 and 4.15.3.

6.19 P-2 Church / Assembly Use Zone

The intent of this zone is to accommodate the use of land for religious assembly and place of worship, and for community service.

6.19.1 Permitted Uses:

The following uses are permitted in more than one (1) *principal building*:

1) *assembly* use;
2) *community service* use**;**
3) a use accessory to an *assembly* or *community service* use.

6.19.2 Lot Size:

1) Minimum and maximum *lot width*, *lot depth* and *lot area* in the P-2 zone are as follows:

Lot width	18.0m (59.06ft)
Lot depth	30.5m (100.07ft)
Lot area	742.0m² (7,986.82ft²)

6.19.3 Lot Coverage:

1) maximum *lot coverage* per fee-simple lot is 45%.

6.19.4 Building Heights:

1) *principal buildings* shall not exceed a *height* of 10.7m.
2) *ancillary buildings* and *structures* shall not exceed a *height* of 4.0m (13.12ft).

6.19.5 Minimum Setback Requirements:

1) *Principal buildings* and *ancillary buildings* and *structures* in the P-2 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	**Principal Buildings**	**Ancillary Buildings and Structures**
Front lot line	6.0m (19.69ft)	6.0m (19.69ft)
Rear lot line	6.0m (19.69ft)	6.0m (19.69ft)
Interior side lot line	6.0m (19.69ft)	6.0m (19.69ft)
Exterior side lot line	6.0m (19.69ft)	6.0m (19.69ft)

6.19.6 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-sections 6.19.4 and 6.19.5 above, the following also applies:

1) *ancillary buildings* and *structures* shall be located a minimum of 3.0m (9.85ft) from a *principal building*.

6.19.7 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.19.8 Accessory off-street loading spaces shall be provided in accordance with the provisions of sub-section 4.15.2 and 4.15.3.

6.20 P-3 Community Care Facility (Low Density) Zone

The intent of this zone is to accommodate the use of land for licensed care facilities, including assisted living residences, hospitality services, community living and long-term care equivalent to low density multi-unit residential.

6.20.1 Permitted Uses:

The following uses are permitted in more than one (1) *principal building*:

1) *assisted living residence*;
2) *care facility*;
3) *community service* use**;**
4) *health service facility*;
5) *hospitality services*.

6.20.2 Lot Size:

1) Minimum and maximum *lot width*, *lot depth* and *lot area* in the P-3 zone are as follows:

Lot width	18.0m (59.06ft)
Lot depth	30.5m (100.07ft)
Lot area	742.0m² (7,986.82ft²)

6.20.3 Lot Coverage:

1) maximum *lot coverage* per fee-simple lot is 45%.

6.20.4 Density:

1) maximum *gross floor area* of all uses shall be 0.6 times the *lot area*, except that the *gross floor area* of all uses may be increased to 0.8 times the *lot area* where a housing agreement for affordable and/or special needs housing has been entered into and registered on title pursuant to Section 483 of the *Local Government Act*.

6.20.5 Building Heights:

1) *principal buildings* shall not exceed a *height* of 7.7m.
2) s*tructures* shall not exceed a *height* of 4.0m.

6.20.6 Minimum Setback Requirements:

1) *Principal buildings* and *structures* in the P-3 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	**Principal Buildings**	**Structures**
Front lot line	6.0m (19.69ft)	6.0m (19.69ft)
Rear lot line	6.0m (19.69ft)	6.0m (19.69ft)
Interior side lot line	6.0m (19.69ft)	6.0m (19.69ft)
Exterior side lot line	6.0m (19.69ft)	6.0m (19.69ft)

6.20.7 Ancillary Buildings and Structures:
Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-sections 6.20.5 and 6.20.6 above, the following also applies:

1) *ancillary buildings* shall not be permitted;
2) *structures* shall not be sited less than 3.0m from a *principal building* on the same *lot*.

6.20.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.20.9 Accessory off-street loading spaces shall be provided in accordance with the provisions of sub-sections 4.15.2 and 4.15.3.

6.21 P-4 Community Care Facility (Medium Density) Zone

The intent of this zone is to accommodate the use of land for licensed care facilities, including assisted living residences, hospitality services, community living and long-term care equivalent to medium density multi-unit residential.

6.21.1 Permitted Uses:

The following uses are permitted in more than one (1) *principal building*:

1) *assisted living residence*;
2) *care facility*;
3) *community service* use**;**
4) *health service facility*;
5) *hospitality services*.

6.21.2 Lot Size:

1) Minimum and maximum *lot width*, *lot depth* and *lot area* in the P-4 zone are as follows:

Lot width	18.0m (59.06ft)
Lot depth	30.5m (100.07ft)
Lot area	742.0m² (7,986.82ft²)

6.21.3 Lot Coverage:

1) maximum *lot coverage* per fee-simple lot is 45%.

6.21.4 Density:

1) maximum *gross floor area* of all uses shall be 1.1 times the *lot area*.

6.21.5 Building Heights:

1) *principal buildings* shall not exceed a *height* of 10.7m.
2) *structures* shall not exceed a *height* of 4.0m.

6.21.6 Minimum Setback Requirements:

1) *Principal buildings* and *structures* in the P-4 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	**Principal Buildings**	**Structures**
Front lot line	6.0m (19.69ft)	6.0m (19.69ft)
Rear lot line	6.0m (19.69ft)	6.0m (19.69ft)
Interior side lot line	6.0m (19.69ft)	6.0m (19.69ft)
Exterior side lot line	6.0m (19.69ft)	6.0m (19.69ft)

6.21.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-sections 6.21.5 and 6.21.6 above, the following also applies:

1) *ancillary buildings* shall not be permitted.
2) *structures* shall not be sited less than 3.0m from a *principal building* on the same *lot*.

6.21.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.21.9 Accessory off-street loading spaces shall be provided in accordance with the provisions of sub-sections 4.15.2 and 4.15.3.

7.0 Comprehensive Development ("CD") Zones

7.1 CD-1 COMPREHENSIVE DEVELOPMENT ZONE (Peace Arch Hospital)

INTENT

1. Permitted Uses

The following uses and no others shall be permitted in the CD-1 comprehensive development zone (Peace Arch District Hospital):

(a) a hospital and related facilities provided or funded by a federal, provincial, regional, local government, or a non-profit society or organization;
(b) a health care facility provided by a not-for-profit society or organization;
(c) an *accessory off-street parking* use;
(d) an *accessory off-street loading use*;
(e) public and private open space and recreation areas.

2. The uses which are permitted, and no others, by parcel are:

Parcel A: Hospital facilities open space and parking *structures*;
Parcel B: Hospital facilities;
Parcel C: Hospital facilities, parking *structures*, loading and service facilities;
Parcel D: Parking *structure*;
Parcel E: Extended care hospital facilities;
Parcel F: Extended care hospital facilities;
Parcel G: Open space;
Parcels H,J,L: Parking and access roads;
Parcel K: Parking, open space, and hospital facilities;
These uses shown upon diagram 1 and form part of this Bylaw.

Temporary surface parking may be used upon any portion of the site until its ultimate use is realized through an approved development and *building* permit. This temporary parking *lot* will be drained and dust free.

3. The time of the application for the first development permit application upon the site this will also be considered to be an application to construct improvements to the emergency access point to the hospital and associated parking as shown upon diagrams 4 and 6. Detailed plans for these improvements to Parcels A and B will only be required for the parking and emergency access and will form part of the first development permit issued.

The remainder of Parcels A and B will be approved by a separate development permit when an application is submitted.

The uses shown on diagrams 4 and 6 form part of this Bylaw.

4. DESIGN AND HEIGHT CONTROL

The *height*, setback and angles of containment of *structures* shall be in conformity with Diagrams 2, 5, 7 and 8. These *heights* are considered to be maximum, and may be

reduced at the time of a development permit application without having the comprehensive development zone amended. The maximum frontage of any one *structure* upon any parcel fronting unto Russell Avenue shall not exceed 50% at the setback line.

5. HANDICAP ACCESS

Each and every parcel of land upon the site shall be totally handicapped accessible internal to the *building* and *structure*s, access to the *buildings* and *structures*, and, for all external and outdoor open spaces in conformity with the regulations of the British Columbia Building Code.

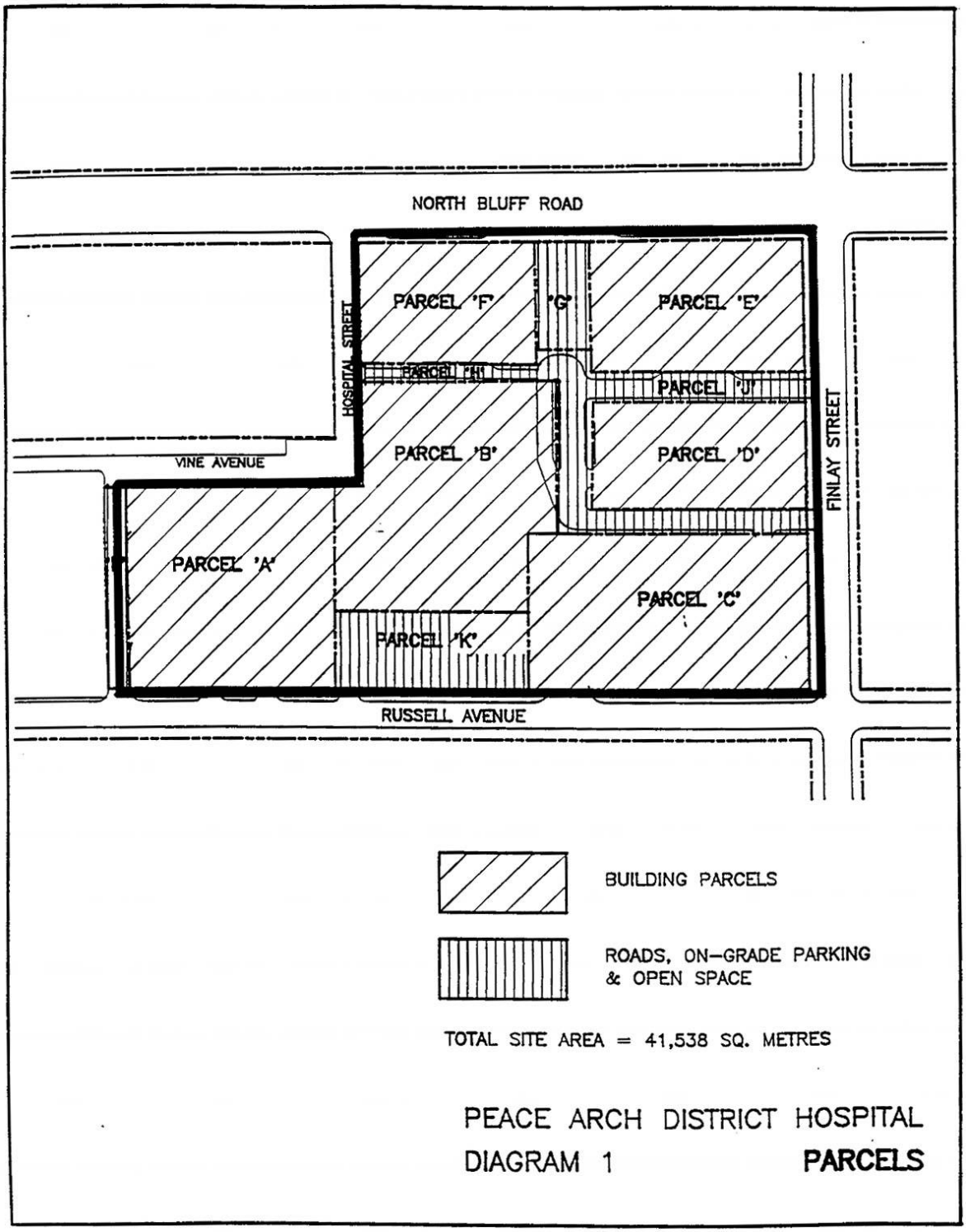
6. OPEN SPACES

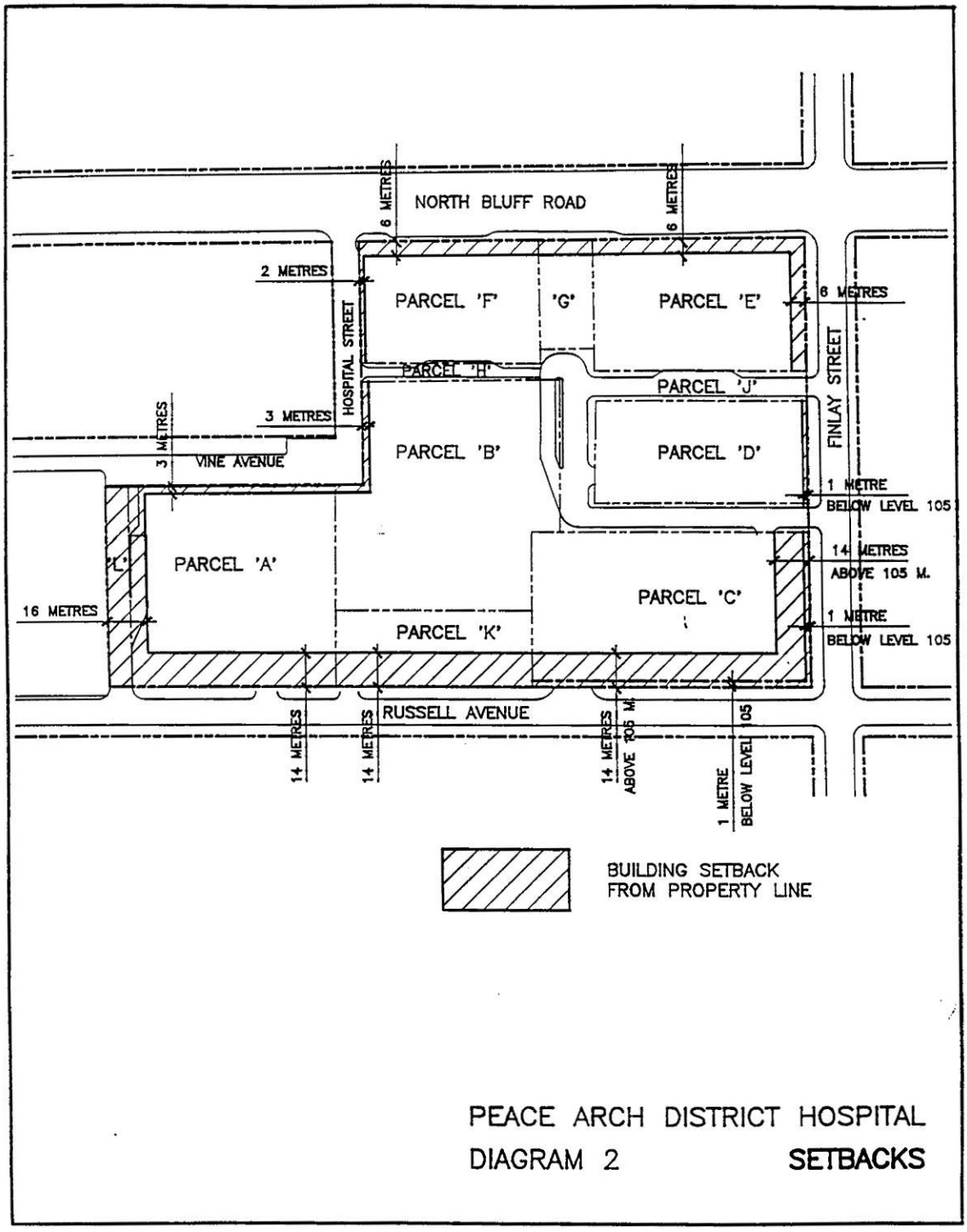
Open spaces shall be provided in conformity with diagrams 3 and 4, and form part of this Bylaw. The development of these designated open spaces will occur concurrently with the development of the sites which they are a part. Parcel G, open space, will occur concurrently with the development of Parcel E. At the time of a development permit application being received, financial assurance for completion will be provided by the applicant.

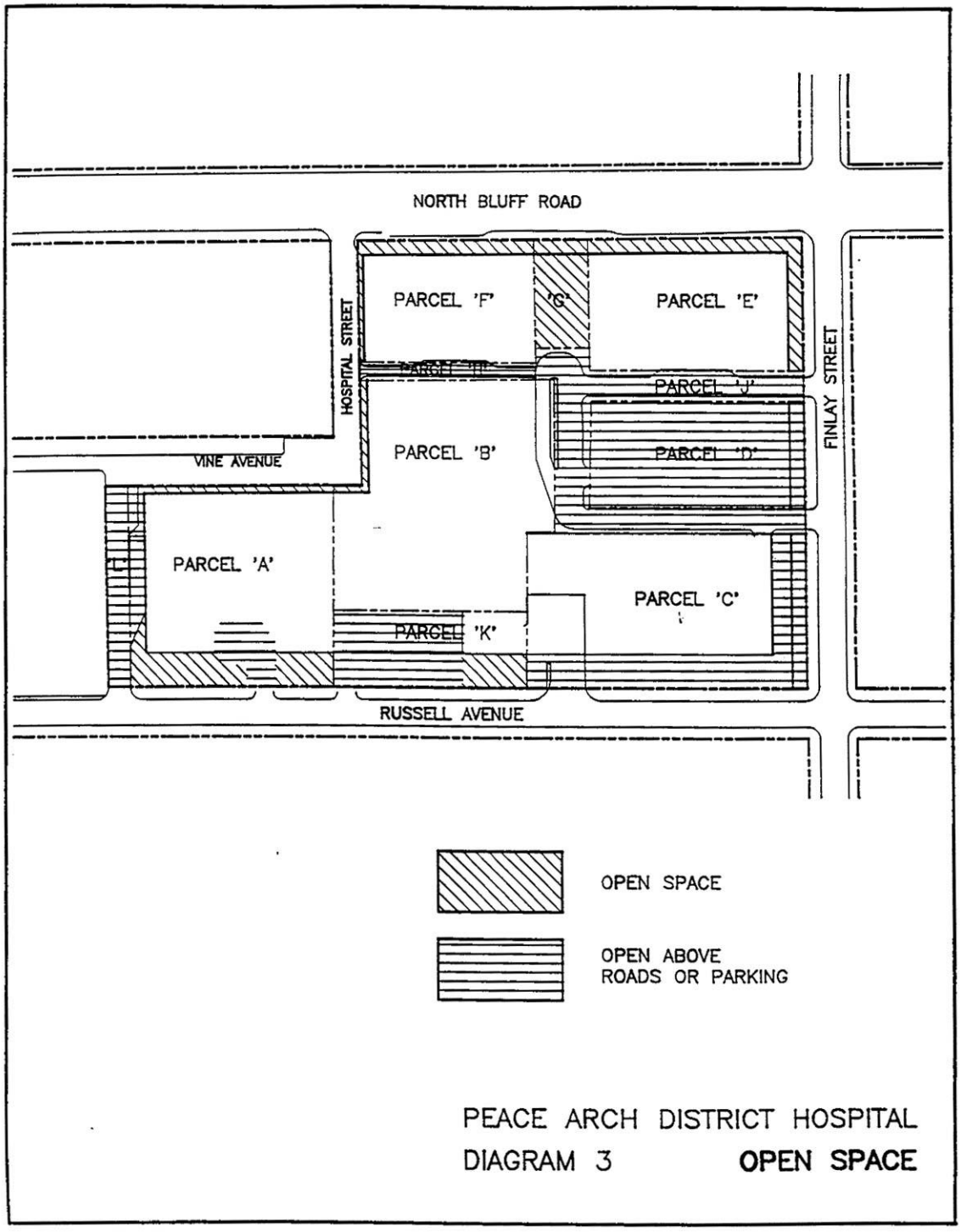
7. PARKING AND TRAFFIC

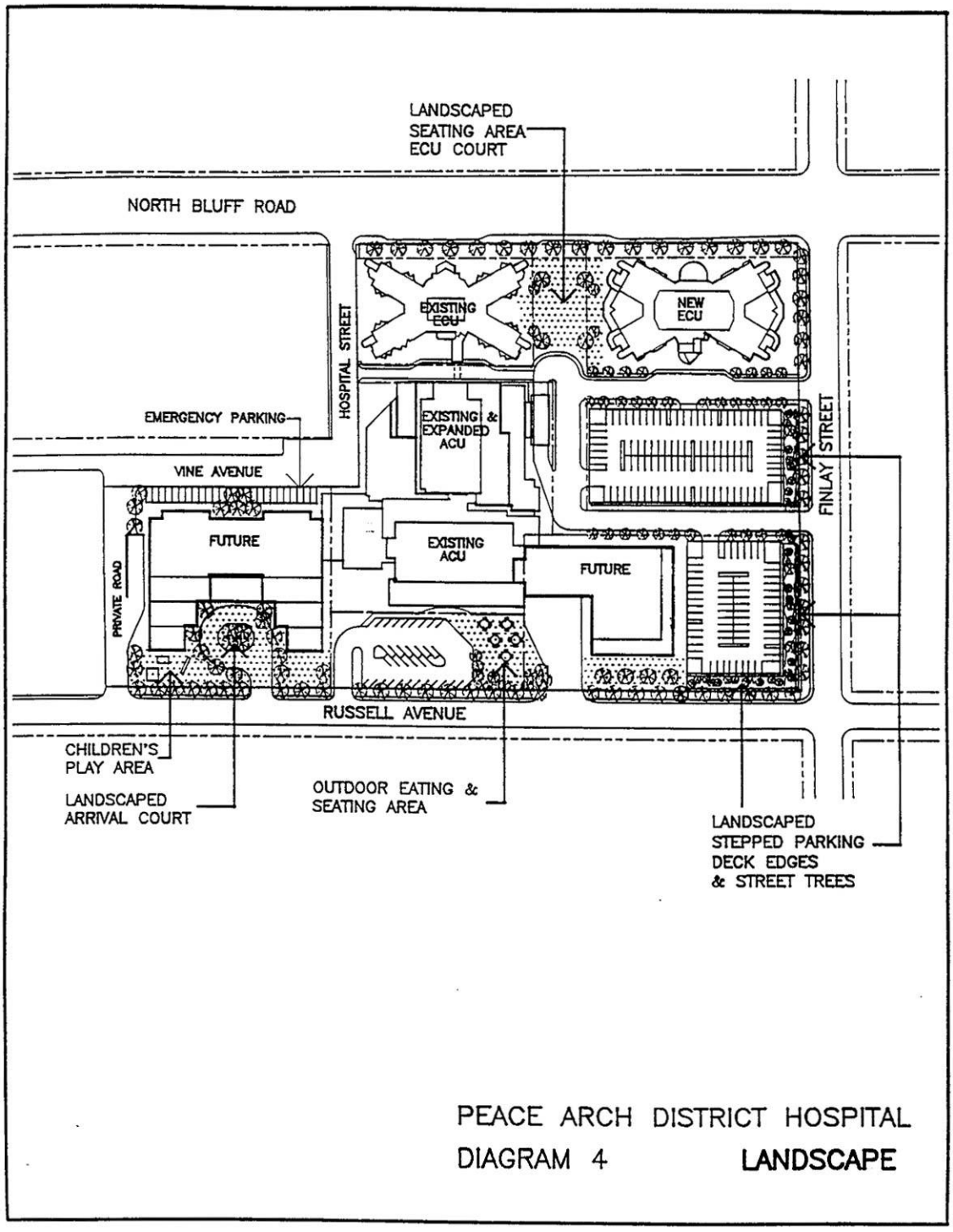
Parking access and internal circulation shall be provided as shown upon diagrams 6 and 7. All parking *structure*s shall be lit and finished with a light reflective surface for security purposes. At each application for a development permit it will be verified that turning movements are adequate to the standard of the City of White Rock Fire Department.

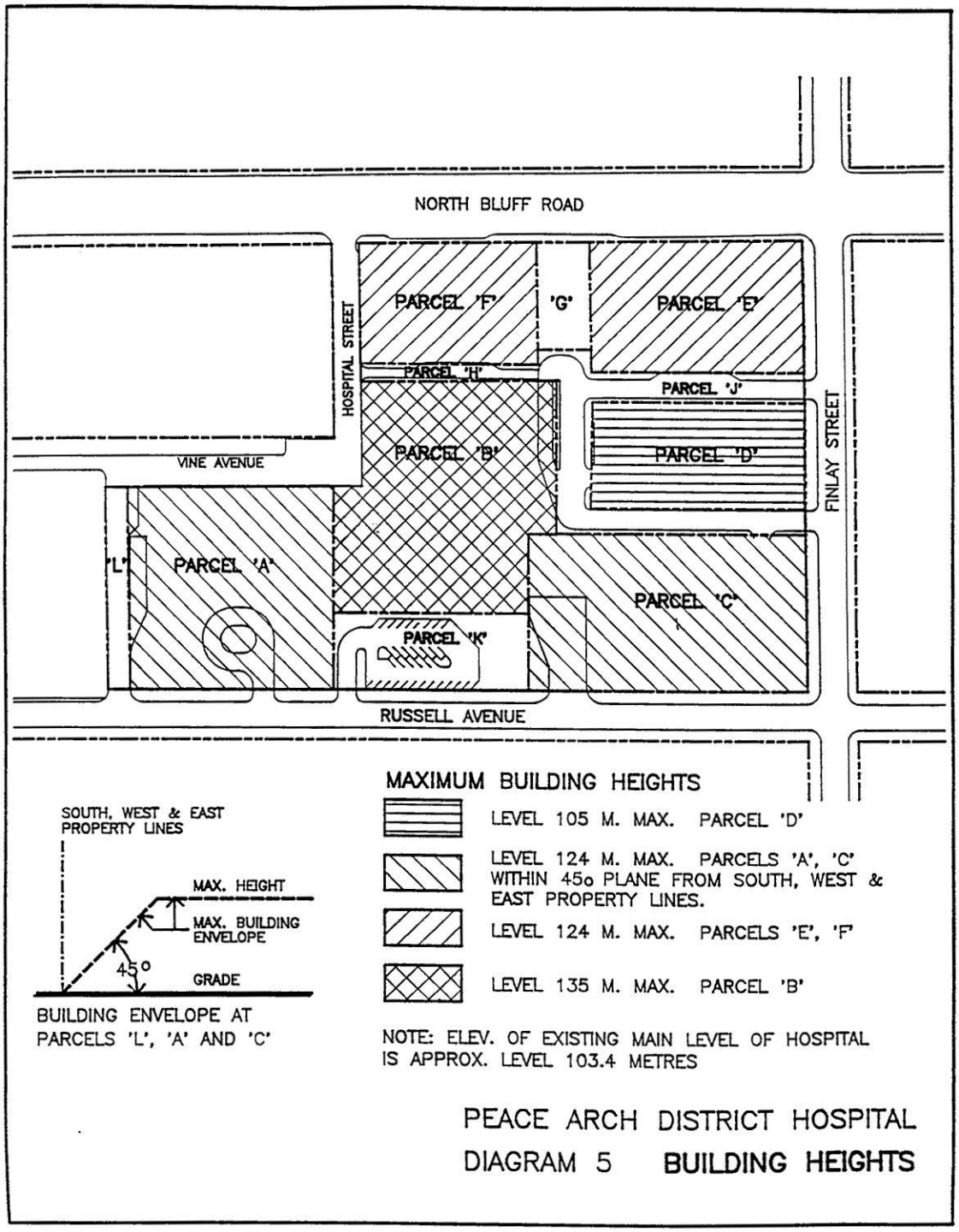
The Plans

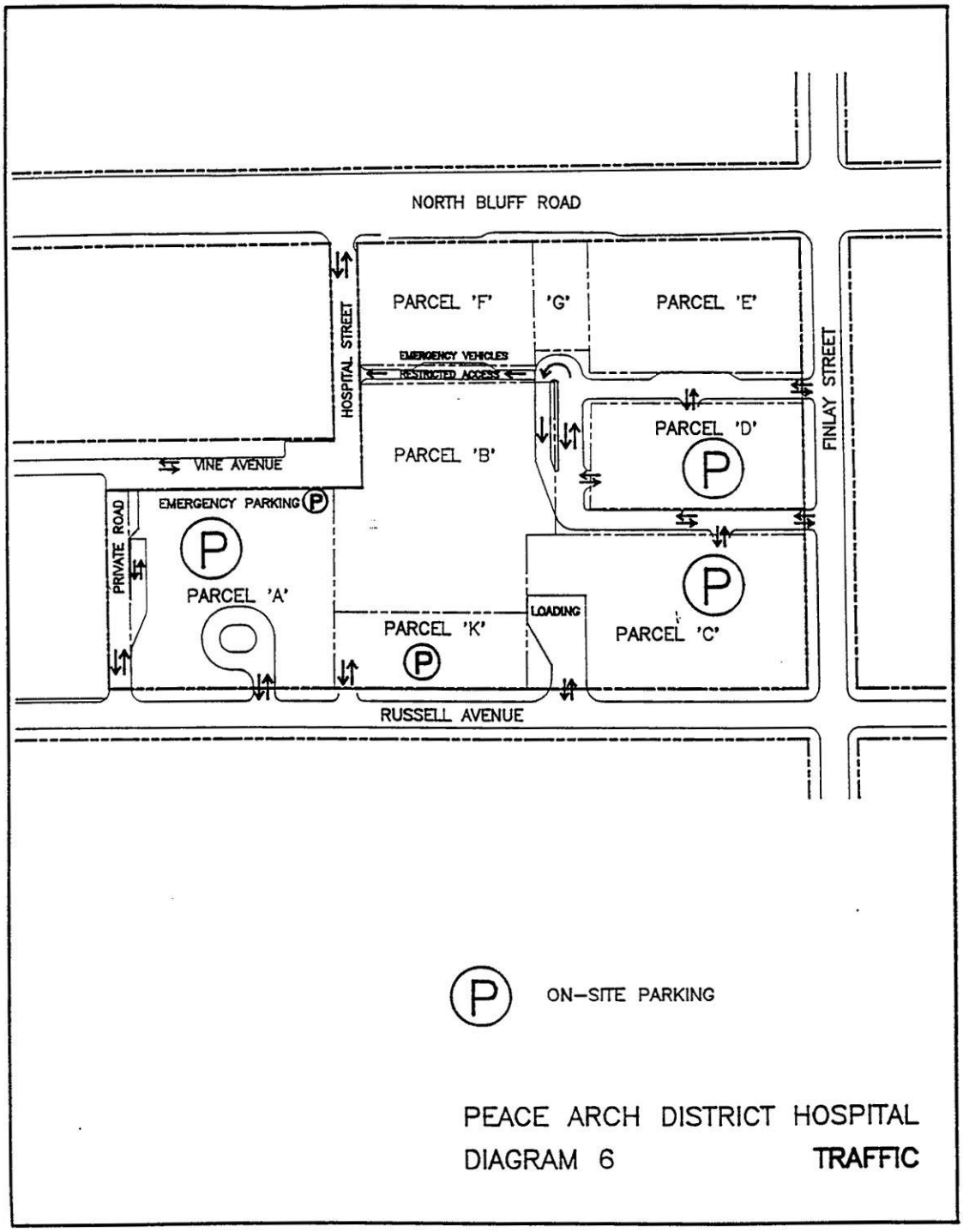

NORTH BLUFF ROAD
PARCEL 'F'
'G'
PARCEL 'E'
HOSPITAL STREET
PARCEL 'H'
PARCEL 'J'
FINLAY STREET
VINE AVENUE
PARCEL 'B'
PARCEL 'D'
PARCEL 'A'
PARCEL 'C'
PARCEL 'K'
RUSSELL AVENUE
BUILDING PARCELS
ROADS, ON-GRADE PARKING & OPEN SPACE
TOTAL SITE AREA = 41,538 SQ. METRES
PEACE ARCH DISTRICT HOSPITAL
DIAGRAM 1
PARCELS

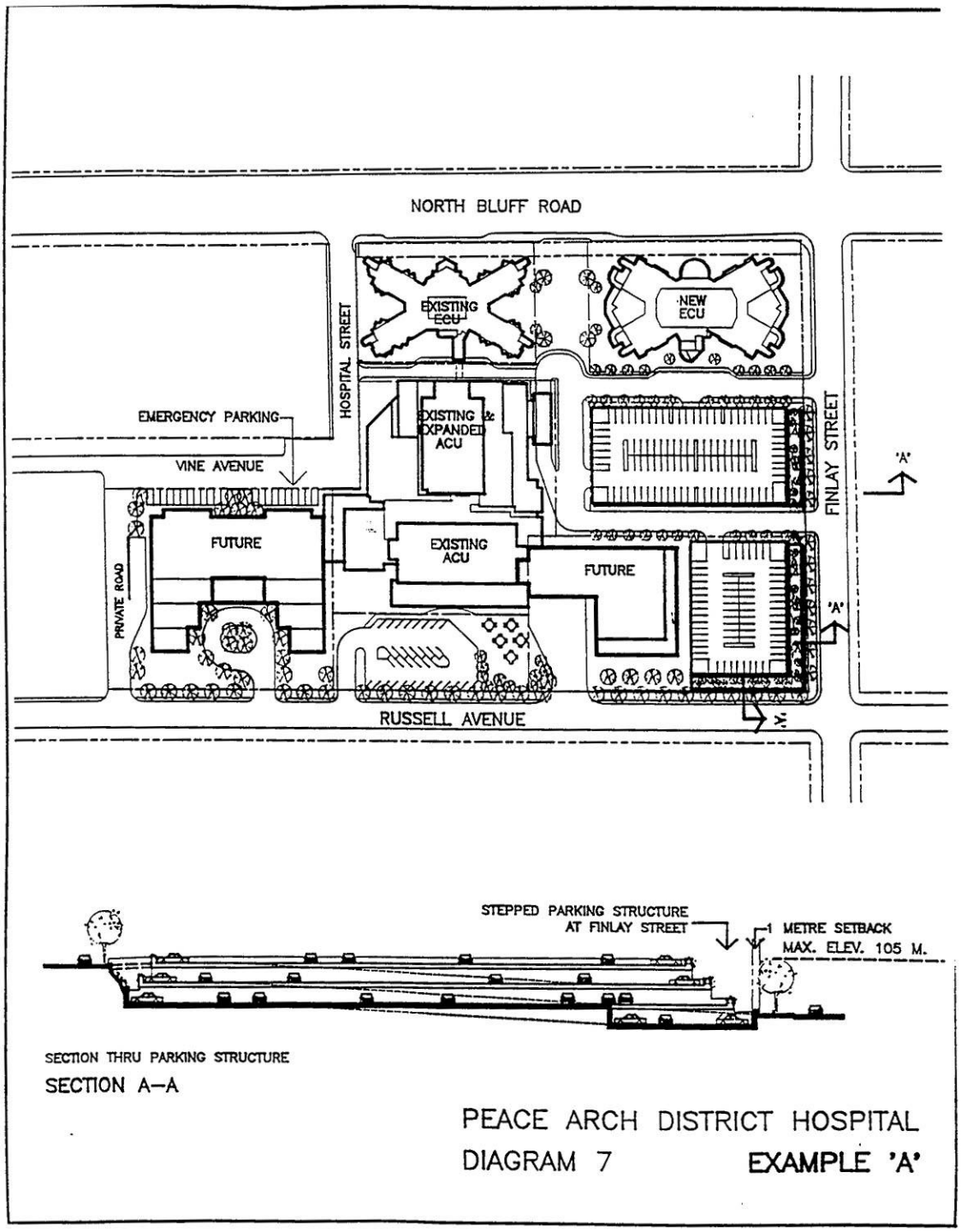

NORTH BLUFF ROAD
6 METRES
6 METRES
2 METRES
HOSPITAL STREET
PARCEL 'F'
'G'
PARCEL 'E'
6 METRES
FINLAY STREET
PARCEL 'H'
PARCEL 'J'
3 METRES
3 METRES
VINE AVENUE
PARCEL 'B'
PARCEL 'D'
1 METRE
BELOW LEVEL 105
'L'
PARCEL 'A'
14 METRES
ABOVE 105 M.
PARCEL 'C'
16 METRES
PARCEL 'K'
1 METRE
BELOW LEVEL 105
RUSSELL AVENUE
14 METRES
14 METRES
14 METRES
ABOVE 105 M
1 METRE
BELOW LEVEL 105
BUILDING SETBACK
FROM PROPERTY LINE
PEACE ARCH DISTRICT HOSPITAL
DIAGRAM 2
SETBACKS

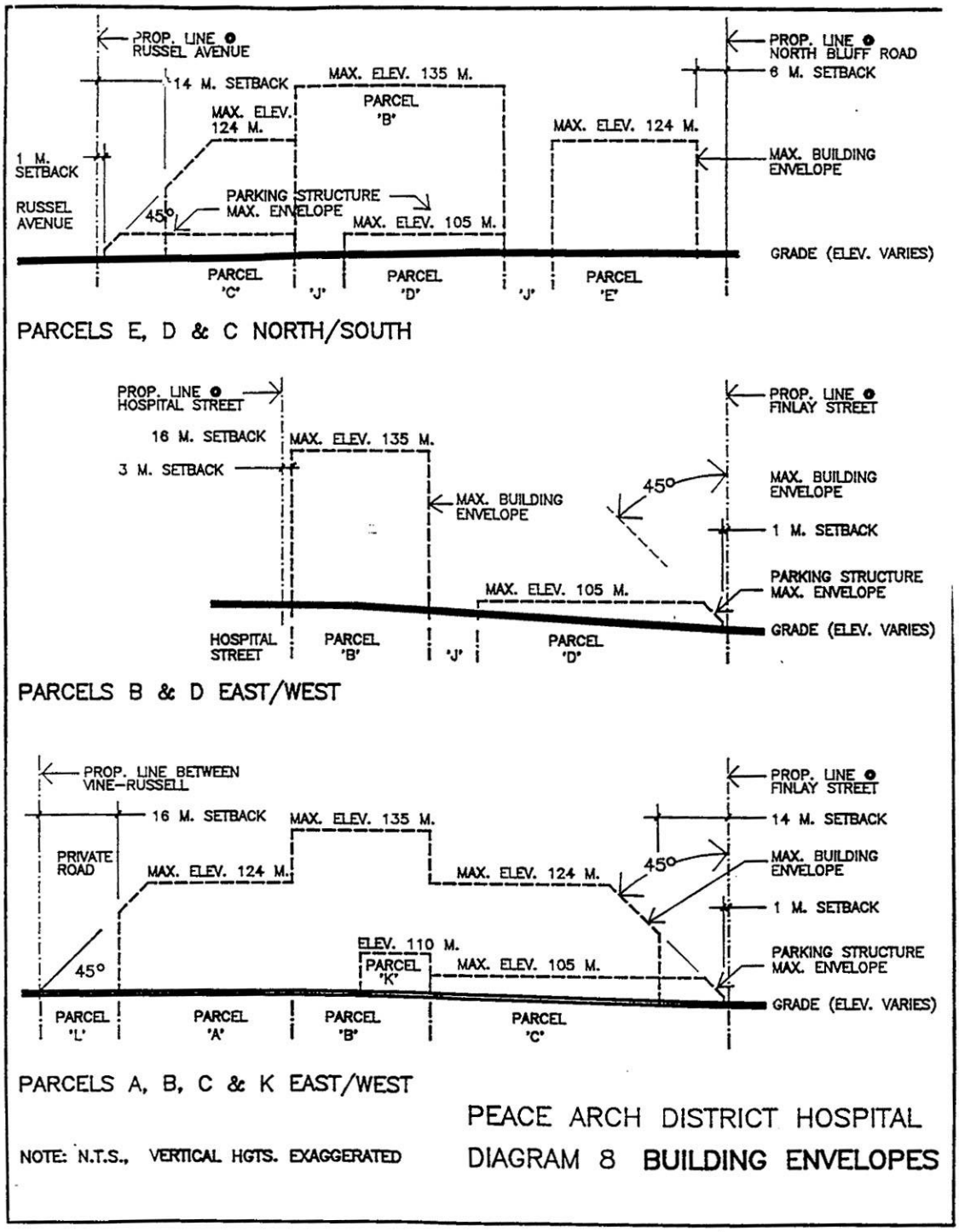

NORTH BLUFF ROAD
HOSPITAL STREET
PARCEL 'F'
'G'
PARCEL 'E'
PARCEL 'H'
PARCEL 'J'
FINLAY STREET
VINE AVENUE
PARCEL 'B'
PARCEL 'D'
PARCEL 'A'
PARCEL 'C'
PARCEL 'K'
RUSSELL AVENUE
OPEN SPACE
OPEN ABOVE
ROADS OR PARKING
PEACE ARCH DISTRICT HOSPITAL
DIAGRAM 3
OPEN SPACE


LANDSCAPED
SEATING AREA
ECU COURT
NORTH BLUFF ROAD
EXISTING ECU
NEW ECU
HOSPITAL STREET
EMERGENCY PARKING
EXISTING & EXPANDED ACU
VINE AVENUE
FINLAY STREET
FUTURE
EXISTING ACU
FUTURE
PRIVATE ROAD
RUSSELL AVENUE
CHILDREN'S PLAY AREA
LANDSCAPED ARRIVAL COURT
OUTDOOR EATING & SEATING AREA
LANDSCAPED STEPPED PARKING DECK EDGES & STREET TREES
PEACE ARCH DISTRICT HOSPITAL
DIAGRAM 4
LANDSCAPE


NORTH BLUFF ROAD
HOSPITAL STREET
PARCEL 'F'
'G'
PARCEL 'E'
PARCEL 'H'
PARCEL 'J'
PARCEL 'B'
PARCEL 'D'
FINLAY STREET
VINE AVENUE
'L'
PARCEL 'A'
PARCEL 'C'
PARCEL 'K'
RUSSELL AVENUE
SOUTH, WEST & EAST PROPERTY LINES
MAX. HEIGHT
MAX. BUILDING ENVELOPE
45°
GRADE
BUILDING ENVELOPE AT PARCELS 'L', 'A' AND 'C'
MAXIMUM BUILDING HEIGHTS
LEVEL 105 M. MAX. PARCEL 'D'
LEVEL 124 M. MAX. PARCELS 'A', 'C' WITHIN 45o PLANE FROM SOUTH, WEST & EAST PROPERTY LINES.
LEVEL 124 M. MAX. PARCELS 'E', 'F'
LEVEL 135 M. MAX. PARCEL 'B'
NOTE: ELEV. OF EXISTING MAIN LEVEL OF HOSPITAL IS APPROX. LEVEL 103.4 METRES
PEACE ARCH DISTRICT HOSPITAL
DIAGRAM 5 BUILDING HEIGHTS


NORTH BLUFF ROAD
PARCEL 'F'
'G'
PARCEL 'E'
HOSPITAL STREET
EMERGENCY VEHICLES
RESTRICTED ACCESS
FINLAY STREET
PARCEL 'D'
PARCEL 'B'
VINE AVENUE
EMERGENCY PARKING
PRIVATE ROAD
PARCEL 'A'
LOADING
PARCEL 'K'
PARCEL 'C'
RUSSELL AVENUE
ON-SITE PARKING
PEACE ARCH DISTRICT HOSPITAL
DIAGRAM 6
TRAFFIC


NORTH BLUFF ROAD
EXISTING ECU
NEW ECU
HOSPITAL STREET
EMERGENCY PARKING
VINE AVENUE
EXISTING & EXPANDED ACU
FINLAY STREET
'A'
FUTURE
EXISTING ACU
FUTURE
PRIVATE ROAD
'A'
RUSSELL AVENUE
STEPPED PARKING STRUCTURE AT FINLAY STREET
1 METRE SETBACK
MAX. ELEV. 105 M.
SECTION THRU PARKING STRUCTURE
SECTION A–A
PEACE ARCH DISTRICT HOSPITAL
DIAGRAM 7
EXAMPLE 'A'


PROP. LINE ⊙ RUSSEL AVENUE
14 M. SETBACK
MAX. ELEV. 135 M.
PARCEL 'B'
MAX. ELEV. 124 M.
1 M. SETBACK
RUSSEL AVENUE
45°
PARKING STRUCTURE MAX. ENVELOPE
MAX. ELEV. 105 M.
PROP. LINE ⊙ NORTH BLUFF ROAD
6 M. SETBACK
MAX. ELEV. 124 M.
MAX. BUILDING ENVELOPE
GRADE (ELEV. VARIES)
PARCEL 'C'
'J'
PARCEL 'D'
'J'
PARCEL 'E'
PARCELS E, D & C NORTH/SOUTH
PROP. LINE ⊙ HOSPITAL STREET
16 M. SETBACK
3 M. SETBACK
MAX. ELEV. 135 M.
MAX. BUILDING ENVELOPE
45°
PROP. LINE ⊙ FINLAY STREET
MAX. BUILDING ENVELOPE
1 M. SETBACK
PARKING STRUCTURE MAX. ENVELOPE
MAX. ELEV. 105 M.
GRADE (ELEV. VARIES)
HOSPITAL STREET
PARCEL 'B'
'J'
PARCEL 'D'
PARCELS B & D EAST/WEST
PROP. LINE BETWEEN VINE–RUSSELL
16 M. SETBACK
MAX. ELEV. 135 M.
PRIVATE ROAD
MAX. ELEV. 124 M.
MAX. ELEV. 124 M.
45°
PROP. LINE ⊙ FINLAY STREET
14 M. SETBACK
MAX. BUILDING ENVELOPE
1 M. SETBACK
ELEV. 110 M.
PARCEL 'K'
MAX. ELEV. 105 M.
PARKING STRUCTURE MAX. ENVELOPE
GRADE (ELEV. VARIES)
PARCEL 'L'
PARCEL 'A'
PARCEL 'B'
PARCEL 'C'
PARCELS A, B, C & K EAST/WEST
NOTE: N.T.S., VERTICAL HGTS. EXAGGERATED
PEACE ARCH DISTRICT HOSPITAL
DIAGRAM 8 BUILDING ENVELOPES

7.2 CD-2 COMPREHENSIVE DEVELOPMENT ZONE (Vidal & Beachview)

INTENT

The intent of this zone is to accommodate the development of a multiple-family housing complex on a site of approximately 3200 square metres (34,445 square feet).

1. Permitted Uses
   The following uses and no others shall be permitted in the CD-2 comprehensive development zone.
   (a) a *two-unit residential use*
   (b) a *medium density apartment* use
   (c) an *accessory off-street parking* use
   (d) an *off-street parking* use

2. Location of Permitted Uses
   The locations of permitted uses are shown upon:
   (a) Drawings A-2 and A-3 dated February 17, 1995 as prepared by H. R. Hatch Architect Ltd., Suite 601, 1587 West 8th Avenue, Vancouver, B. C., on file with the City of White Rock.

3. Site Development, Architecture and Design Criteria
   Architect and design requirements are shown upon drawings A-1, A-2, A-3, A-6, A-7, A-8, A-10, A-11, A-13 and A-14 dated February 17, 1995 prepared by H. R. Hatch Architect Ltd., Suite 601, 1587 West 8th Avenue, Vancouver, B. C., and on file with the City of White Rock.

4. Landscaping
   Landscaping requirements are shown upon drawings L-1 and L-2 dated November 21, 1994 as prepared by H. R. Hatch Architect Ltd., Suite 601, 1587 West 8th Avenue, Vancouver, B. C., on file with the City of White Rock.

5. Heights
   (a) the *townhouse structure*s shall not exceed a *height* of 30' from *average natural grade* or 51.0' at datum.
   (b) the *apartment building* located at the southern portion of the site shall not exceed a *height* of 35' from *average natural grade* or 51.25' at datum.

6. Amendments
   Minor amendments requiring changes to the exterior or interior of the proposed *structure*s as shown on plans attached to and forming part of this Bylaw must be approved by the City, such approval to be authorization in writing by the City Administrator, the City Planner or the Director of Permits & Licenses.

7.3 **CD-3 COMPREHENSIVE DEVELOPMENT ZONE** (EPCOR – Oxford & Buena Vista)

INTENT

The intent of this zone is to accommodate the development of a water works utility on a site of approximately 2010 square metres (21,636 square feet).

1. Permitted Uses
   The following uses and no others shall be permitted in the CD-3 comprehensive development zone (White Rock Utilities).
   (a) a water utility
   (b) an *accessory off-street parking use*
   (c) an *accessory off-street loading use*
   (d) an accessory storage use

2. Design and Height Control
   The *height*, setback and landscape shall be in conformity with Diagrams A.1, A.3, A.4, L.1 and S. 1 all on file with the City of White Rock. These *heights* are considered to be maximum, and may be reduced at the time of a development permit application without having the comprehensive development zone amended.

   The exterior finishing of the *building* will reflect the patterns and tone as set out in Diagrams A.3 and A.4. This will include siding, stucco, or similar materials. Colours shall be limited to pastels and light tones. No "new used bricks" or monochromatic paints will be accepted except for access points and directional signs.

3. Parking and Traffic
   Parking access and internal circulation shall be provided as shown upon Diagram L.1.

7.4 **CD-4 COMPREHENSIVE DEVELOPMENT ZONE** (15154 – 58 Roper Avenue)

INTENT

The intent of this zone is to accommodate the development of a multiple-family housing complex including two live/work units on a site of approximately 807 square metres (8,685 square feet).

1. Permitted Uses

   The following uses and no others shall be permitted in the CD-4 Comprehensive Development zone:

   (a) an *apartment use*
   (b) a *retail service group 1 use only*, *for strata lots 1 and 2;*
   (c) an *accessory off-street parking use*

2. Height Limit

   No building or structure shall exceed a *height* of 10.7 metres (35.1 feet).

3. Amendments

   Minor amendments requiring changes to the exterior of the proposed structures and landscaping as shown on drawings A-01, A-02, A-03, A-04, A-05, A-06, A-07, A-08, A-09, A-10 and L-1, all date stamped received November 17, 1997, must be approved by the City, such approval to be authorized in writing by the City Planner or the Director of Permits and Licenses.

7.5 CD-5 COMPREHENSIVE DEVELOPMENT ZONE (15161 Prospect Avenue)

INTENT

The intent of this zone is to accommodate the development of a multiple-family housing complex comprising six live/work units on a site of approximately 808 square metres (8,706 square feet).

1. Permitted Uses
   The following uses and no others shall be permitted in the CD-5 Comprehensive Development zone:
   (a) an *apartment use*
   (b) a *retail service group 1 use*, provided that such use is contained within a single strata unit which includes a *residential* use
   (c) an *accessory off-street parking* use

2. Location of Permitted Uses
   The locations of permitted uses are shown upon Drawing A-01, date stamped received March 20, 1998, and drawings A-02, A-03, A-04, date stamped received February 4, 1998 as prepared by Linda Baker Architect, and on file with the City of White Rock.

3. Site Development, Architecture and Design Criteria
   Architectural and design requirements are shown upon drawings A-01, A-05, A-06, date stamped received March 20, 1998 and drawings A-02, A-03, A-04, and A-07, date stamped received February 4, 1998, as prepared by Linda Baker Architect, and on file with the City of White Rock.

4. Landscaping
   Landscaping requirements are shown upon drawing L1 prepared by Wendy Grandin Ltd. Landscape Architects, date stamped received March 20, 1998 and on file with the City of White Rock.

5. Height Limit
   No building or structure shall exceed a *height* of 10.7 metres (35.1 feet).

6. Amendments
   Minor amendments requiring changes to the exterior of the proposed structures and landscaping as shown on drawings A-01, A-05, A-06, and L-1, date stamped received March 20, 1998, and drawings A-02, A-03, A-04, A-07, date stamped received February 4, 1998 must be approved by the City, such approval to be authorized in writing by the City Planner or the Director of Permits and Licenses.

7.6 CD-6 COMPREHENSIVE DEVELOPMENT ZONE (15111 – 25 Russell Avenue)

INTENT

The intent of this zone is to accommodate site specific mixed commercial / residential uses for an existing development within the Town Centre Area.

1. Permitted Uses:
   The following uses are permitted in one (1) or more principal buildings:
   1. *retail service group 1 uses*;
   2. *hotel;*
   3. *multi-unit residential use* in conjunction with not more than one of the following *accessory uses* per *dwelling unit*:

   c) *accessory home occupation* in accordance with the provisions of Section 5.3.;
   d) *accessory boarding use* in accordance with the provisions of Section 5.4.

   Notwithstanding the above, a retail service group 1 use is limited to the 1st and 2nd stories of a building, a *hotel* use is limited exclusively to the story or stories above a *retail service group 1 use* and shall be the only use in a story so used, and, *multi-unit residential uses* are limited exclusively to the story or stories above a *retail service group 1 use* and a *hotel* use except in those portions of the complex where there are no *retail service group 1* or *hotel* uses.

2. Lot Size:
   1) Minimum *lot width*, *lot depth* and *lot area* in the CD-6 zone are as follows:

Lot width	45.0m (147.6.0ft)
Lot depth	62.0m (203.4ft)
Lot area	2,917.0m² (21,710.0ft²)

3. Lot Coverage:
   1) Maximum *lot coverage* per fee-simple lot is 90%.
   2) Notwithstanding 1) above, *lot coverage* above the 1st story shall not exceed 45%.

4. Density:
   Maximum *gross floor area* (GFA) of all uses shall be 3.36 times the *lot area*.

5. Building Heights:
   1) *Principal buildings* shall not exceed a *height* of 26.0m (85.3ft).
   2) *Accessory structures* shall not exceed a *height* of 4.0m (13.12ft).

6. Minimum Setback Requirements:
   1) *Principal buildings* and *ancillary structures* in the CD-6 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Structures
Front lot line	4.0m (13.12ft)	Not permitted *

Rear lot line	4.0m (13.12ft)	4.0m (13.12ft)
Interior or exterior side lot line	4.0m (13.12ft)	4.0m (13.12ft)

7. Ancillary Buildings and Structures:
   Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-section 6.15.6 above, the following also applies:
   1) *ancillary buildings* shall not be permitted.
   2) *ancillary structures* shall not be located closer than 3.0m (9.85ft) to a *principal building*.

8. *Accessory off-street parking spaces* shall be provided in accordance with the provisions of Section 4.14.

9. *Accessory off-street loading spaces* shall be provided in accordance with the provisions of sub-section 4.15.2.

7.7 CD-7 COMPREHENSIVE DEVELOPMENT ZONE (14971 Prospect Avenue)

INTENT

The intent of this zone is to accommodate two one unit residential uses and a garden pavilion and related buildings and structures on the same lot.

1. Permitted Uses
   The following and no others shall be permitted in the CD-7 Zone:
   (a) No more than two (2) *one unit residential uses* to RS-1 standards
   (b) An *accessory home occupation use*
   (c) An *accessory boarding use*
   (d) A garden pavilion and related *buildings* and *structures*

2. Regulations for Permitted Uses of Land, *Buildings* and *Structures*
   (a) A *one-unit residential use* shall not be permitted on a *lot* of less than 464.0m^2 (4995ft^2) except where such *lot* was existing at the effective date of this Bylaw.
   (b) An *accessory home occupation use* shall comply with the provisions of Section 5.3.
   (c) An *accessory boarding use* shall comply with the provisions of Section 5.4.

3. Regulations for the Size, Shape and Siting of *Buildings* and *Structures*
   (a) *Principal buildings* for a *one unit residential use* shall comply with the provisions of Section 6.1.
   (b) A garden pavilion and related *buildings* and *structures*, shall conform to the drawings L-1.1, L-2.1, L-2.2, L-2.3, L-3.1, L-3.2, L-3.3, L-4.1, L-4.2, L-4.3, L-4.4, L-4.5, L-4.6, L-4.7, L-4.8, date stamped received September 27, 1999, as prepared by Hollingsworth Corporation, and on file with the City of White Rock.

7.8 CD-8 COMPREHENSIVE DEVELOPMENT ZONE (15451 Russell Avenue)

INTENT

The intent of this zone is to accommodate the development of an office building containing medical offices, on a site of approximately 1,533 square metres (16,500 square feet).

1. Permitted Uses
   The following uses and no others shall be permitted in the CD-8 Comprehensive Development zone:
   1) a professional office use.

2. Regulations for Permitted Uses of Land, *Buildings* and *Structures*
   1) Off street parking and loading shall be provided in accordance with the *retail service group 1 use* requirements contained in Sections 4.14 and 4.15.

3. Regulations for the Size, Shape and Siting of *Buildings* and *Structures*
   Subject to the provisions of Section 403, *principal buildings*:
   (a) Shall not exceed a *height* of 7.7m (25.26ft).
   (b) Together with any *accessory building* shall not exceed a *lot coverage* of 40%.
   (c) The maximum *gross floor area* shall not exceed 0.7 times the *lot area*.
   (d) Shall be sited not less than:
      (i) 3.0m (9.84ft) from the *front lot line*, provided that a minimum setback from the front lot line of 6.7m (22ft) is provided for a minimum distance of 14.6 m (48ft) of the frontage of the *principal building*.
      (ii) 1.2 m (3.93ft) from the easterly *interior lot line*.
      (iii) 7.0m (23ft) from the westerly *interior lot line*.
      (iv) 14.0m (46ft) from the *rear lot line*.
   (e) Notwithstanding Section 4.14, the maximum permitted projection for eaves is 1.2m (3.94ft) into any side yard setback area required in paragraph (d) (ii) and (d) (iii) above.
   (f) Subject to the provisions of Section 403, *accessory structures*:
      (i) Shall not exceed a *height* of 4.0m (13.12ft).
      (ii) No *accessory buildings* shall be permitted.

7.9 CD-9 COMPREHENSIVE DEVELOPMENT ZONE (15383 – 99 Russell Avenue)

INTENT

The intent of this zone is to accommodate the development of five one-unit residential units to a density of approximately 15 units per acre.

1. Permitted Uses
   The following uses and no others shall be permitted in the CD-9 Comprehensive Development zone:
   1) A *one-unit residential use*
   2) An *accessory home occupation use*

2. Regulations for Permitted Uses of Land, *Buildings* and *Structures*
   1) A *one unit residential use* shall not be permitted on a *lot* of less than 260m^2 (2,800ft^2).
   2) An *accessory home occupation use* shall comply with the provisions of Section 5.3.

3. Regulations for the Size, Shape, and Siting of *Buildings* and *Structures*
   1) *Principal buildings* for a *one-unit residential use:*
      (i) together with an *accessory building* shall not exceed a *lot coverage* of 50%;
      (ii) shall not exceed a *height* of 10.05m (33ft)
      (iii) shall not exceed a maximum *residential gross floor area* of 0.9 times the *lot* area;
      (iv) shall be sited not less than:
         a. 3.0m (10ft) from the *front lot line*
         b. 1.2m (4ft) from an *interior lot line*
         c. 2.4m (7.8ft) from an *exterior lot line*
   2) *Accessory buildings* and *structures*:
      (i) shall not exceed a *height* of 4 m (13.12ft).
      (ii) shall be sited to the rear of the rear face of the *principal building* on the *lot*;
      (iii) shall be sited not less than:
         a. 3.0m (9.8ft) from an *exterior side lot line*;
         b. 0.0m (0.0ft) from an *interior side lot line*;
         c. 0.5m (1.64ft) from a *rear lot line*;
         d. 0.0 metres (0 feet) from a *principal building* on the lot.

4. Site Development, Architecture & Design Criteria:
   Architectural and design requirements are shown on drawing A-1 date stamped received September 5, 2001 and on file with the City of White Rock.

5. Amendments:
   Minor amendments requiring changes to the exterior of the proposed structures on plan A-1 date stamped received September 5, 2001 must be approved by the City, such

approval to be authorized in writing by the City Planner or the Director of Permits and Licenses.

7.11 CD-11 COMPREHENSIVE DEVELOPMENT ZONE (15441 – 57 Buena Vista Ave)

INTENT

The intent of this zone is to accommodate the development of a bare land strata subdivision containing five detached one-unit residential buildings on a site of approximately 2,023m2 (0.5 acre).

1. Permitted Uses
   The following uses and no others shall be permitted:
   a) A *one unit residential* use
   b) an *accessory home occupation use*

2. Regulations for Permitted Uses of Land, Buildings and Structures
   (a) A *one unit residential use* shall not be permitted on a *lot* of less than 275m^2 (2,960ft^2).
   (b) An *accessory home occupation use* shall comply with the provisions of Section 5.3.

3. Regulations for the Size, Shape and Siting of Buildings and Structures
   a) P*rincipal buildings for a one unit residential use:*
      i) Together with an *accessory building* shall not exceed a lot coverage of 50% as measured on each strata *lot*;
      ii) shall not exceed a *height* of 7.7m (25.26ft);
      iii) shall not exceed a *residential floor area* of 0.7 times the area of the strata *lot*;
      iv) shall be sited not less than:
         a. for the strata lots fronting onto Buena Vista Avenue, 7.0m from *the front lot line*, and for the strata *lots* not fronting onto Buena Vista Avenue, 5.48m from the *front lot line*, for each of the strata *lots*;
         b. for the strata *lots* fronting onto Buena Vista Avenue, 5.48m from the *rear lot line*, and for the strata *lots* not fronting onto Buena Vista Avenue, 7.5m from the *rear lot line*, for each of the strata *lots*;
         c. for all strata lots, 1.2m from an *interior side lot line*.

   b) *Accessory buildings* and *structures*:
      i) Shall not exceed a *height* of 3.0m (9.84ft);
      ii) Shall not exceed a *gross floor area* of 6.0 m^2 (64ft^2);
      iii) Shall be sited to the rear of the *principal building* on the *lot*;
      iv) Shall be sited not less than:
         a. 1.2m from an *interior side lot line*;
         b. 1.5 m from a *rear lot line*;
         c. 1.5 m from a *principal building* on the *lot*.

4. Architectural and Design Criteria

Architectural and design requirements are shown on drawings G.0 101, G.0 103, and Elevations, date stamped received October 7, 2002, as prepared by Grafic Square Designers, and on file with the City of White Rock. Landscape development shall be in accordance with the design concept shown on Plan G.0 101, date stamped received October 7, 2002, as prepared by Grafic Square Designers, and on file with the City of White Rock.

5. Amendments

Minor amendments requiring changes to the exterior of the proposed structures and landscaping as shown on drawings G.0 101, G.0 103, and Elevations, date stamped October 7, 2002, must be approved by the City, such approval to be authorized in writing by the City Planner.

7.12 CD-12 COMPREHENSIVE DEVELOPMENT ZONE (open for use)

7.13 CD-13 COMPREHENSIVE DEVELOPMENT ZONE (15164 Prospect Avenue)

INTENT

The intent of this zone is to accommodate the development of a multi-unit residential building on a site of approximately 1590 m2.

1. Permitted Uses
   The following uses and no others shall be permitted in the CD-13 zone:
   (a) An *apartment use*
   (b) An *accessory home occupation use*.

2. Location of Permitted Uses
   The locations of permitted uses are shown upon drawing A1.0 as prepared by Rositch Hemphill Architects, date stamped received February 20, 2003 and on file with the City of White Rock.

3. Regulations for Size, Shape and Siting of *Buildings* and *Structures*
   Principal buildings:
   (a) Shall not exceed a height of 11.93m (39.14 feet).
   (b) Shall not exceed a maximum *residential floor area* of 2,703.5m2 (29,101 square feet);
   (c) Shall be sited in accordance with the setbacks indicated on drawing A1.0 prepared by Rositch Hemphill Architects, received February 20, 2003 and on file with the City of White Rock.

4. Architectural and Design Criteria
   Architectural and Design Requirements are shown upon drawings A1.0, A3.0, A3.1, A3.2 and L1 date stamped received February 20, 2003 and on file with the City of White Rock.

5. Amendments
   Minor amendments requiring changes to the exterior of the proposed building as shown on drawings A1.0, A3.0, A3.1, and A3.2, all date stamped received February 20, 2003, must be approved by the City, such approval to be authorized in writing by the City Planner.

7.14 CD-14 COMPREHENSIVE DEVELOPMENT ZONE (Martin, Foster, & North Bluff)

INTENT :

The intent of this zone is to accommodate the development of a phased residential/commercial development in the Town Centre area on a site of approximately 1 ha (2.4 acres).

1. Permitted uses
   The following uses and no others shall be permitted in the CD-14 Zone:
   (a) an *apartment* use
   (b) a *retail service group 1 use*
   (c) an accessory off-street parking use
   (d) a *civic use.*

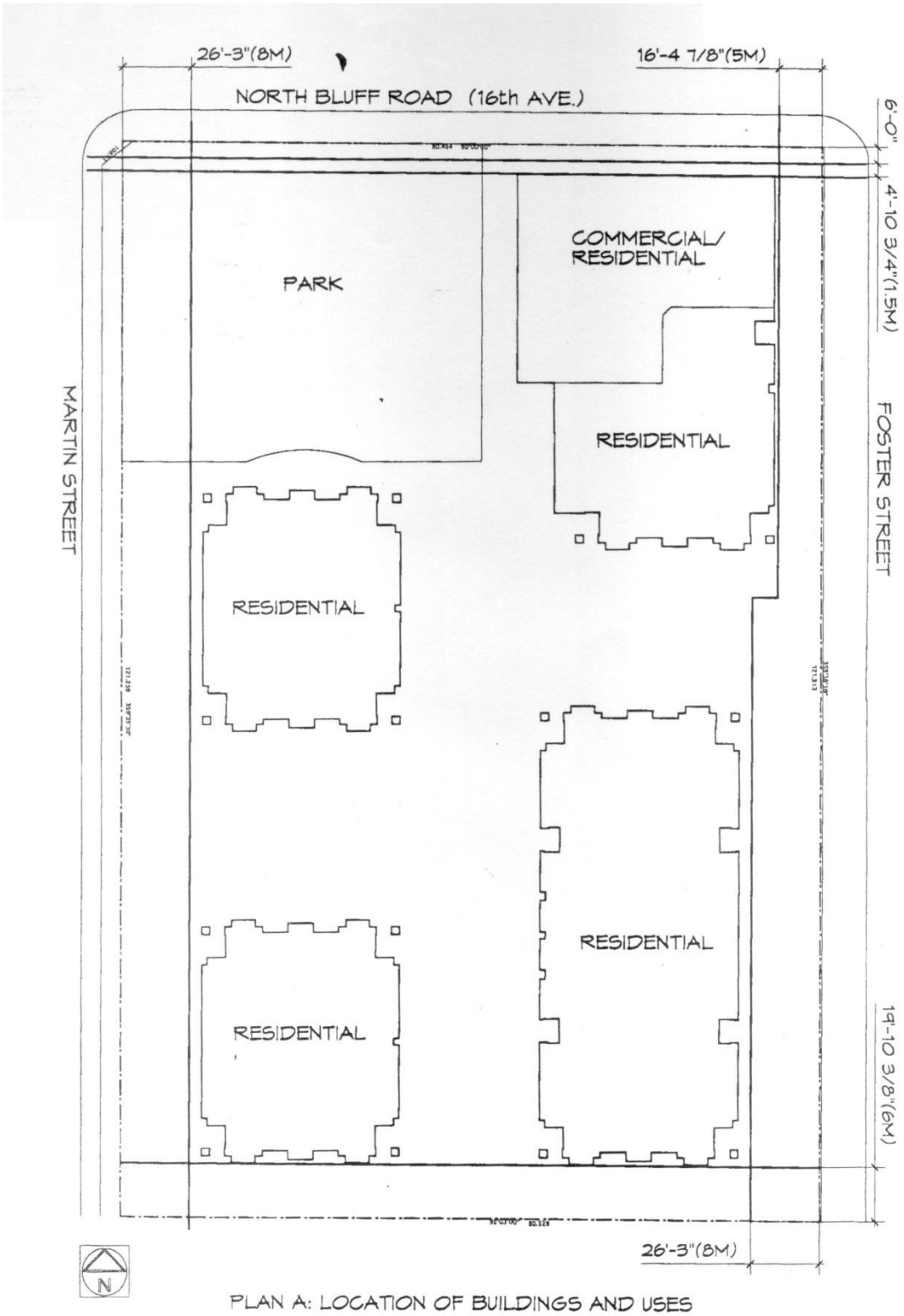
2. Location of Permitted Uses
   The locations of permitted uses are shown upon Plan A attached to and forming part of this Bylaw. A *retail service group 1 use* shall be limited to the first and second *story*.

3. Regulations for Size, Shape and Siting of *Buildings and Structures*
   (a) *Principal buildings:*
      i) shall not exceed a height of 27.4m for Buildings 1 and 4, and a height of 26.0m for Buildings 2 and 3, as identified on Plan A;
      ii) shall be sited in accordance with the setbacks indicated on Plan A;
      iii) shall be sited in accordance with the angle of containment indicated on Plan B;

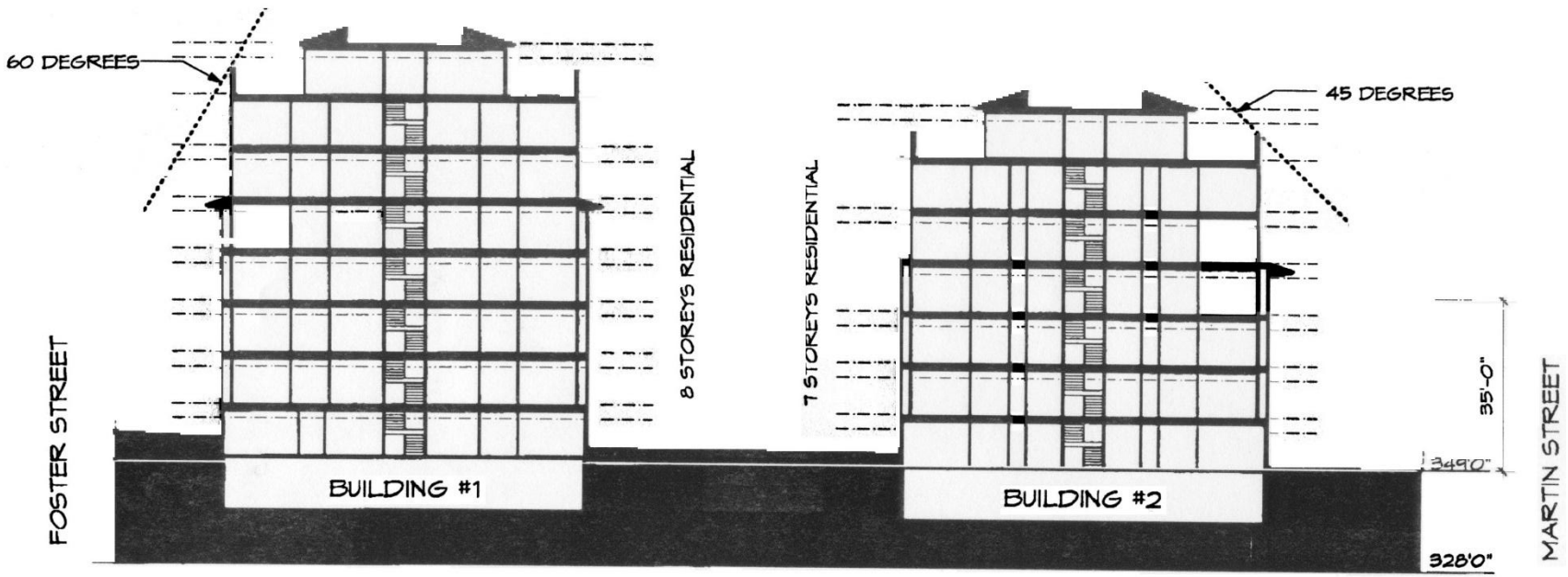
   (b) subject to the provisions of Section 403, *accessory buildings and structures*:
      i) shall not exceed a height of 7.5m;
      ii) shall be sited in accordance with the setbacks indicated on Plan A.

4. Architectural and Design Criteria
   Architectural and design requirements are shown on drawings ADP 12, ADP 13, Perspective A and Perspective B, date stamped received October 7, 2002, as prepared by Robert Ciccozzi Architecture Inc., and on file with the City of White Rock. Landscape development shall be in accordance with the design concept shown on Plan L-1, date stamped received October 7, 2002, as prepared by Eckford and Associates Landscape Architects, and on file with the City of White Rock.

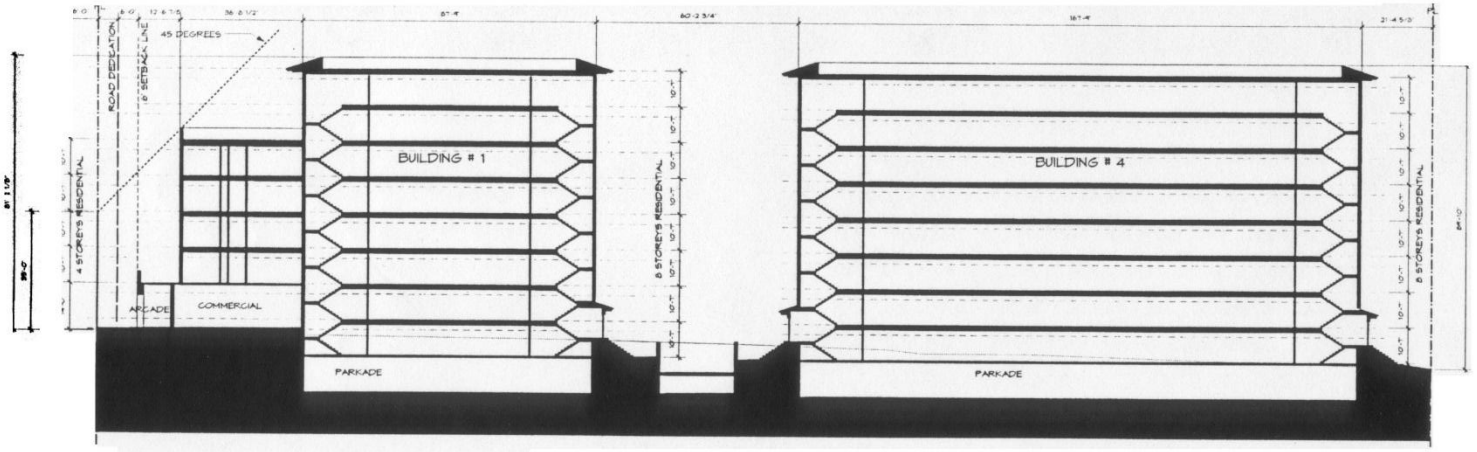
5. Amendments
   Minor amendments requiring changes to the exterior of the proposed structures and landscaping as shown on drawings ACP 12, ADP 13, Perspective A, Perspective B, and L-1, date stamped October 7, 2002, must be approved by the City, such approval to be authorized in writing by the City Planner.



PLAN A: LOCATION OF BUILDINGS AND USES



EAST/WEST SECTION THRU SITE



SECTION THRU SITE SCALE 1/16" = 1'-0"

PLAN B: ANGLE OF CONTAINMENT

7.15 CD-15 COMPREHENSIVE DEVELOPMENT ZONE (1347 Best Street)

INTENT
The intent of this zone is to allow medium density *apartments to a maximum residential gross floor area* of 1.1 times the area of the *lot.*

1. Permitted Uses
   The following uses and no others shall be permitted in the CD-15 Zone:
   (a) An *apartment* use
   (b) An *accessory home occupation* use

2. Regulations for Permitted Uses of Land, Buildings and Structures
   An *apartment use* is permitted in not more than one *principal building* on the *lot.*
   (a) An *accessory home occupation use* shall comply with the provisions of Section 404.
   (b) *Off street parking and loading* shall be provided in accordance with the provisions of Section 402.

3. Regulations for the Size, Shape and Siting of *Building*s and *Structure*s
   (a) *Principal building*s for an *apartment use*:
      (i) together with *accessory buildings* shall not exceed a *lot coverage* of 45%;
      (ii) shall not exceed a *height* of 10.7 metres (35.1 feet);
      (iii) shall not exceed a *residential floor area* of 1.1 times the *lot* area, provided that:
         a. where common recreational facilities are provided within a *principal building*, for the exclusive use of the tenants, the permitted *residential floor area* may be increased by 1.0 times the area of such recreational facility, not to exceed 37 square metres (400 square feet);
         b. where storage or laundry facilities or both are provided within the individual *dwelling unit*, the permitted *residential floor area* may be increased by 1.0 times the area of such facilities but not to exceed 5.6 square metres (60.28 square feet) each per *dwelling unit*;
      (iv) shall be sited in accordance with the provisions of a Development Permit.
      (v) shall have a minimum *dwelling unit* size as set out in Section 403 6.

   (b) *Accessory structure*s:
      (i) shall not exceed a *height* of 4.0m (13.12ft).
      (ii) shall be sited in accordance with the provisions of a Development Permit.
      (iii) no *accessory buildings* shall be permitted with the exception of gazebos.

7.16 CD-16 COMPREHENSIVE DEVELOPMENT ZONE (Johnston, Thrift & Russell)

INTENT

The intent of this zone is to accommodate the development of a phased commercial / residential development including civic uses in the Town Centre area on a site of approximately 1.45ha (3.57ac).

1. Permitted Uses

In the CD-16 Zone the following uses are permitted and all other uses are prohibited:

(a) an *apartment* use
(b) a *townhouse* use
(c) a *retail service group 1*
(d) a *licensed establishment*, including *liquor primary*, *food primary*, *agency store*, *liquor store*, *u-brew* or *u-vin*
(e) a *civic* use
(f) an *accessory home occupation* use subject to the provisions of Section 5.3.

2. Location of Permitted Uses

(a) The location of each permitted use shall be in accordance with the Plans and as follows:
  (i) A *retail service group 1* use must only be located in the first or second story of a *building*;
  (ii) A *townhouse* use shall be located as generally shown and labelled as CH ("City Homes") on the Plans attached herein and forming part of this bylaw. Notwithstanding, the areas shown for *townhouse* use may be considered for ground level retail or live/work, and upper level office use; and
  (iii) A *civic* use may be located on the 1st or 2nd floor.

3. Density:

(a) BASE DENSITY: The maximum number of *dwelling units*, *gross floor area*s and *lot coverage* of *buildings* and *structures* shall be in accordance with the following:

Phase Area (1)	Maximum number of *Dwelling Units*	Maximum *gross floor area*(2) for a *residential use* (includes *apartments, townhouses*(4), and amenity areas(3))	Maximum *gross floor area*(2) for *Retail Service Group 1*(4), *Licensed Establishment,* and *Civic* Uses	Maximum *gross floor area*(2) for commercial, civic and residential uses	Maximum *Lot Coverage*
1	129	13,846 m^2	1,162 m^2	15,008 m^2	33%
2	96	10,553 m^2	2,438 m^2	12,991 m^2	64%
3	202	24,106 m^2	4,662 m^2	28,768 m^2	53.4%
Total for all Phases	427	48,505 m^2	8,262 m^2	56,767 m^2	52%

1. As indicated on the Plans
2. Excludes unenclosed balconies, stairwells, elevator shafts, common corridors, and enclosed parking areas. Further excludes 100 m^2 of floor area in a mezzanine space used for commercial purposes within Phase 3, provided the mezzanine complies with the requirements of mezzanine spaces in the BC Building Code.
3. Means common storage and recreational amenity areas provided for the exclusive use of the residential tenants
4. Townhouse floor area may be considered for *retail service group 1* use as outlined in Section 7.16.2 (ii).

(b) ADDITIONAL (BONUS) DENSITY: If, prior to applying for a Building permit for construction of a Building on the subject lands, the Owner of parcels to which this zone applies provides the City with cash in lieu of community amenities, having a minimum value of $436,471, to assist with the provision of the amenities in the following table, the maximum number of *dwelling units* in Phase 3 shall be:

(i) 248 *apartment dwelling units*, and

(ii) 10 *townhouse dwelling units* labelled as CH ("City Homes") on the Plans and described as a *townhouse* use as outlined in Section 7.1.6.2(ii).

#	Amenity
1	Sanitary sewer system improvements

The amenity must be provided in accordance with an amenity agreement and section 219 covenant delivered by the owner of the subject real property, to secure the amenity.

4. Regulations for Size, Shape, and Siting of Buildings and Structures

Reference to a numbered Building refers to the building labelled that specific number on the Plans.

(a) As indicated on the Plans, *principal buildings*:
  (a) shall not exceed a height of:
    1. 178.2m geodetic for Building 1;
    2. 167.5m geodetic for Building 2;
    3. 158.2m geodetic for Building 3;
    4. 161.7m geodetic for Building 4;
  (b) shall be sited in accordance with the setbacks from a property line, as shown on the Plans;

(b) *Accessory buildings* and *structures*:
  (i) shall not exceed a height of 7.5 m;
  (ii) shall be sited in accordance with the setbacks from a property line, as shown on the Plans;

5. Parking and Loading

Parking and Loading shall be provided as follows:

(i) Residential uses, including *apartments* and *townhouses*, at 1.8 spaces per *dwelling unit*, inclusive of 0.2 parking spaces to be designated for visitors parking;

(ii) *Retail service group 1* uses and *civic* uses at 1.0 parking spaces for every 37 m^2 of gross floor area;

(iii) Parking spaces for persons with disabilities shall be provided at a ratio of 3 spaces for 1st 200 parking spaces, and one space for each additional 100 spaces.

All other provisions of Sections 4.14 and 4.15 apply.

6. General

Drawings attached hereto prepared by NSDA Architects:

- A-001 July 30, 2010
- L-1.0 July 30, 2010
- A-601 July 30, 2010

on file with the City of White Rock; and for the purposes of this zone are referred to as "the Plans".

Development in this zone shall conform substantially to the Plans.

White Rock Town Centre Development

Bosa Properties Inc.

15150 Russell Avenue, White Rock, B.C.

Drawing List

ARCHITECTURAL

Neale Staniszkis Doll Adams Architects
201-134 Abbott Street, Vancouver, BC V6B 2K4
Telephone: 604-669-1926 Fax: 604-683-2241

A-001	Cover Sheet
A-001.1	Statistics Comparison
A-002	Shadow Analysis Comparison
A-101	P1 Parking Plan & Townhouses
A-102	P2 Parking Plan
A-103	P3 Parking Plan
A-105	Plaza Level Plan
A-106	Mezzanine Level Plan
A-107	Tower Level 1 Plan
A-108	Tower Level 2 Plan
A-110	Tower 3 Plans
A-111	Tower 3 Plans
A-112	Tower 4 Plans
A-113	Tower 4 Plans
A-210	Site Section
A-301	South Site Elevation Comparison
A-301.1	South Site Elevation - July 30, 2010 Submission
A-306	North Site Elevation Comparison
A-306.1	North Site Elevation - July 30, 2010 Submission
A-321	Tower 3 East Elevation Comparison
A-322	Tower 3 West Elevation Comparison
A-323	Tower 4 East Elevation Comparison
A-324	Tower 4 West Elevation Comparison
A-601	Massing Study

LANDSCAPE ARCHITECT

Perry and Associates
Suite 200 - 1558 West 6th Avenue, Vancouver, B.C., V6J 1R2
Phone: 604-738-4116 Fax: 604-738-4116

L1.0	Plaza Level Plan
L2.0	Tower Level 2 Plan

SURVEYOR

Bennett Surveys Ltd.
Suite 201 - 9547 152nd Street, Surrey, B.C., V3R 5Y5
Phone: 604-582-0717 Fax: 604-582-0770

Current submission July 30, 2010

Floor Area Calculations

	Tower 1			Tower 2				Tower 3			Tower 4			Total
	Residential	Amenity	Community Centre	Residential	Amenity	Retail	College	Residential	Amenity	Retail	Residential	Amenity	Retail	
Parking Level											5,478.00	1,191.00		
Plaza Level			12,506.62	1,352.16		15,615.97	843.89	1,720.00		16,736.00	4,315.00	0.00	26,255.00	
Mezzanine Level	637.84			754.72			230.51	937.00		0.00	7,050.00	0.00		
Tower L1	7,243.96	1,021.04		4,108.31	1,061.97		9,547.49	9,397.00	372.00		15,134.00	580.00	1,500.00	
Tower L2	7,466.53			4,796.58				9,769.00	0.00		9,694.00	1,180.00		
Tower L3	7,466.53			7,466.53				9,769.00			9,694.00			
Tower L4	7,466.53			7,466.53				9,769.00			9,694.00			
Tower L5	7,466.53			7,466.53				9,769.00			9,694.00			
Tower L6	7,466.53			7,466.53				9,769.00			9,694.00			
Tower L7	7,466.53			7,466.53				9,769.00			9,694.00			
Tower L8	7,466.53			7,466.53				8,695.00			9,694.00			
Tower L9	7,466.53			7,466.53				8,695.00			8,655.00			
Tower L10	7,466.53			7,466.53				8,695.00			8,655.00			
Tower L11	7,466.53			7,466.53				6,373.00			8,655.00			
Tower L12	7,466.53			7,466.53				6,373.00			6,614.00			
Tower L13	7,466.53			7,466.53				5211			6,614.00			
Tower L14	7,466.53			7,466.53				1,182.00			5,522.00			
Tower L15	7,466.53			6,133.29							1,399.00			
Tower L16	7,466.53			5,003.53										
Tower L17	7,466.53			811.51										
Tower L18	7,466.53													
Tower L19	6,133.29													
Tower L20	5,003.53													
Tower L21	811.51													
Total	148,016.29	1,021.04	12,506.62	112,528.47	1,061.97	15,615.97	10,621.89	115,892.00	372.00	16,736.00	145,949.00	2,951.00	27,755.00	
RESIDENTIAL	148,016.29			112,528.47				115,892.00			145,949.00			522,385.76
RETAIL						15,615.97				16,736.00			27,755.00	60,106.97
AMENITY		1,021.04			1,061.97				372.00			2,951.00		5,406.01
COMMUNITY			12,506.62											12,506.62
COLLEGE							10,621.89							10,621.89

FAR=Residential+Retail+College/Total Site Area
(522385.76+60106.97.73+10,621.89) / 155,593.4 = **3.91**

Parking Requirements

Required Parking:

Community Services/Cultural Arts Facilities:
1 space for each 400 sq. ft. or 12,500/400 = 32 spaces
Handicapped: 1

Retail Services:
1 space for each 400 sq. ft or 69,388/400 = 178 spaces
Handicapped: 3

Residential:
1.8 space for each dwelling unit or 873 spaces
Handicapped: 13

Handicapped:
3 spaces/200 spaces = over 200 add 3 +1 per 100 spaces

Office/college:
27 spaces

Provided Parking:

Community Services: 80 spaces
Regular: 56
Small: 3
Handicapped: 1

Retail: 212 spaces
Regular: 149
Small: 57
Handicapped: 6

Residential: 676 spaces
Regular: 606
Small: 254
Handicapped: 14

Office/college:
Regular: 27

Residential Unit Breakdown per Building

	Building 1	Building 2	Building 3	Building 4	Totals
Studio	17	12		0	29
1 Bedroom	17	13	49	59	138
1 Bedroom + Den	17	14	0		31
2 Bedroom	38	24	47	56	165
2 Bedroom + Nook	35	29	0	0	64
2 Bedroom + Den	1	4	18	15	38
2 Bedroom + Family	4		0	0	4
2 Bedroom TH				12	12
3 Bedroom + Family			2	2	4
Totals	129	96	116	144	485

Area Breakdown per Phase

	Phase 1 Bldg 1	Phase 2 Bldg 2	Phase 3 Bldg 3&4
No of residential units	129.00	96.00	260.00
Residential floorspace	148,016.29	112,528.47	261,841.00
Amenity space	1,021.04	1,061.97	3,323.00
Commercial floorspace		15,615.97	44,491.00
Community Centre	12,506.62		
College		10,621.89	
Footprint at Podium Level	13,762.00	17,812.00	49,026.00
Site area	41,583.00	27,739.00	91,878.00
Lot Coverage at Podium	0.33	0.64	0.534
Footprint at Level 4	7,466.53	7,466.56	19,468.00
Lot Coverage at Level 4	0.18	0.27	0.21

Site Statistics

Street Address
15150 Russell Avenue, White Rock, B.C.
15177 Thrift Avenue
1471 Johnston Road
1475 Johnston Road
1477 Johnston Road

Legal Description
Lot 20, Plan 27583, Section 10, Township 1, New Westminster Land District, Part NE¼, Except Plan REF 36117
Lot 3, Plan 9680, Section 10, Township 1, New Westminster Land District, Part NE¼, Except Plan W 7"
Lot 2, Plan 9680, Section 10, Township 1, New Westminster Land District, Part N½, Except Plan Plan W 7"
Parcel K, Plan 13054, Section 10, Township 1, New Westminster Land District, Except Plan REF 36117, 39063, Lot 6 Plan 5574 and of Lot 1 Plan 9668
Lot 52, Plan 39083, Section 10, Township 1, New Westminster Land District, Part NE¼

Zoning
P-1 Civic Institutional Zone

Permitted Uses
Public / Institutional / Utility Uses

Number of Residential Units
465

Site Area:
155.594 4 Square Feet

Site Coverage:

Main Level: 80600/155,594.4 = 0.52

4th Level:34421.09/155,594.4 = 0.22

Consultants

Date	Issue / Revisions
May 19, 08	Issued for Review
May 31, 2008	Issued for Rezoning
August 8, 2008	Re-issued for Rezoning
Oct 05, 2005	Re-issued for Rezoning
March 6, 2006	Re-issued for Rezoning Bylaw Amendment and Development Permit Amendment
June 1, 2007	Re-issued for Minor Development Permit Amendment to Towers 3 and 4
July 30, 2010	Re-issued for DP Amendment to Towers 3 & 4

Seal

NSDA ARCHITECTS

201-134 Abbott St
Vancouver, BC
Canada V6B 2K4
T 604.669.1926
F 604.683.2241
info@nsda.bc.ca
www.nsda.bc.ca

NEALE STANISZKIS DOLL ADAMS
Copyright Reserved. This plan and design is and at all times remains the exclusive property of Neale Staniszkis Doll Adams Architects and cannot be used without the architects written consent.

Project
White Rock Town Centre Development

Sheet Title
Title Sheet

Project Number
04036

Scale

Sheet Number
A-001

Bryant Park
Enhancements to include:
-improvement of pathway system including pull-off and seating areas
-improvement of park entrances, fencing and lighting
-Reconfigured low level plantings
-Implementation of a tree removal/management strategy with project arborist and City staff
Building 1
Building 3
Building 4
NSDA
ARCHITECTS
Miramar Village
White Rock, B.C.
Plaza Level Plan
P+A 07-026
1"= 20'
L-1.0
THRIFT AVENUE
JOHNSTON ROAD

White Rock Town Centre Development

15150 Russell Avenue, White Rock, BC

Bird's Eye View

View at Thrift and Johnston

View at Thrift and Winter

View From Johnston and Thrift

Consultants

Date	Issue / Revisions
May 15, 05	Issued for Preview
May 31, 2005	Issued for Rezoning
August 8, 2005	Re-issued for Rezoning
Oct 01, 2005	Re-issued for Rezoning
March 9, 2006	Re-issued for Rezoning By-law Amendment and Development Permit Amendment
June 1, 2007	Re-issued for Minor Development Permit Amendment to Towers 3 and 4
July 30, 2008	Re-issued for DP Amendment to Towers 3 & 4

Seal

NSDA
ARCHITECTS

301-134 Abbott St
Vancouver, BC
Canada V6B 2K4
T 604.646.1926
F 604.683.2241
info@nsda.bc.ca
www.nsda.bc.ca

NEALE STANISZKIS DOLL ADAMS
Copyright Reserved. This plan and design is and at all times remains the exclusive property of Neale Staniszkis Doll Adams Architects and cannot be used without the architects written consent

Project
White Rock Town Centre Development

Sheet Title
Massing Studies

Project Number
10018

Scale

Sheet Number
A-601

7.17 CD-17 COMPREHENSIVE DEVELOPMENT ZONE (1400/20 Johnston Rd)

INTENT

The intent of this zone is to accommodate a mixed-use (residential/commercial) development on a site of approximately 2,250 square metres in area.

1. Permitted Uses:

   (a) *multi-unit residential use*
   (b) *retail service group 1 use*
   (c) *licensed establishments*, including *liquor primary*, *food primary*, *agency store*, *liquor store*, *u-brew*, *u-vin, and licensed manufacturer*
   (d) *accessory home occupation* use in accordance with the provisions of section 5.3 and that does not involve clients directly accessing the *principal building*

2. Density:

   (a) maximum *gross floor area* shall not exceed 4,660 square metres
   (b) the maximum number of *dwelling units* must not exceed 36

3. Building Height:

   (a) The *principal building* shall not exceed a height of 124.14 metres geodetic

4. Parking:

   Parking shall be provided in accordance with Section 4.14, with the minimum number of spaces required as follows:

   (a) A minimum of 43 spaces shall be provided for the residential *dwelling units*
   (b) A minimum of 10 spaces shall be provided for visitors and marked as 'visitor'
   (c) A minimum of 42 spaces shall be provided for the *retail service group 1 uses* and *licensed establishment* uses

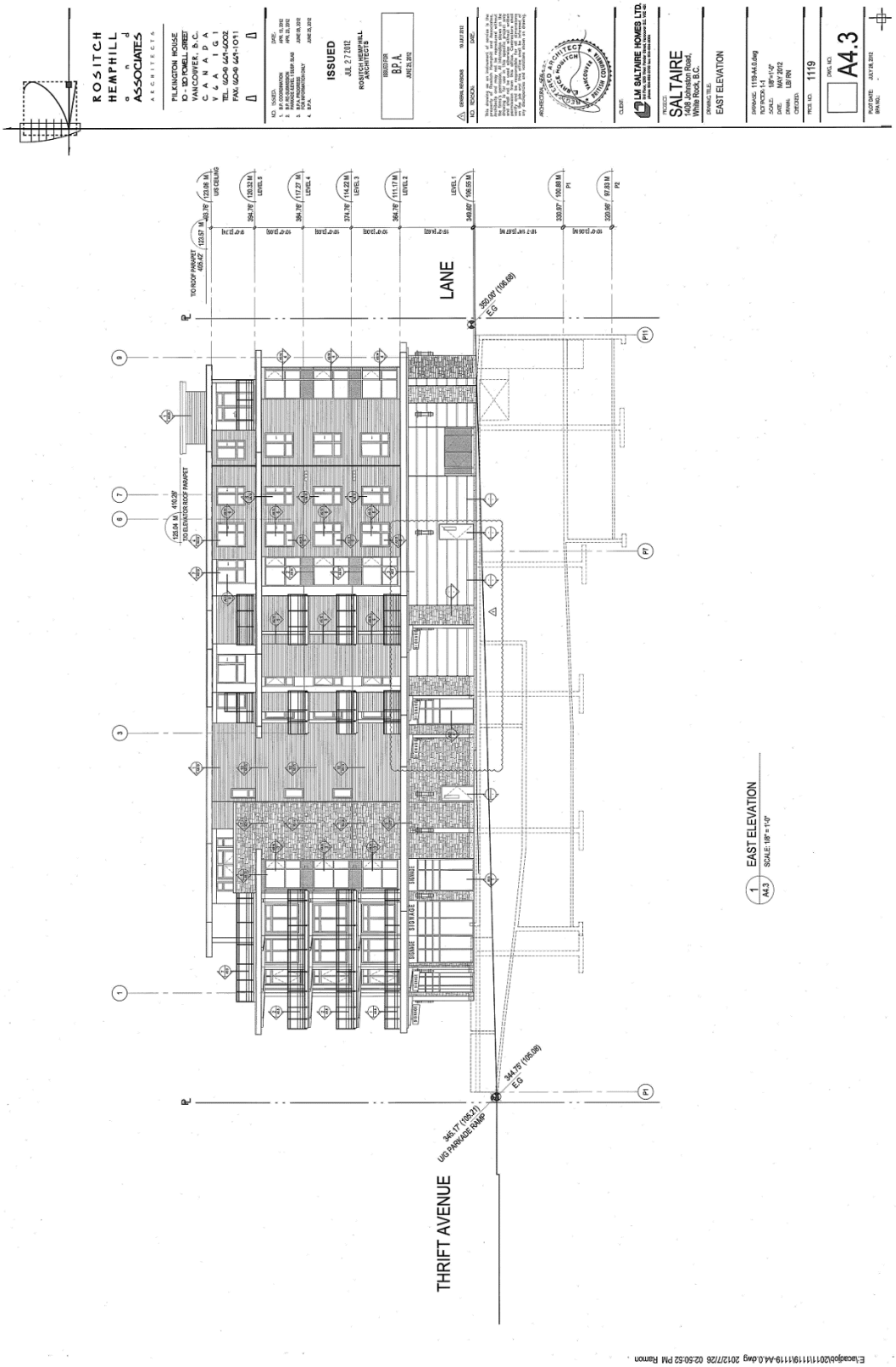
5. General:

   (a) Development in this zone shall substantially conform to the Plans prepared by Rositch Hemphill and Associates Architects dated June 25, 2012 that are attached hereto and on file at the City of White Rock

ROSITCH HEMPHILL and ASSOCIATES architects
SITE PLAN
A1.0
SCALE: 1/16"=1'-0"
GEORGE STREET
JOHNSTON ROAD
THRIFT AVENUE
LANE
SITE UNDER CONSTRUCTION
E 1/2 OF 5
REM W 1/2 OF 5
REM W 1/2 OF 6
W 7 OF 6

ROSITCH HEMPHILL and ASSOCIATES ARCHITECTS
FILKINGTON HOUSE
10 - 1070 WELL STREET
VANCOUVER, B.C.
CANADA V6A 1G1
TEL. (604) 669-4002
FAX. (604) 669-1011
ISSUED
JUL 27 2012
ROSITCH HEMPHILL ARCHITECTS
SEQUENCE
B.P.A.
JUNE 25, 2012
PROJECT:
SALTAIRE
1408 Johnston Road,
White Rock, B.C.
DRAWING TITLE:
WEST ELEVATION
(JOHNSTON ROAD)
DRAWING: 1119-A4.0.dwg
SCALE: 1/8"=1'-0"
DATE: MAY 2012
DRAWN: LW/RN
CHECKED:
PROJ. NO. 1119
DWG. NO.
A4.1
PLOT DATE: JULY 26, 2012
BPA NO.
THRIFT AVENUE
LANE
SIGNAGE
SIGNAGE
SIGNAG

ROSITCH HEMPHILL and ASSOCIATES ARCHITECTS
PILKINGTON HOUSE
10 - 930 POWELL STREET
VANCOUVER, B.C.
CANADA
V6A 1G1
TEL. (604) 681-6002
FAX. (604) 681-1011
ISSUED
JUL 27 2012
ROSITCH HEMPHILL ARCHITECTS
ISSUED FOR
D.P. A
JUNE 29, 2012
LM SALTAIRE HOMES LTD.
PROJECT
SALTAIRE
1436 Johnston Road,
White Rock, B.C.
DRAWING TITLE
SOUTH ELEVATION
(THRIFT AVENUE)
DRAWING: 1119-A4.0.dwg
PROJECT NO: 1119
SCALE: 1/8"=1'-0"
DATE: MAY 2012
DRAWN: LB/ RN
CHECKED:
PDS. NO. 1119
A4.2
PLOT DATE: JULY 26, 2012
STATUS:
SOUTH ELEVATION (THRIFT AVENUE)
1 / A4.2
SCALE: 1/8" = 1'-0"
RAMP
P1 LEVEL
P2 LEVEL
SIGNAGE
JOHNSTON ROAD
TO ROOF PARAPET
TO ELEVATOR ROOF PARAPET
LEVEL 6
LEVEL 5
LEVEL 4
LEVEL 3
LEVEL 2
LEVEL 1
AVERAGE GRADE
GEODETIC
E:\acadjob\2011\1119\1119-A4.0.dwg 2012/7/26 02:52:22 PM Ramon


ROSITCH HEMPHILL and ASSOCIATES ARCHITECTS
PILKINGTON HOUSE
10 - 930 HOWELL STREET
VANCOUVER, B.C.
CANADA
V6Z 1A1
TEL (604) 669-4002
FAX (604) 669-1011
ISSUED
JUL 27 2012
ROSITCH HEMPHILL ARCHITECTS
ISSUED FOR
DP A
JUNE 29, 2012
LM BALTAIRE HOMES LTD.
SALTAIRE
1408 Johnston Road,
White Rock, B.C.
EAST ELEVATION
1119
A4.3
LANE
THRIFT AVENUE
EAST ELEVATION
SCALE: 1/8" = 1'-0"

ROSITCH HEMPHILL and ASSOCIATES ARCHITECTS
FILKINGTON HOUSE
10 - 1070 HOWELL STREET
VANCOUVER, B.C.
CANADA
V6A 1G1
TEL. (604) 643-4002
FAX. (604) 643-1091
ISSUED
JUL 2 7 2012
ROSITCH HEMPHILL ARCHITECTS
SEALED BY
D.P.A.
JUNE 26, 2012
LIV SALTAIRE HOMES LTD.
PROJECT:
SALTAIRE
1408 Johnston Road,
White Rock, B.C.
DRAWING TITLE:
NORTH ELEVATION
DRAWING: 1119-A4.0.dwg
SCALE: 1/8"=1'-0"
DRN: MAY 2012
APPROVED: LM RR
CHECKED:
PROJ. NO. 1119
DWG. NO.
A4.4
PLOT DATE: JULY 26, 2012
BY(INIT.):
JOHNSTON ROAD
TO ROOF PARAPET 409.42' (123.57 M)
TO ELEVATOR ROOF PARAPET 410.28' (125.04 M)
SIGNAGE
SIGNAGE
1 NORTH ELEVATION
A4.4
SCALE: 1/8" = 1'-0"

7.18 CD-18 COMPREHENSIVE DEVELOPMENT ZONE (1115 Stayte Road)

INTENT

The intent of this zone is to allow business and professional office uses and a one-unit residential use

1. Definitions

For the purposes of this zone the following definition applies:

(a) a *business and professional office use* means the use of a building, or portion of a building, for administrative, clerical and professional work. Business and professional offices include financial, real estate, insurance, medical, dental, legal, design, accounting, advertising, consulting, telecommunications, high technology, and similar types of businesses engaged in person to person, person to business, and business to business transactions

2. Permitted Uses

In the CD-18 Zone the following uses are permitted and all other uses are prohibited:

(a) a *business and professional office* use
(b) a *one-unit residential* use

3. Regulations for Permitted Uses of Land, Buildings and Structures

(a) A *business and professional office* use shall be contained within one sales floor area having one business license and being on the ground floor only and not exceeding 0.15 times the area of the lot;
(b) *Off street parking and loading* shall be provided in accordance with the provisions of Sections 4.14 and 4.15, and additionally, as follows:
    (i) parking for a *business and professional office* use shall be provided at 1 space for each 37.0m^2 of gross floor area for a *business and professional office* use.
(c) A *one-unit residential* use:
    (i) shall not be permitted on a lot of less than 464.0m^2 (4,994.62ft^2);
    (ii) shall be limited exclusively to the *story* or stories above the *first story* of a *building*;
(d) The maximum allowable size of a *lot* shall be 1,120m^2 (12,056ft^2) in area.

1. Regulations for the Size, Shape and Siting of *Buildings* and *Structures*

(a) *Principal buildings:*
    (i) shall not exceed a *lot coverage* of 45%;
    (ii) shall not exceed a *height* of 7.7m (25.26ft);
    (iii) shall be sited not less than:
        a. 7.5m (24.61ft) from *front* and *rear lot lines;*
        b. 1.5m (4.92ft) from an *interior side lot line;*
        c. 7.5m (24.61ft) from an *exterior side lot line* where the *rear lot line* abuts or faces the *interior side lot line* of the adjacent *lot*.

(b) *Accessory building* and *structures*:

(i) *accessory structures* shall not exceed a *height* of 4 metres (13.12 feet);

(ii) *accessory structures* shall be sited not less than:

a. 1.5m (4.92ft) from a *rear lot line*;

b. 1.5m (4.92ft) from an *interior side lot line*;

c. 7.5m (24.61ft) from an *exterior side lot line*;

d. 2.4m (7.87ft) from a *rear lot line* abutting a *lane*;

(iii) *accessory buildings* shall not exceed a maximum area of 6.0m^2 (64.56ft^2);

(iii) *accessory buildings* shall not exceed a *height* of 4.0m (13.12ft);

7.19 CD-19 COMPREHENSIVE DEVELOPMENT ZONE (1550 Oxford)

INTENT

The intent of this zone is to accommodate a complex care facility on a site of approximately 2.46 hectares (6.1 acres) in area.

2. Permitted Uses:

(a) *care facility*
(b) independent living use
(c) *assisted living residence*
(d) *assembly use*
(e) *hospitality service* use

2. Lot Coverage:

(a) *lot coverage* shall not exceed 29.4%

3. Units/Beds:

(a)	maximum number of independent living units	= 110
(b)	maximum number of assisted living units	= 84
(c)	maximum number of complex care bed units	= 252
(d)	maximum number of visitor accommodation units	= 2

4. Building Height:

(a) maximum height of *principal buildings* as identified on the attached Plans:

(i)	Building 'A'	= 122.8 m geodetic
(ii)	Building 'B'	= 114.35 m geodetic
(iii)	Building 'C'	= 127.08 m geodetic
(iv)	Building 'D'	= 108.69 m geodetic

(b) permitted projections beyond the maximum heights outlined above are as outlined in Section 4.13.4

5. Siting Requirements:

(a) minimum *setbacks* are as follows:

(i)	from front (west) lot line	= 12.4 m (40.7 ft)
(ii)	from rear (east) lot line	= 7.32 m (24.0 ft)
(iii)	from interior (north) lot line	= 6.69 m (21.9 ft)
(iv)	from interior (south) lot line	= 6.43 m (21.1 ft)

(b) siting exceptions are as outlined in Section 4.13.1

6. Parking:

(a) parking shall be provided in accordance with Section 4.14, with a minimum of 173 parking spaces

7. Loading:

(a) loading shall be provided in accordance with Section 4.15, with a minimum of two (2) loading spaces

8. General:

(b) Development in this zone shall substantially conform to the Plans prepared by Ankenman Associates Architects Inc. dated September 28, 2016, that are attached hereto and on file at the City of White Rock

Ankenman Associates Architects Inc.
12321 - Beecher St.
Crescent Beach, British Columbia
Canada, V4A 3A7
Tel (604) 536-1600
Fax (604) 536-5774
EVERGREEN BAPTIST
COMPLEX CARE FACILITY
1550 OXFORD STREET
WHITE ROCK BC
title
PHASE 3 NEW BLDG
WITH FINAL SITE
scale 1"=30'
date 31 JUL 2014
drawn MC checked ML
job no. 1210
sheet no. A1.01
consultant
SITE SYNOPSIS (OVERALL):
ZONING:
CD 1B
CIVIC ADDRESS:
1550 OXFORD STREET
WHITE ROCK, BRITISH COLUMBIA
LEGAL DESCRIPTION:
LOT A PLAN EPP31010 SECTION 10 TOWNSHIP 1
NEW WESTMINSTER DISTRICT PLAN EPP 15802
SITE AREA:
24,759 SF (2,300.08m² = 2.3 HA / 5.68 AC)
24,759 SF (2,300.08m² = 2.3 HA / 5.68 AC NET)
BUILDING AREA (COVERAGE):
EXISTING BUILDINGS
CHAPEL 3,805 SF (353.50m²)
D-WING 16,350 SF (1519.00m²)
HIGH RISE 12,465 SF (1158.04m²)
6 STOREY 13,150 SF (1221.68m²)
UTILITY WING 3,443 SF (319.87m²)
SUB TOTAL 49,813 SF (4629.09m²)
NEW/PROPOSED BUILDING
NEW 6 STOREY RESIDENTIAL CARE 21,457 SF (1993.40m²)
PROPOSED CHAPEL ADDITION 2,378 SF (220.92m²)
PROPOSED 3 STOREY CONNECTION 2,300 SF (213.68m²)
PROPOSED DINING ROOM ADDITION 1,300 SF (120.77m²)
NEW BUILDING TO 6 STOREY BLDG 27,833 SF (2586.23m²)
SUB TOTAL 77,268 SF (7180.12m²)
TOTAL: 77,268 SF (7180.12m²)
SITE COVERAGE:
PROPOSED: 71613.3m² / 24,940.08m² = 0.29 / 29%
GROSS FLOOR AREA:
EXISTING BUILDINGS
CHAPEL 3,805 SF (353.50m²)
D-WING 33,750 SF (3135.38m²)
HIGH RISE 67,107 SF (6234.78m²)
6 STOREY 83,718 SF (7777.58m²)
UTILITY WING 3,443 SF (319.87m²)
SUB TOTAL 194,646 SF (18,083.52m²)
NEW/PROPOSED BUILDINGS
NEW 6 STOREY RESIDENTIAL CARE 138,117 SF (12,834.09m²)
PROPOSED CHAPEL ADDITION 7,661 SF (711.66m²)
PROPOSED 3 STOREY CONNECTION 2,300 SF (213.68m²)
PROPOSED DINING ROOM ADDITION 1,300 SF (120.77m²)
NEW BUILDING TO 6 STOREY BLDG 172,378 SF (16,014.02m²)
TO EXISTING 6 STOREY BLDG
SUB TOTAL 1,300 SF (120.77m²)
TOTAL: 144,882 SF (13,462.06m²)
PROPOSED UNDERGROUND PARKING 39938 SF (3711.54m²)
LEVEL OF NEW 6 STOREY BUILDING
GROSS FLOOR AREA RATIO:
33,545.2m² / 24,940.08m² = 1.345
SETBACKS:
WEST: 7.62m (25.00')
NORTH: 7.89m (25.88')
SOUTH: 43.83m (143.80')
EAST: 19.81m (65.01')
BUILDING HEIGHT:
GEODETIC ELEVATION TO TOP OF UPPER PARAPET 122.73m
PARKING:
EXISTING: PARKING @ GRADE 31 STALLS
(ATC PARKING) 51 STALLS
SUB TOTAL 82 STALLS
NEW: PARKING @ GRADE 51 STALLS
(ATC PARKING) 91 STALLS
SUB TOTAL 91 STALLS
TOTAL 173 STALLS
UNIT COUNT:
EXISTING BUILDINGS
D-WING (PERSONAL CARE) 50 UNITS
HIGH RISE (INDEPENDENT LIVING) 110 UNITS
6 STOREY (INDEPENDENT LIVING) 86 UNITS
SUB TOTAL 246 UNITS
NEW 6 STOREY RESIDENTIAL CARE 195 UNITS
TOTAL: 441 UNITS
SEP 19 2014 ISSUED AS A SUBDIVISION/DEVELOPMENT APPLICATION
NO. DATE DESCRIPTION
1 SITE PLAN WITH NEW BLDG AND FINAL SITE CONFIGURATION
A1.01 SCALE: 1"=30'
PROJECT NORTH
TRUE NORTH
593'-4 3/4" (180.867m)
90°06'40"
179'-3 5/8"
359'-3 7/8"
90°12'50"
593'-3 5/16" (180.830m)
A
B
C
D
DATE PRINTED: FEB 12, 2014

7.20 CD-20 COMPREHENSIVE DEVELOPMENT ZONE (991 Stayte Road)

INTENT

The intent of this zone is to allow neighborhood-oriented retail service uses and a one-unit residential use.

1. Definitions

For the purposes of this zone the following definitions apply:

(a) an *artisan shop* means the enclosed use of buildings and structures for the purpose of selling, processing, assembling, wholesaling, manufacturing, storing, repairing or producing artisan paintings, photography, woodworking, drawings, hand crafted items including knitting, weaving, silk screening or print screening, pottery, fired ceramics or sculpture for the ultimate consumer, and may include instructional classes or workshops.

(b) a *retail service use* means a use providing for the sale at retail or repair of household or personal goods or things, or for extending services to persons; and is limited to: health clubs, appliance stores, art galleries, *artisan shops*, bakery shops, barbers, book shops, business offices, business schools, cafes, camera shops, clothing stores, coffee houses, dance studios, delicatessens, department stores, drug stores, dry cleaners, finance offices, grocery stores, hairdressers, hardware, home furnishing stores, launderettes, meat markets, neighbourhood convenience stores, personal furnishing shops, printers, professional and semi-professional offices, *restaurants*, secondhand stores, shoemakers, stationary stores, tailors, toy stores, trade school and variety stores.

2. Permitted Uses

In the CD-20 Zone the following uses are permitted and all other uses are prohibited:

(a) a *retail service use*

(b) a *one-unit residential* use

3. Regulation for Permitted uses of Land, Buildings and Structures

(a) A *retail service use* shall be limited exclusively to the *first story* of a *building*;

(b) *Off street parking and loading* shall be provided in accordance with the provisions of Sections 4.14 and 4.15.

(c) A *one-unit residential* use:

(i) shall not be permitted on a lot of less than 464.0m^2 (4,994.62ft^2);

(ii) shall be limited exclusively to the *story* or stories above the *first story* of a *building*;

(d) The maximum allowable size of a *lot* shall be 1,120.0m^2 (12,056.0ft^2) in area.

4. Regulations for the Size, Shape and Siting of *Buildings* and *Structures*

(a) *Principal buildings:*

(ii) shall not exceed a *lot coverage* of 45%;

(iii) shall not exceed a *height* of 7.7m (25.26ft);

(iv) shall be sited not less than:

a. 7.5m (24.61ft) from *front* and *rear lot lines;*

b. 1.5m (4.92ft) from an *interior side lot line;*
c. 7.5m (24.61ft) from an *exterior side lot line* where the *rear lot line* abuts or faces the *interior side lot line* of the adjacent *lot*;

(b) *Accessory buildings* and *structures*:
(i) *accessory structures* shall not exceed a *height* of 4.0m (13.12ft);
(ii) *accessory structures* shall be sited not less than:
a. 1.5m (4.92ft) from a *rear lot line*;
b. 1.5m (4.92ft) from an *interior side lot line*;
c. 7.5m (24.61ft) from an *exterior side lot line*;
d. 2.4m (7.87ft) from a *rear lot line* abutting a *lane*;
(iii) *accessory buildings* shall not exceed a *height* of 4.0m (13.12ft);
(iv) *accessory buildings* shall not exceed a maximum area of $6.0m^2$ ($64.56ft^2$).

7.21 CD-21 COMPREHENSIVE DEVELOPMENT ZONE (Thrift, Everall, Goggs)

INTENT

The intent of this zone is to accommodate a residential development on a site of approximately 0.76ha (1.89ac)

1. Permitted Uses
   In the CD-21 Zone the following uses are permitted and all other uses are prohibited:
   (a) *multi-unit residential use* in the form of an *apartment*
   (b) *accessory home occupation use* in accordance with the provisions of Section 5.3

2. Regulations for Permitted Uses of Land, Buildings and Structures
   (a) The location of each permitted use shall be in accordance with the Plans and as follows:
      (i) An *apartment or townhouse* use is permitted in one or more principal buildings on the lot;
      (ii) An *accessory home occupation* use shall comply with the provisions of Section 404.

3. Number of Dwelling Units / Gross Floor Area / Lot Coverage
   The maximum number of *dwelling units*, *gross floor area* and *lot coverage* of *buildings* and *structures* shall be in accordance with the following:

Maximum number of *Dwelling Units*	Maximum *gross floor area*[1]	Maximum *Lot Coverage*
87	10,906.2 m^2	42.0%

4. Regulations for Size, Shape, and Siting of Buildings and Structures
   Reference to a numbered Building refers to the building labeled that specific number on the Plans.
   (a) As indicated on the Plans, *principal buildings*:
      (i) shall not exceed a height of 101.7m geodetic for Building 1 and 104.98 m geodetic for Building 2[2];
      (ii) shall be sited in accordance with the setbacks from a property line as shown on the Plans.
   (b) *Accessory buildings* and *structures*:
      (i) shall not exceed a height of 4.0 m;
      (ii) shall be sited in accordance with the setbacks from a property line as shown on the Plans.

[1] Excludes unenclosed balconies.

[2] The heights of *buildings* and *structures* permitted in this zone may be exceeded for elevator shafts and stair towers which do not provide direct access to the roof; retaining walls; *antennas*; church spires, belfries and domes; chimneys; flag poles, and; scenery lofts.

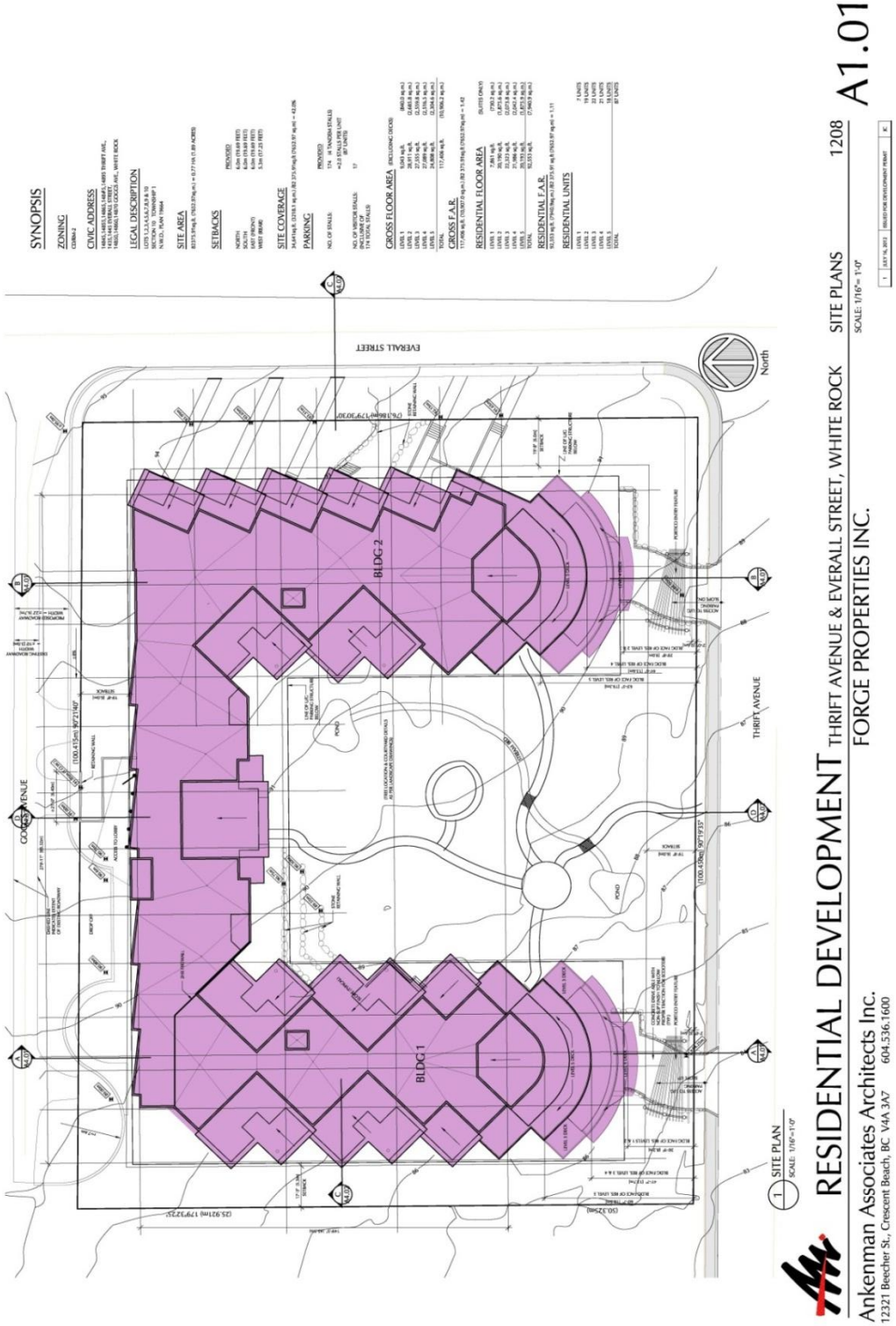
5. Parking and Loading
Parking and Loading shall be provided in accordance with the provisions of Sections 4.14 and 4.15, and, the minimum number of parking spaces shall be 174.

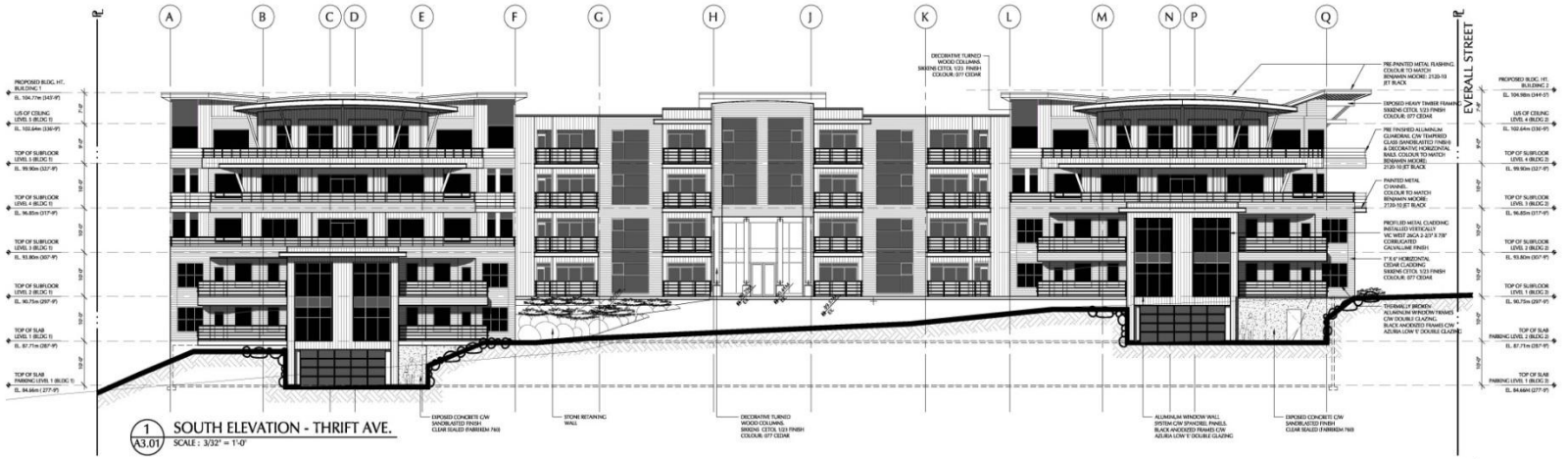
6. Subdivision
Minimum *lot area* in this zone shall be 7,600m^2. No other lot maybe created through subdivision but existing legal parcels or portions thereof may be consolidated to support this development.

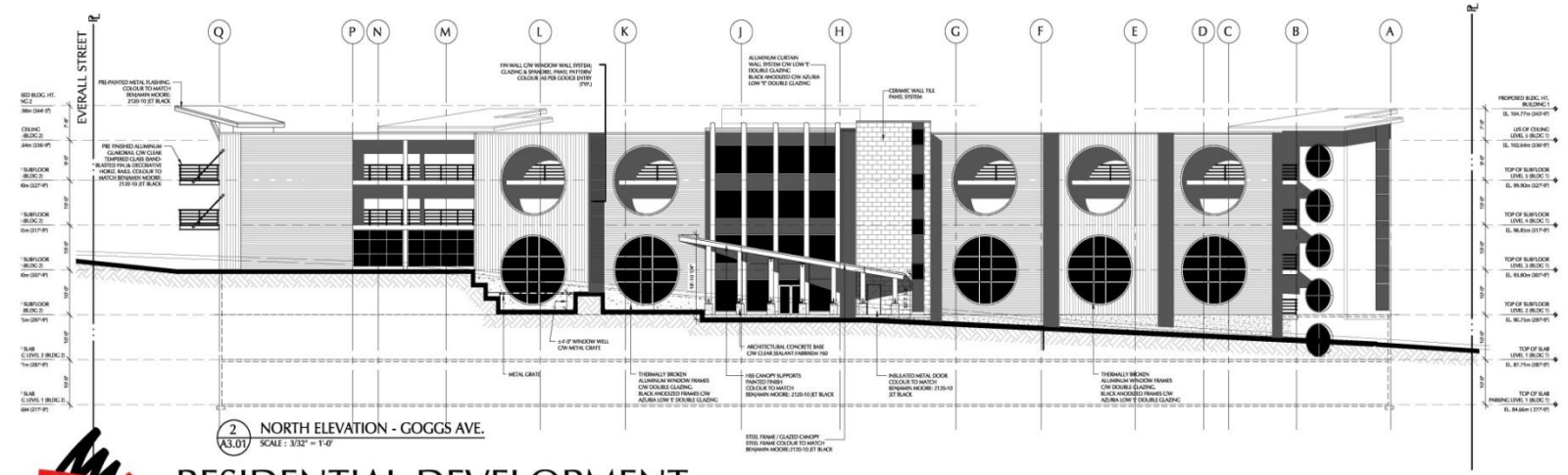
7. General
Drawings attached hereto prepared by Ankenman Associates Architect Inc A1.01, A3.0, A3.01, A3.02, A3.03A, A3.03B dated May 15, 2008 on file with the City of White Rock and for the purposes of this zone are referred to as "the Plans".

8. Development in this zone shall conform substantially to the Plans.

The Plans


SYNOPSIS
ZONING
CD84A-2
CIVIC ADDRESS
LEGAL DESCRIPTION
SITE AREA
SETBACKS
SITE COVERAGE
PARKING
GROSS FLOOR AREA
RESIDENTIAL FLOOR AREA
RESIDENTIAL F.A.R.
RESIDENTIAL UNITS
EVERALL STREET
THRIFT AVENUE
GOSS AVENUE
BLDG 1
BLDG 2
North
SITE PLAN
SCALE: 1/16"=1'-0"
RESIDENTIAL DEVELOPMENT
THRIFT AVENUE & EVERALL STREET, WHITE ROCK
FORGE PROPERTIES INC.
SITE PLANS
1208
A1.01
SCALE: 1/16"=1'-0"
Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600





RESIDENTIAL DEVELOPMENT

THRIFT AVENUE & EVERALL STREET, WHITE ROCK

ELEVATIONS

1208

A3.01

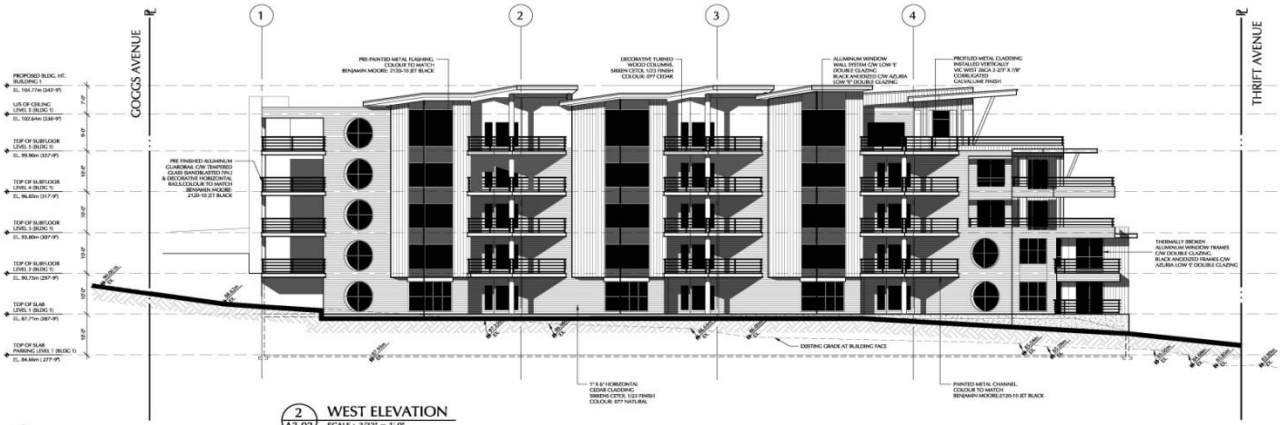
FORGE PROPERTIES INC.

SCALE: 3/32"= 1'-0"

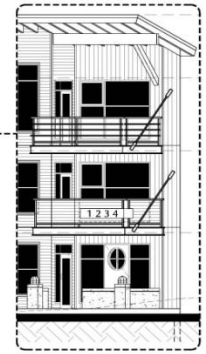
1	ISSUED FOR DEVELOPMENT PERMIT	JC

Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

1 A3.02 EAST ELEVATION- EVERALL STREET
SCALE : 3/32" = 1'-0"



2 A3.02 WEST ELEVATION
SCALE : 3/32" = 1'-0"



1a A3.02 DETAIL ELEVATION
SCALE : 3/16" = 1'-0"

RESIDENTIAL DEVELOPMENT

THRIFT AVENUE & EVERALL STREET, WHITE ROCK

FORGE PROPERTIES INC.

ELEVATIONS

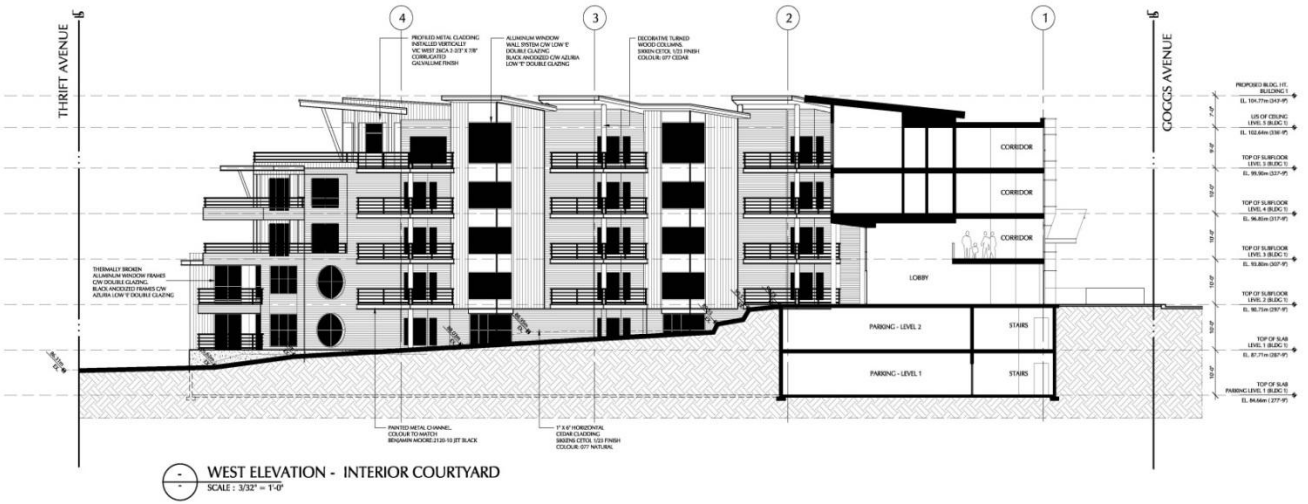
SCALE: 3/32"= 1'-0"

1208

A3.02

REV	MAY 15, 08	RE-ISSUED FOR A.D.P.	ML
REV	APR 29, 08	ISSUED FOR A.D.P.	ML

Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600



WEST ELEVATION - INTERIOR COURTYARD
SCALE : 3/32" = 1'-0"

EAST ELEVATION - INTERIOR COURTYARD
SCALE : 3/32" = 1'-0"

RESIDENTIAL DEVELOPMENT

THRIFT AVENUE & EVERALL STREET, WHITE ROCK INTERIOR ELEVATIONS 1208

Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

FORGE PROPERTIES INC.

SCALE: 3/32"= 1'-0"

1		ISSUED FOR A.D.P.	JC

A3.03A

7.22 CD-22 COMPREHENSIVE DEVELOPMENT ZONE (open for use)

7.23 CD-23 COMPREHENSIVE DEVELOPMENT ZONE (Johnston – George)

INTENT

The intent of this zone is to accommodate the development of a mixed-use residential development in the Town Centre area on an overall site of approximately 0.27 ha. (0.66 ac.), comprised of two separate buildings, with a residential development on George Street and a commercial and residential development on Johnston Road.

1. Permitted Uses:

   (a) *multi-unit residential use;*
   (b) general office use*;*
   (c) *accessory home occupation* in accordance with the provisions of Section 5.3 and that does not involve clients directly accessing the *building*;

2. Location of Permitted Uses:

   The location of each permitted use shall be in accordance with the Plans and as follows:

   (a) A general office use shall only be located on the first storey of the *building* on the property referred to as 1456 Johnston Road as shown on the Plans;
   (b) A *multi-unit residential use* shall only be located above the first storey of a *building* on the property referred to as 1456 Johnston Road as shown on the Plans; and on the property referred to as 1455 George Street as shown on the Plans.

3. Density and Lot Coverage for 1455 George Street:

   The maximum *gross floor areas* and *lot coverage* of *buildings* and *structures* at 1455 George Street shall be in accordance with the following:

   (a) Density: The maximum *gross floor area* shall not exceed 9,758 square metres, and the maximum number of dwelling units shall not exceed 108.
   (b) Lot Coverage: The maximum lot coverage shall not exceed 44.5%.

4. Density and Lot Coverage for 1456 Johnston Road:

   (a) Density: Maximum *gross floor area* shall not exceed 2,611 square metres, and the maximum number of dwelling units shall not exceed 29, comprised as follows:

      (i) BASE DENSITY: The maximum gross floor area shall not exceed 606.9 square metres, and the maximum number of dwelling units shall not exceed four units

      (ii) ADDITIONAL (BONUS) DENSITY: Where a contribution of $506,000 has been provided to the Community Amenity Reserve Fund to assist with the provision of the amenities in the following table, with $240,000 of this being designated for the creation of new publically accessible off-street parking, and a housing agreement has been entered into and filed with the

Land Title Office on the subject real property to secure twelve (12) *dwelling units* with a minimum aggregate 876 square metres (9,434 square feet) *residential floor area* as rental tenure for the life of the building, the maximum *gross floor area* shall not exceed 2,611 square metres, and the maximum number of dwelling units shall not exceed 29 units.

#	Amenity
1	New public open space and walkways
2	Improvement of existing open space and walkways
3	Public art
4	Waterfront improvements
5	Civic parking facilities
6	Building or space within a building for civic uses
7	Special needs or non-market affordable housing
8	People movement infrastructure to link Uptown to the Waterfront

The amenity must be provided in accordance with an amenity agreement and a section 219 covenant delivered by the owner of the subject real property to secure the amenity

(b) Lot Coverage: The maximum lot coverage shall not exceed 69%.

5. Regulations for Size, Shape, and Siting of Buildings and Structures:
   (b) As indicated on the Plans, *principal buildings:*
      i) shall not exceed 130.73 metres geodetic for the *building* at 1456 Johnston Road, and 156.5 metres geodetic for the *building* at 1455 George Street; and
      ii) shall be sited in accordance with the setbacks from a property line as shown on the Plans.
   (c) *Accessory buildings* and *structures*:
      i) shall not exceed a height of 4.0 m; and
      ii) shall be sited in accordance with the setbacks from a property line as show on the Plans.

6. Parking:

Parking shall be provided in accordance with Section 4.14 with the minimum total number of 163 spaces required as follows:

(a) A minimum of 120 spaces shall be provided for the building at 1455 George Street.
(b) A minimum of 32 spaces shall be provided for the residential *dwelling units* at 1456 Johnston Road
(c) A minimum of three (3) space shall be provided for visitors to the residential *dwelling units* at 1456 Johnston Road and marked as 'visitor'
(d) A minimum of eight (8) spaces shall be provided for the general office use at 1456 Johnston Road.

(e) A minimum of two (2) of the required 42 spaces at 1456 Johnston Road shall be provided for disabled persons parking and shall be clearly marked in accordance with B.C. Building Code requirements.

7. Loading:

(a) A total of 1 loading spaces shall be provided for residential and commercial uses, with dimensions provided in accordance with Section 4.15.

8. Bicycle Parking:

Bicycle parking shall be provided in accordance with Section 4.16, with the minimum number of spaces required as follows:

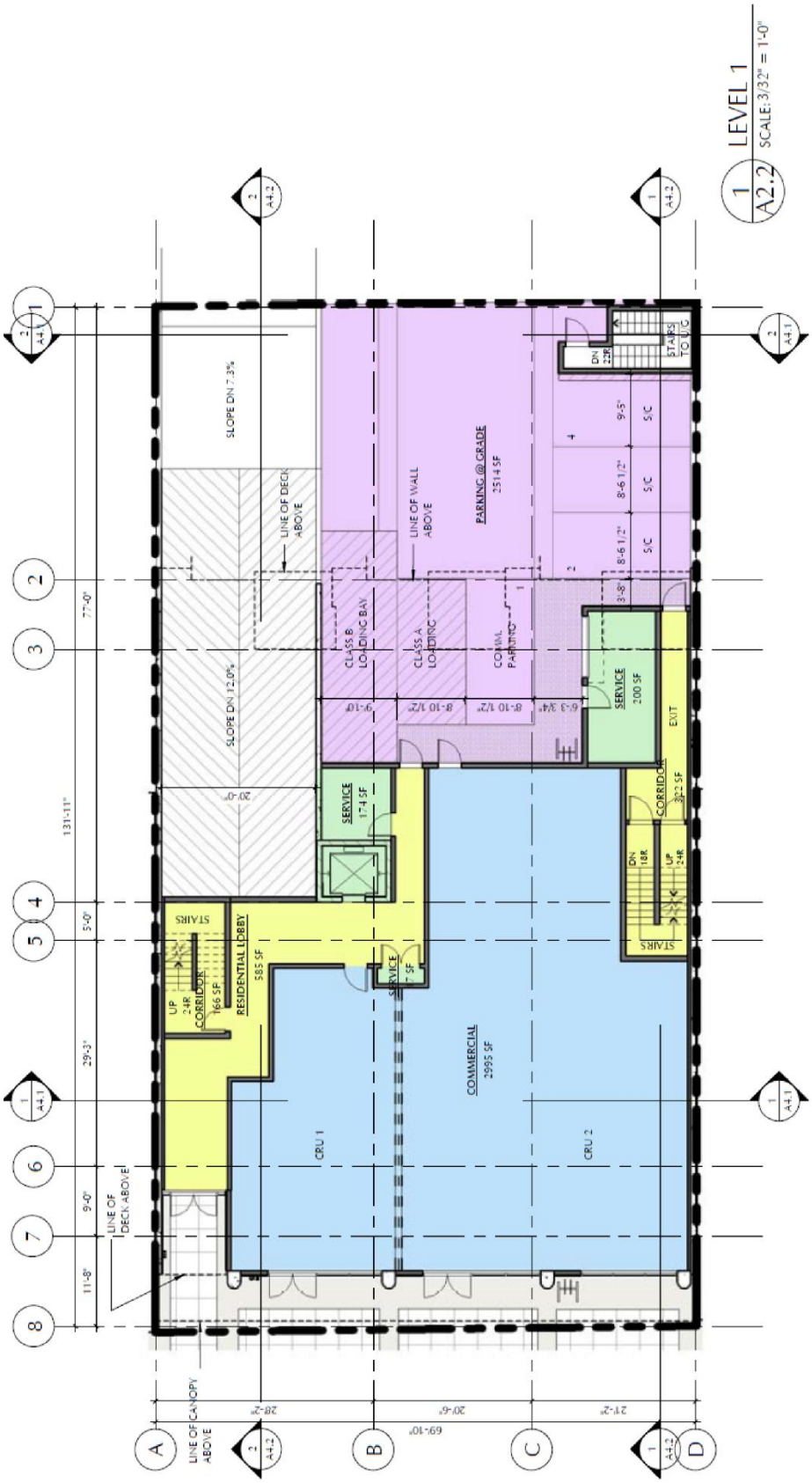
(a) A minimum of 36 Class I spaces shall be provided
(b) A minimum of 6 Class II spaces shall be provided

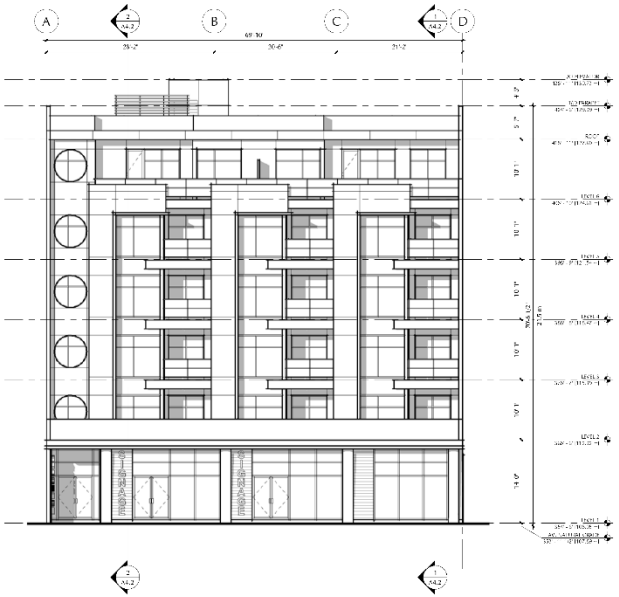
9. General:

(c) Development in this zone that pertain to the *building* located on the property at 1456 Johnston Road shall substantially conform to the Plans prepared by Ankenman Associates Architects Inc. that are attached hereto and labelled A2.2, A3.1 and A3.2 dated December 14, 2017 that are attached hereto and on file at the City of White Rock. Development on the property at 1456 Johnston Road that does not include the additional (bonus) density referred to in Section 3 shall be required to obtain a new Major Development Permit.

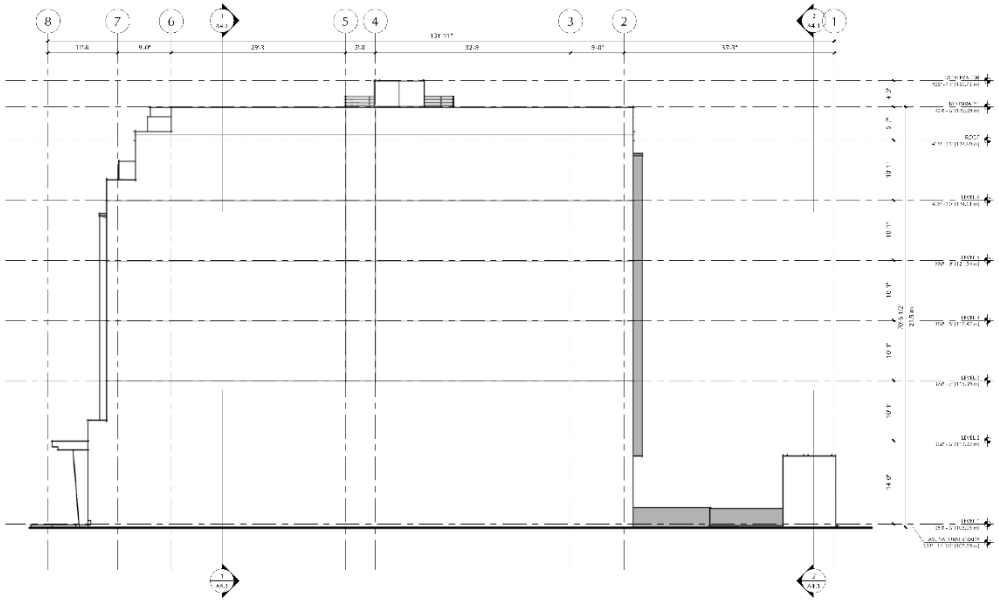
(d) Development in this zone that pertain to the *building* located on 1456 Johnston Road shall substantially conform to the Plans prepared by Ankenman Associates Architects Inc. dated December 14, 2017 that are attached hereto and labelled A2.2, A3.1 and A3.2, on file at the City of White Rock.

(e) Development in this zone that pertain to the building located at 1455 George Street shall substantially conform to the Plans prepared by Chris Dikeakos Architects Inc. that are attached hereto and labelled A102, A300, and A301, no date, on file with the City of White Rock.


1 LEVEL 1
A2.2 SCALE: 3/32" = 1'-0"
SLOPE DN 7.3%
SLOPE DN 12.0%
LINE OF DECK ABOVE
LINE OF WALL ABOVE
PARKING @ GRADE
2514 SF
CLASS B LOADING BAY
CLASS A LOADING
COMM'L PARKING
SERVICE
200 SF
EXIT
SERVICE
174 SF
CORRIDOR
322 SF
STAIRS
RESIDENTIAL LOBBY
585 SF
CORRIDOR
166 SF
SERVICE
7 SF
COMMERCIAL
2995 SF
CRU 1
CRU 2
LINE OF CANOPY ABOVE
131'-11"
77'-0"
29'-3"
11'-8"
69'-10"
28'-2"
20'-6"
21'-2"



2 WEST ELEVATION
A3.1 SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
A3.1 SCALE: 1/8" = 1'-0"

MIXED-USE PROJECT 1456 JOHNSTON RD. WHITE ROCK BC

ELEVATIONS

BY	DATE	DESCRIPTION
ML	DEC. 14, 2017	RE-ISSUED FOR RE-ZONING AND DP
ML	NOV. 7, 2017	ISSUE FOR ADP
ML	OCT. 13, 2017	RE-ISSUED FOR RE-ZONING AND DP
ML	JULY 6, 2017	ISSUED FOR RE-ZONING AND DP

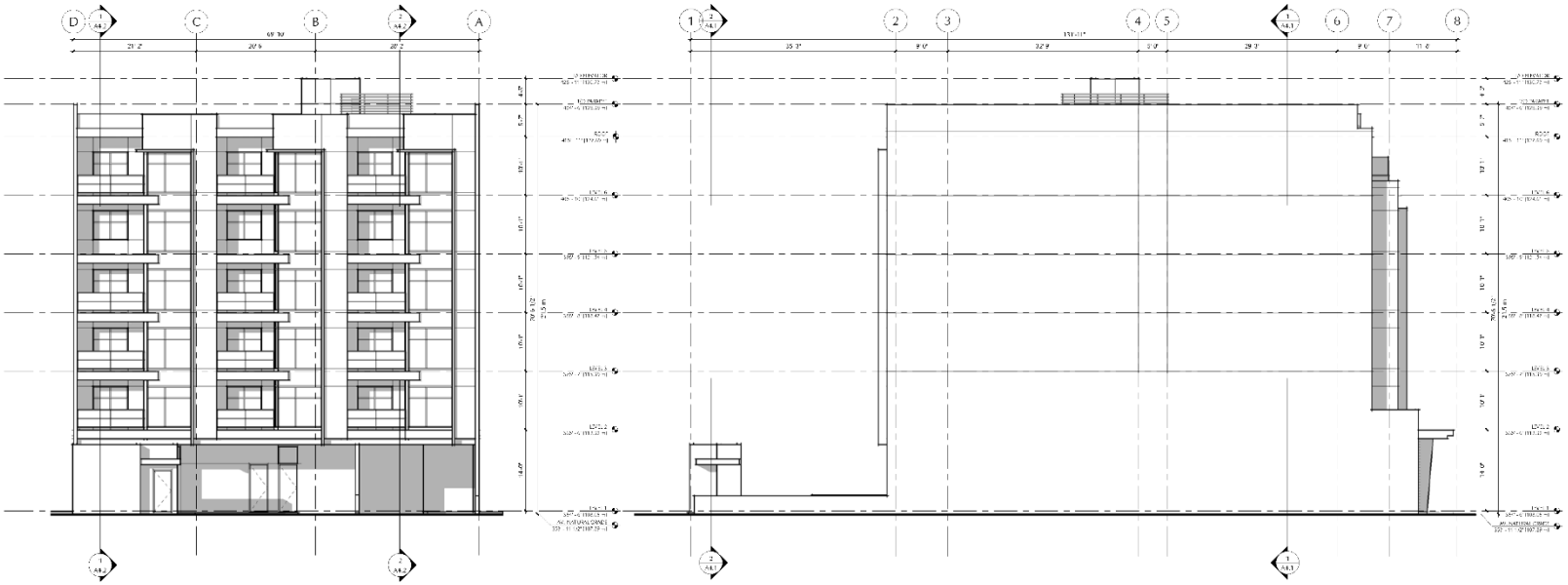
Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

Development For FORGE PROPERTIES

1703

SCALE: 1/8" = 1'-0"
DECEMBER 14, 2017

A3.1



2 A3.2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

1 A3.2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

MIXED-USE PROJECT 1456 JOHNSTON RD. WHITE ROCK BC

ELEVATIONS

BY	DATE	DESCRIPTION
ML	DEC. 14, 2017	RE-ISSUED FOR RZ, ZONING AND DP
MI	NOV. 7, 2017	ISSUED FOR ADP
ML	OCT. 13, 2017	RE-ISSUED FOR RZ, ZONING AND DP
ML	JULY 6, 2017	ISSUED FOR RE-ZONING AND DP

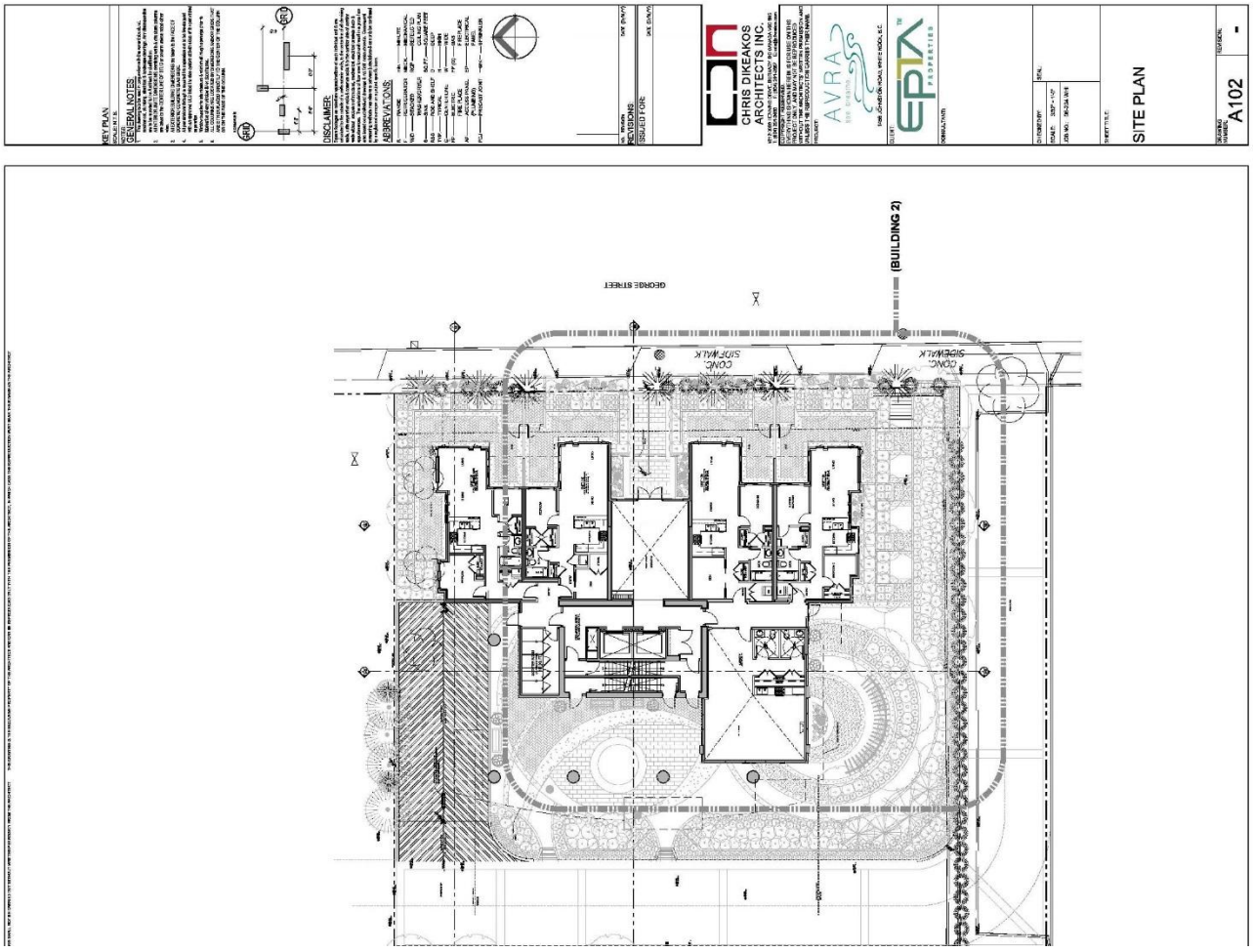
Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

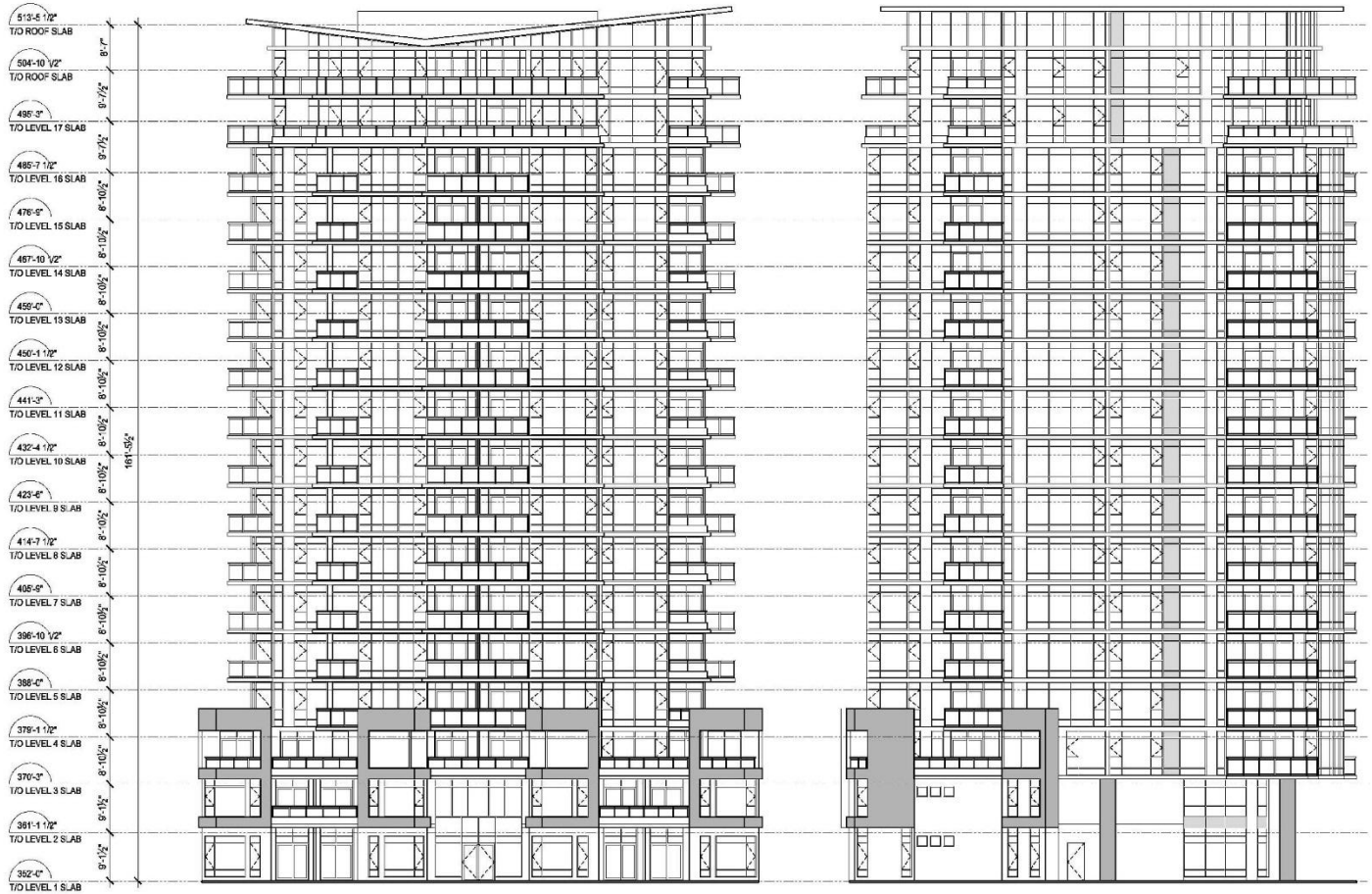
Development For FORGE PROPERTIES

1703

SCALE: 1/8" = 1'-0"
DECEMBER 14, 2017

A3.2


KEY PLAN
GENERAL NOTES
DISCLAIMER
ABBREVIATIONS
REVISIONS
ISSUED FOR:
CHRIS DIKEAKOS ARCHITECTS INC.
AVRA
EPTA
PROPERTIES
SITE PLAN
A102
GEORGE STREET
(BUILDING 2)
CONC. SIDEWALK
CONC. SIDEWALK



1 EAST ELEVATION - TOWER
1/8" = 1'-0"

2 NORTH ELEVATION - TOWER
1/8" = 1'-0"

KEY PLAN

SCALE: NTS

NOTES:

GENERAL NOTES:

DISCLAIMER:

ABBREVIATIONS:

REVISIONS:

ISSUED FOR:

CHRIS DIKEAKOS ARCHITECTS INC.

COPYRIGHT RESERVED.

PROJECT:

AVRA

CLIENT:

CONSULTANTS:

DRAWN BY:

SCALE: 1/8" = 1'-0"

JOB NO.:

SHEET TITLE:

NORTH & EAST ELEVATION

DRAWING NUMBER: A300

REVISION: -

KEY PLAN:

NOTES:

GENERAL NOTES:

DISCLAIMER:

ABBREVIATIONS:

REVISIONS:

ISSUED FOR:

CHRIS DIKEAKOS ARCHITECTS INC.

COPYRIGHT RESERVED

PROJECT:

AVRA

CLIENT:

EPTA PROPERTIES

CONSULTANT:

DRAWN BY:

SCALE: 1/8" = 1'-0"

JOB NO.: 06-234-1010

SEAL:

SHEET TITLE:

SOUTH & WEST ELEVATION

DRAWING NUMBER: A301

REVISION: -

7.24 CD-24 COMPREHENSIVE DEVELOPMENT ZONE (15109 Buena Vista Ave)

INTENT

The intent of this zone is to accommodate a personal care facility on a site of approximately 0.08ha (0.20ac)

1. Permitted Uses
   In the CD-24 Zone the following uses are permitted and all other uses are prohibited:
   (a) *personal care use*

2. Regulations for Permitted Uses of Land, Buildings and Structures
   (a) *Off street parking and loading* shall be provided in accordance with the provisions of Sections 4.14 and 4.15 with the following exception:
      (i) notwithstanding the provisions of Section 4.15, an *off-street loading space* is not required for a *personal care use;*
   (b) The maximum number of *sleeping units* for a *personal care use* shall be 12.

3. Regulations for Size, Shape, and Siting of Buildings and Structures
   (a) *Principal buildings:*
      (i) together with *accessory buildings* shall not exceed a *lot coverage* of 45%;
      (ii) shall not exceed a *height* of 7.7m (25.26ft);
      (iii) shall not exceed a *residential gross floor area* of 0.6 times the *lot area*;
      (iv) shall be sited not less than:
      a. 8.0m (26.25ft) from a *front lot line*;
      b. 11.0m (36.09ft) from a *rear lot line*;
      c. 4.0m (13.12ft) from an *interior side lot line;*
      d. 0.6m (1.97ft) from an *exterior side lot line*;
   (b) Notwithstanding Section 403(6), *sleeping units* for a *personal care use*:
      (i) shall have a minimum size of 10.5m² (113ft²)
   (c) A*ccessory buildings* and *structures:*
      (i) shall not exceed a *height* of 4.0m (13.12ft);
      (ii) shall be sited to the rear of the rear face of the *principal building* on the *lot*;
      (iii) shall be sited not less than:
         a. 1.2m (3.94ft) from a *rear lot line;*
         b. 0.8m (2.62ft) from an *interior side lot line;*
         c. 6.9m (22.64ft) from an *exterior side lot line;*

4. Subdivision
   Minimum *lot area* in this zone shall be 801m². No other lot may be created through subdivision but existing legal parcels or portions thereof may be consolidated.

7.25 CD-25 COMPREHENSIVE DEVELOPMENT ZONE (1456 Everall Street)

INTENT

The intent of this zone is to accommodate the development of a nine (9) unit residential townhouse complex on a site of approximately 0.19ha (0.47ac)

1. Permitted Uses

In the CD-25 Zone the following uses are permitted and all other uses are prohibited:

(a) A *townhouse* use
(b) An *accessory home occupation use*

2. Location of Permitted Uses

The location of permitted use shall be in accordance with the Plans and as follows:

(a) A *townhouse* use is permitted in one or more *principal buildings* on the *lot*;
(b) An *accessory home occupation use* shall comply with the provisions of Section 5.3.

3. Number of Dwelling Units / Gross Floor Areas / Lot Coverage

The maximum number of *dwelling units* and *lot coverage* of *buildings* and *structures* shall be in accordance with the following:

(a) Maximum No. of *dwelling units* = nine (9)
(b) Maximum *lot coverage* = 31.0%

4. Regulations for Size, Shape, and Siting of Buildings and Structures

Reference to a Building refers to the *building* labeled that specific number on the Plans. As indicated on the Plans, *principal buildings* are identified as Blocks A, B and C:

(a) Maximum *height* of *buildings*, and property line *setbacks* for Block A are as follows:
    (i) Maximum *height* of *buildings* = 12.03m (39.5ft)
    (ii) *Setback* from *front lot line* = 4.572m (15.0ft)
    (iii) *Setback* from *rear lot line* = as shown on plan
    (iv) *Setback* from south *interior lot line* = 2.4m (7.87ft)
(b) Maximum *height* of *buildings*, and property line *setbacks* for Block B are as follows:
    (i) Maximum *height* of *buildings* = 11.41m (37.4ft)
    (ii) *Setback* from *front lot line* = 4.572m (15.0)
    (iii) *Setback* from *rear lot line* = as shown on plan
    (iv) *Setback* from north *interior lot line* = 2.4m (7.87ft)
(c) Maximum *height* of *buildings*, and property line *setbacks* for Block C are as follows:
    (i) Maximum *height* of *buildings* = 10.37m (34.0ft)
    (ii) *Setback* from *front lot line* = as shown on plan
    (iii) *Setback* from *rear lot line* = 6.0m (19.7ft)
    (iv) *Setback* from north *interior lot line* = 1.2m (3.94ft)
(d) Maximum projections into the above property line *setback* requirements shall be as outlined in Section 4.14, except that:
    (i) a cantilevered floor area may extend not more than 0.3m (0.98) into an *interior side yard*;

(ii) an open porch or balcony may extend not more than 1.68m (5.5) into a *front* or *rear yard setback*.

(e) *Accessory buildings* and *structures*:

(i) shall not exceed a height of 4.0m (13.1ft).

5. Parking and Loading

Parking and Loading shall be provided in accordance with Sections 4.14 and 4.15, and, additionally as follows:

(a) Two (2) enclosed parking spaces shall be provided for each *dwelling unit* as shown on the plans identified as garage for each *dwelling unit*;

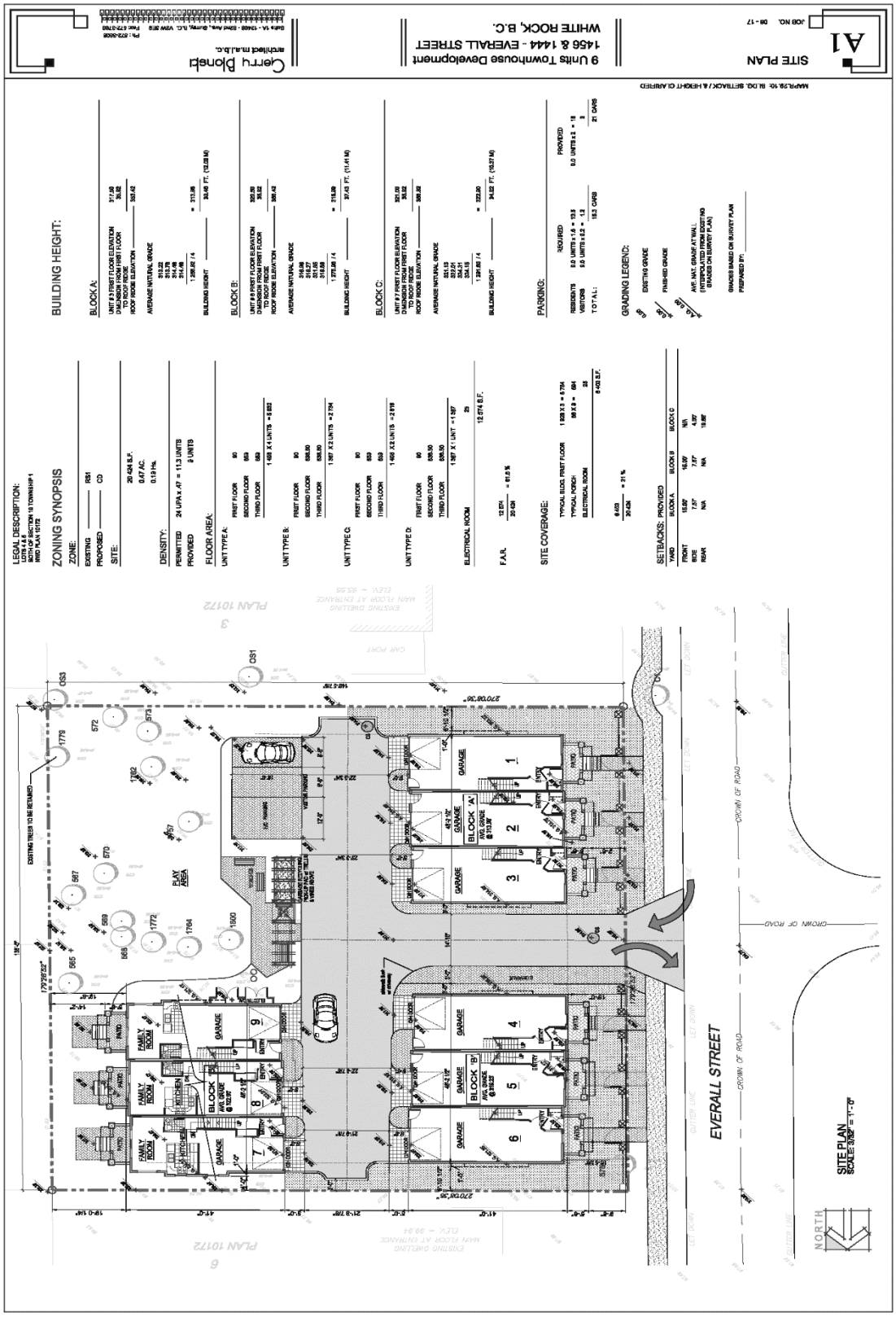
(b) Three (3) visitor parking spaces, including one (1) handicap accessible parking space, shall be provided as shown on the plans.

6. General

Drawings attached hereto prepared by Gerry Blonski, Architect, and LandSpace Design Inc., Landscape Architect, on file with the City of White Rock as shown on the attached plans; and for the purposes of this zone are referred to as "the Plans".

7. Development in this zone shall conform substantially to the Plans.

STREETSCAPE
9 UNITS TOWNHOUSE DEVELOPMENT
1456 & 1444 - EVERALL STREET, WHITE ROCK, B.C.
Gerry Blonski architect m.a.i.b.c.

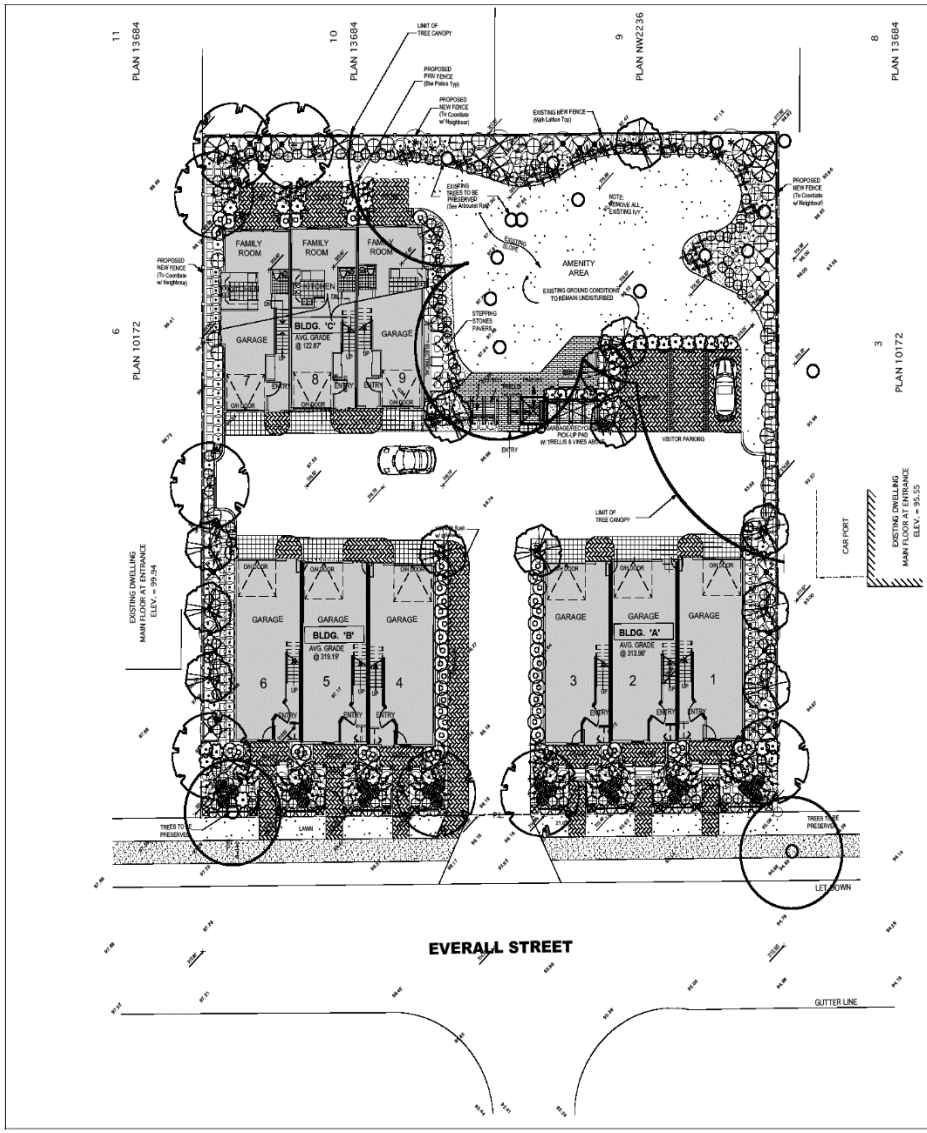

A1
SITE PLAN
JOB NO. 08 - 17
9 Units Townhouse Development
1456 & 1444 - EVERALL STREET
WHITE ROCK, B.C.
Cerry Blondi
architect m.a.i.b.c.
LEGAL DESCRIPTION:
LOTS 1 & 2
BOTH OF SECTION 10 TOWNSHIP 1
NWD PLAN 10172
ZONING SYNOPSIS
ZONE:
EXISTING RS1
PROPOSED CD
SITE:
20 424 S.F.
0.47 AC.
0.19 Ha.
DENSITY:
PERMITTED 24 UPA x .47 = 11.3 UNITS
PROVIDED 9 UNITS
FLOOR AREA:
BUILDING HEIGHT:
BLOCK A:
BLOCK B:
BLOCK C:
PARKING:
REQUIRED
PROVIDED
GRADING LEGEND:
EXISTING GRADE
FINISHED GRADE
AVG. INT. GRADE AT WALL
(INTERPOLATED FROM EXISTING GRADES ON SURVEY PLAN)
GRADES BASED ON SURVEY PLAN
PREPARED BY:
SETBACKS: PROVIDED
SITE COVERAGE:
EVERALL STREET
CROWN OF ROAD
SITE PLAN
SCALE 3/32" = 1'-0"
NORTH

A2
FLOOR PLANS - BLOCK A
JOB NO. 08 - 17
9 Units Townhouse Development
1456 & 1444 - EVERALL STREET
WHITE ROCK, B.C.
Gerry Dhonh
architect m.a.i.b.c.
JAN. 14, '10. DP SUBMISSION
NORTH
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

A3
FLOOR PLANS - BLOCK B
9 Units Townhouse Development
1456 & 1444 - EVERALL STREET
WHITE ROCK, B.C.
Gerry Blondal
architect m.a.i.b.c.
NORTH
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

A4
FLOOR PLANS - BLOCK C
JOB NO. 08 - 17
9 Units Townhouse Development
1456 & 1444 - EVERALL STREET
WHITE ROCK, B.C.
Gerry Bloedt
architect m.a.i.b.c.
JAN 14 '10 DP SUBMISSION
NORTH
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

A5
ELEVATIONS
JOB NO. 08 - 17
9 Units Townhouse Development
1456 & 1444 - EVERALL STREET
WHITE ROCK, B.C.
Cherry Blondh
architect m.a.i.b.c.
EXTERIOR COLOUR SCHEDULE
1 HARDIPLANK LAP SIDING WITH 4" EXPOSURE, SMOOTH FINISH, COLOR: HC-85 - EDGEWARE BLUE
2 HARDIPLANK VERTICAL SIDING WITH 12" EXPOSURE, COLOR: HC-85 - EDGEWARE BLUE
3 ASPHALT ROOFING COLOR: BLACK
4 HARDIBOARD (PAINTED) PAINT SW 7104-SB
5 WOOD TRIM PAINT SW 7104-SB
NORTH ELEVATION
SCALE: 1/8" = 1'-0"
WEST ELEVATION - EVERALL STREET
SCALE: 1/8" = 1'-0"
EAST ELEVATION - DRIVEWAY
SCALE: 1/8" = 1'-0"
ROOF RIDGE
TOP OF PLATE
THIRD FLR. LEVEL
SECOND FLR. LEVEL
FIRST FLR. (UNIT #9)
DRIVEWAY
BLOCK 'A'
BLOCK 'B'
BLOCK 'C'
NORTH PROPERTY LINE
SOUTH PROPERTY LINE
WEST PROPERTY LINE



PLANT LIST

SYM	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
		Trees		
	13	Acer circinatum	Vine Maple	3m ht.
	8	Cornus nuttalii 'Eddie's Wh. Wonder'	Pacific Dogwood Var.	6cm cal
		Shrubs		
	77	Azalea japonica 'Rosebud'	Japanese Azalea	#3 pot
	139	Gaultheria shallon	Salal	#1 pot
	4	Cornus stolonifera	Red Osier Dogwood	#3 pot
	4	Sambucus canadensis	Red Elderberry	#3 pot
	8	Ilex crenata	Japanese Holly	#3 pot
	48	Mahonia aquifolium	Oregon Grape	#3 pot
	190	Mahonia nervosa	Longleaf Oregon Grape	#2 pot
	56	Pieris japonica 'compacta'	Japanese Andromeda	#3 pot
	17	Ribes sanguineum	Red Flowering Currant	#3 pot
	43	Rhododendron 'Christmas Cheer'	Rhododendron (medium)	#3 pot
	13	Rhododendron 'Anah Kruschke'	Rhododendron (tallmid)	#7 pot
	24	Rosa woodsii	Wood's Rose	#2 pot
	29	Symphoricarpus albus	Snowberry	#2 pot
	73	Polystichum munitum	Western Sword Fern	#1 pot
		Ground Covers / Perennials / Vines		
	97	Arctostaphylos uva-ursi	Vancouver Jade	10cm pot / 45cm o.c.
	3	Clematis montana (3 var's)	Clematis Vine	#2 pot / stake to post
	2	Lonicera japonica 'Halliana'	Hall's Honeysuckle Vine	#2 pot / stake to post

Notes:

1. Specification as per most recent BCSLA/BCLNA 'Landscape Standards' and LandSpace Design Inc. 'Spec Notes'.
2. Plant Alternates / Substitutions To Be Selected By Project L.A. For Approval.

NORTH

DRAWING STATUS:

REVISIONS:

No.	DATE	DESCRIPTION
1	JAN 13/10	ISSUED FOR REZONING / D.P.
2		
3		
4		
5		
6		

SEAL:

LANDSCAPE ARCHITECT

LandSpace Design Inc.

PROJECT TITLE:

9 UNIT TOWNHOUSE DEVELOPMENT
1456 & 1444 EVERALL STREET
WHITE ROCK, B.C.

DRAWING TITLE:

LANDSCAPE PLAN

DATE: JAN 11, 2010

SCALE: 3/32"=1'-0"

SHEET: L-1 --

REV: 0

7.28 CD-28 COMPREHENSIVE DEVELOPMENT ZONE (1434 Everall Street)

INTENT

The intent of this zone is to accommodate the development of a five (5) unit residential townhouse complex on a site of approximately 0.1 (0.23 ac)

1. Permitted Uses
   In the CD-27 Zone the following uses are permitted and all other uses are prohibited:
   (a) *multi-unit residential uses* in the form of a *townhouse* and may be permitted in one or more *principal buildings*.
   (b) An *accessory home occupation* use subject to the provisions of section 5.3.

2. Number of Dwelling Units / Gross Floor Areas / Lot Coverage
   The maximum number of *dwelling units* and *lot coverage* of *buildings* and *structures* shall be in accordance with the following:
   (a) Maximum No. of *dwelling units* = five (5)
   (b) Maximum Lot Coverage = 31.0%

3. Regulations for Size, Shape, and Siting of Buildings and Structures
   Reference to a Building refers to the building labeled that specific number on the Plans. As indicated on the Plans, *principal buildings* are identified as Blocks A and B:
   (a) Maximum *height* of buildings, and property line setbacks for Block A are as follows:
      (i) Maximum height of buildings = 11.7m (38.4ft)
      (ii) Setback from front lot line = 4.57m (15.0ft)
      (iii) Setback from rear lot line = as shown on plan
      (iv) Setback from south interior lot line = 1.2m (3.94ft)
   (b) Maximum *height* of buildings, and property line setbacks for Block B are as follows:
      (i) Maximum height of buildings = 11.4m (37.4ft)
      (ii) Setback from rear lot line = as shown on plan
      (iii) Setback from north interior lot line = 2.0m (6.56ft)
   (c) Maximum projections into the above property line setback requirements shall be as outlined in Section 4.14, except that:
      (i) a cantilevered floor area may extend not more than 0.3m (1.0ft) into an interior side yard;
      (ii) an open porch or balcony may extend not more than 1.68m (5.5ft) into a front or rear yard setback.
   (d) *Ancillary buildings* and *structures* shall not exceed a *height* of 4.0 m.

4. Parking and Loading
   Parking and Loading shall be provided in accordance with Sections 4.14 and 4.15 and the following:
   (a) two (2) enclosed parking spaces shall be provided for each *dwelling unit* as shown on the plans identified as garage for each *dwelling unit*;
   (b) one (1) visitor parking spaces shall be provided as shown on the plans.

5. General

Drawings attached hereto prepared by Gerry Blonski, Architect, and on file with the City of White Rock as shown on the attached plans; and for the purposes of this zone are referred to as “the Plans”.

Development in this zone shall conform substantially to the Plans.

The Plans

5 UNIT TOWNHOUSE DEVELOPMENT
1434 EVERALL STREET, WHITE ROCK
Gerry Blonski architect m.a.i.b.c.

A1
SITE PLAN
5 Unit Townhouse Development
1434 - EVERALL STREET
WHITE ROCK, B.C.
Gerry Blonski
LEGAL DESCRIPTION:
ZONING SYNOPSIS
ZONE:
EXISTING ———— RS1
PROPOSED ———— CD (TOWNHOUSES)
SITE:
10,212 S.F.
0.23 AC.
0.100 Ha.
DENSITY:
PERMITTED 24 UPA x .23 = 5.52 UNITS
PROVIDED 5 UNITS
FLOOR AREA RATIO:
F.A.R. PERMITTED 1.1
F.A.R. PROVIDED
SUITE TOTAL 8,627
UTILITY 98
8,085 S.F.
8,085 = 0.87
10,212
SITE COVERAGE:
PERMITTED 45 %
PROVIDED
UNITS @ 1 TO 5 3,178
UTILITY 98
3,226 S.F.
3,226 = 32 %
10,212
SUITE AREA SUMMARY:
UNIT NO. 1ST FLR 2ND FLR 3RD FLR 4TH FLR TOTAL
1 202 691 697 1,590
2 172 656 656 1,484
3 141 632 632 1,405
4 169 770 770 516 2,225
5 169 770 770 414 2,123
TOTAL 8,827 S.F.
SETBACKS:
F S R
REQUIRED 20' 7.5' 20'
PROVIDED 19' 4.1' 25'
* UNIT AS ONLY
PARKING:
REQUIRED 5 UNITS X 1.5 = 7.5
PROVIDED 5 UNITS X 2 = 10
VISITOR = 1
11 CARS
NORTH
BLDG. #1
BLDG. #2
DRIVEWAY
VISITOR
NEIGHBOUR
TOWN HOUSE
EL. 315.09'
SITE PLAN
SCALE 1/8" = 1'-0"

A2
BLDG. 1 PLANS
5 Unit Townhouse Development
1434 - EVERALL STREET
WHITE ROCK, B.C.
Gerry Blondi
NORTH
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

A3
BLDG. 1 ELEVATIONS
5 Unit Townhouse Development
1434 - EVERALL STREET
WHITE ROCK, B.C.
Gerry Blondal
arch.tect m.a.i.b.c.
ROOF RIDGE
THIRD FLR.
SECOND FLR.
FIRST FLR. (UNIT # 2)
GARAGE
UNIT # 2
UNIT # 3
UNIT # 4
NORTH ELEV.
4 - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
2 - EAST ELEVATION
SCALE: 1/8" = 1'-0"
3 - NORTH ELEVATION
SCALE: 1/8" = 1'-0"
1 - WEST ELEVATION
SCALE: 1/8" = 1'-0"

A4
BLDG. 2 PLANS
5 Unit Townhouse Development
1434 - EVERALL STREET
WHITE ROCK, B.C.
Gerry Blonski
NORTH
ROOF PLAN
SCALE: 1/8" = 1'-0"
FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

A5
BLDG. 2 ELEVATIONS
5 Unit Townhouse Development
1434 - EVERALL STREET
WHITE ROCK, B.C.
Gerry Bionda
4 ELEVATION
3 ELEVATION
1 ELEVATION

7.29 CD-29 COMPREHENSIVE DEVELOPMENT ZONE (Marine & Oxford)

INTENT

The intent of this zone is to accommodate the development of a mixed commercial/residential complex on a site of approximately 0.4 ha. (0.99 ac) in the West Beach Waterfront Business Area.

5. Permitted Uses

In the CD-29 Zone the following uses are permitted and all other uses are prohibited:

(a) A *retail service group 1* use
(b) A *multi-unit residential use* in the form of *apartment* or *townhouse*
(c) An *accessory home occupation* use subject to the provisions of section 5.3.

2. Location and Conditions of Permitted Uses

The location of permitted uses shall be in accordance with the Plans and as follows:

(a) A *retail service group 1* use shall be located on the ground level fronting Marine Drive and Oxford Street as shown on the plans attached herein.
(b) A *townhouse* use shall be located above the *retail service group 1* uses and above the parking complex as shown on the plans herein.
(c) An *apartment* use shall be located above the parking complex as shown on the plans attached herein.
(d) A *short term rental* use shall be in accordance with the provisions of Section 5.3.

3. Number of Dwelling Units / Gross Floor Areas

The maximum number of *dwelling units* and *gross floor area* of *buildings* and *structures* shall be in accordance with the following:

(a)	Maximum No. of *dwelling units*	= sixty (60)
(b)	Maximum *gross floor area* of all uses	= 7,298.75m^2 (78,563ft^2)
(c)	Maximum *gross floor area* of all residential uses	= 6,617.75m^2 (71,233ft^2)
(d)	Maximum *gross floor area* of all commercial and storage uses exclusive of parking	= 681m^2 (7,330ft^2)

3. Regulations for Height and Siting of Buildings and Structures

Reference to a Building refers to the building labeled on the Plans. As indicated on the Plans, *principal buildings* are identified as Block 1, Block 2, Block 3 and Block 4:

(a) Maximum geodetic *height* of buildings are as follows:
  (i) Maximum height of Block 1 .....= 14.40 metres (47.25 feet)
  (ii) Maximum height of Block 2 .....= 15.21 metres (49.83 feet)
  (iii) Maximum height of Block 3 .....= 13.35 metres (43.79 feet)
  (iv) Maximum height of Block 4 .....= 13.35 metres (43.79 feet)

4. Parking and Loading

Parking and Loading shall be provided in accordance with Sections 4.14 and 4.15, and as follows:

(a) Ninety-six (96) parking spaces shall be provided to serve the residential townhouse and apartment units inclusive of one (1) parking space for disabled persons parking and which shall be clearly marked as per BC Building Code requirements.

(b) Twenty (20) enclosed parking spaces shall be provided to serve the commercial uses and visitors parking (10 spaces for commercial use one (1) of which shall be provided for disabled persons parking and which shall be clearly marked as per BC Building Code requirements, and 10 spaces for visitor use); parking spaces shall be clearly marked as "commercial parking only" and as "visitors parking only".

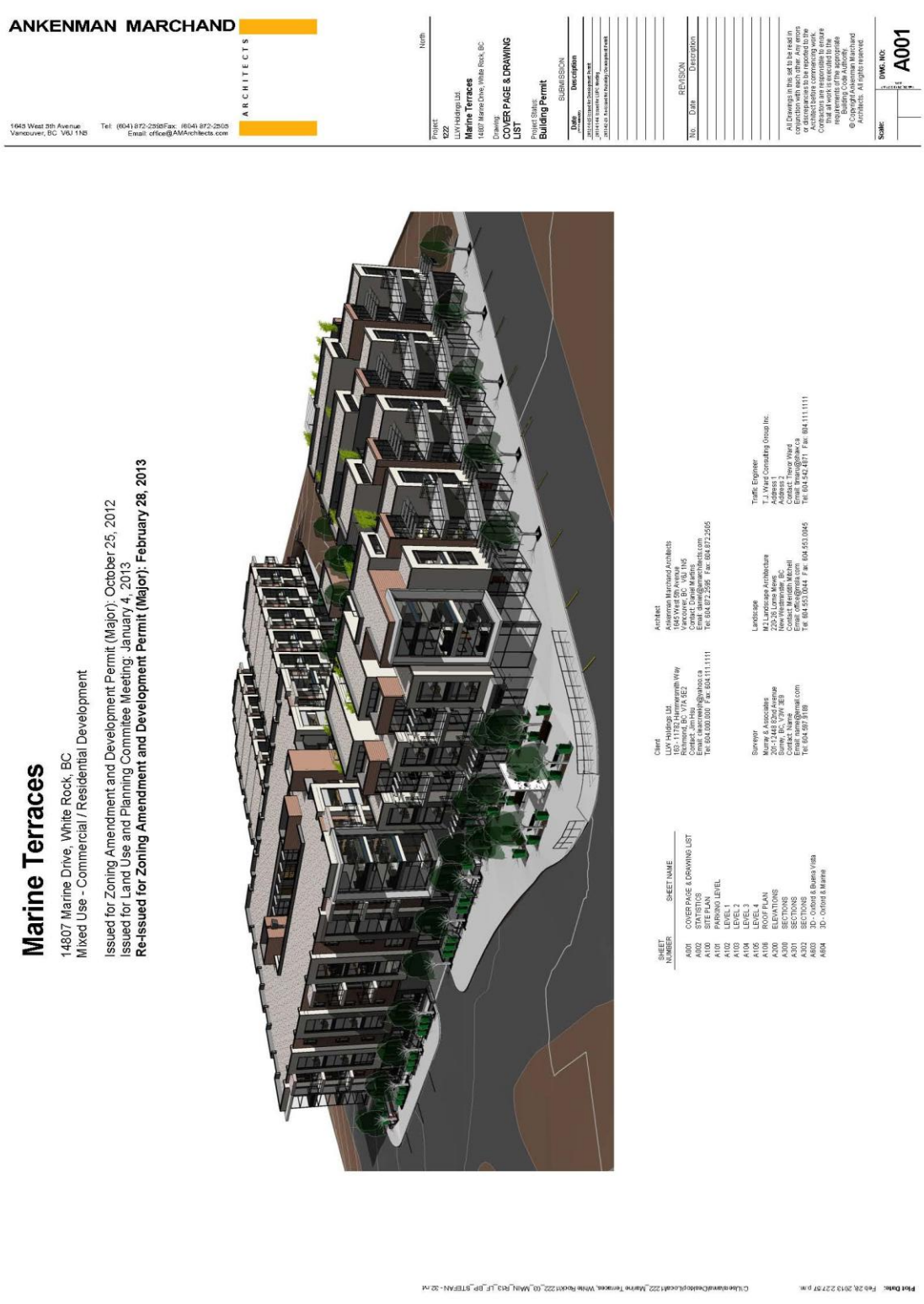
(c) Not more than 40% of the parking spaces shall be small car spaces, and they shall be clearly marked as "small car only".

All as generally shown on the Plans.

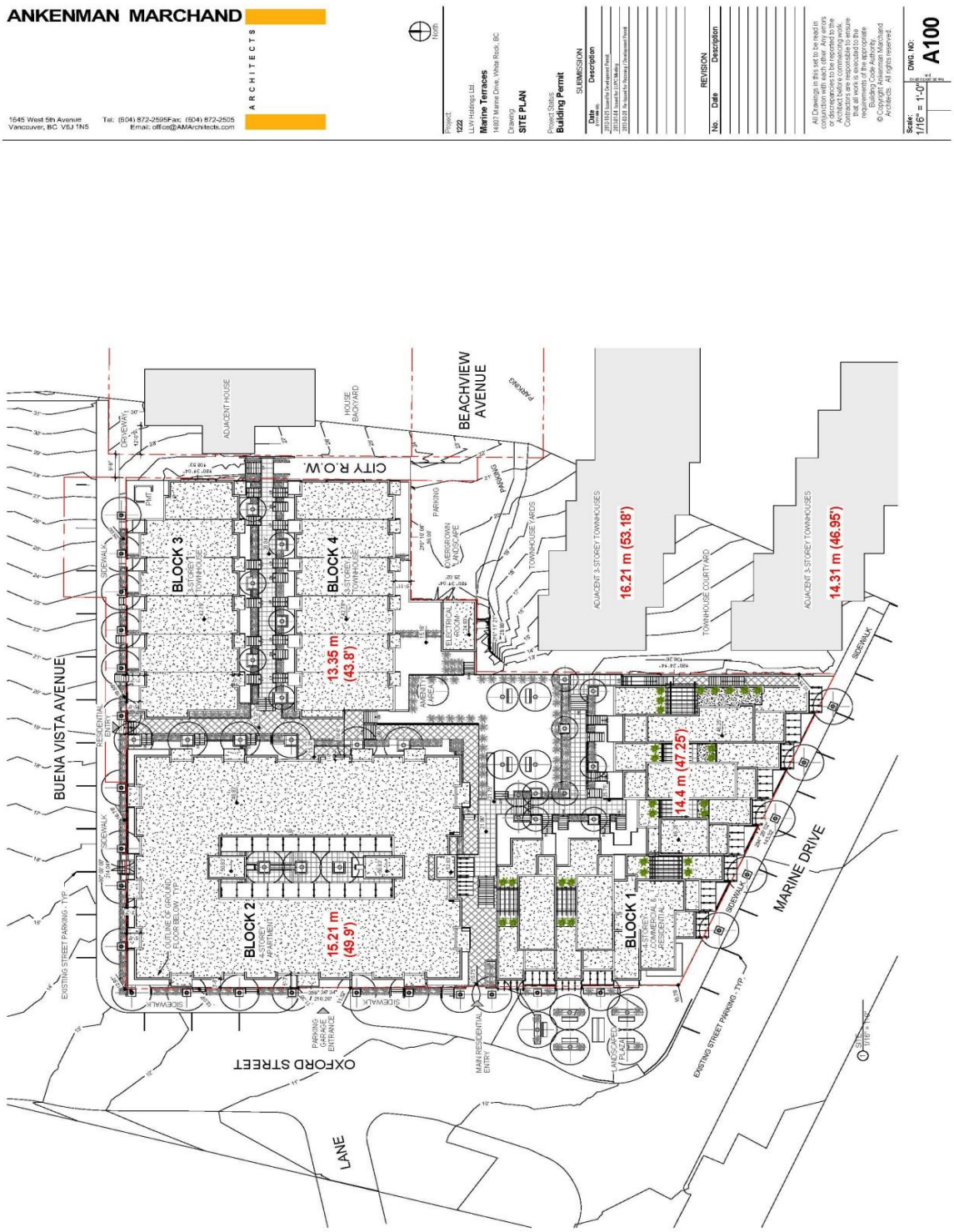
5. General

Drawings attached hereto prepared by Ankenman Marchand Architects, and on file with the City of White Rock as shown on the attached plans; and for the purposes of this zone are referred to as "the Plans".

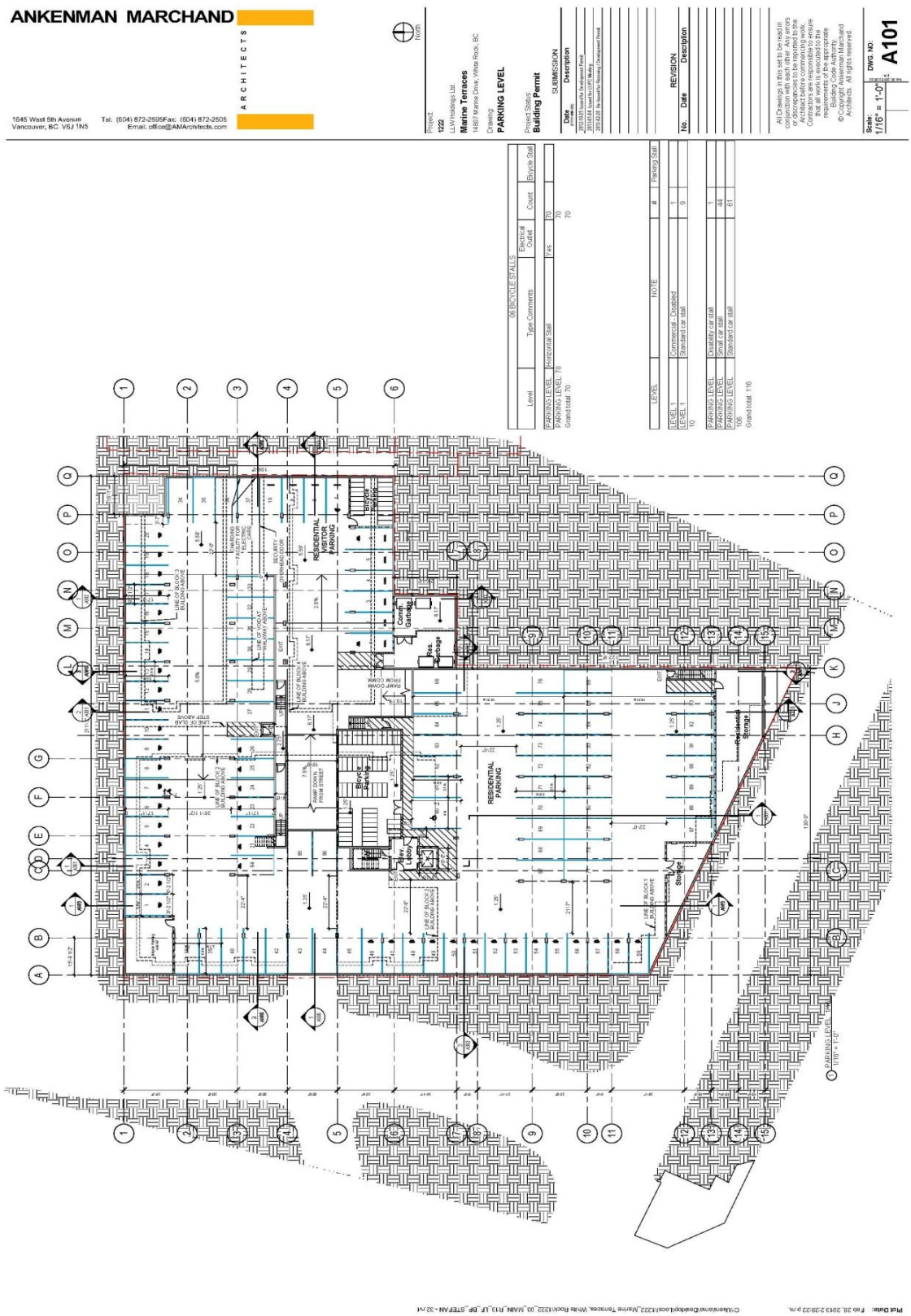
Development in this zone shall generally conform to the Plans.


ANKENMAN MARCHAND
ARCHITECTS
1645 West 8th Avenue
Vancouver, BC V6J 1N5
Tel: (604) 872-2598 Fax: (604) 872-2505
Email: office@AMArchitects.com
North
Project
1222
LUV Holdings Ltd.
Marine Terraces
14807 Marine Drive, White Rock, BC
Drawing
COVER PAGE & DRAWING LIST
Project Status:
Building Permit
SUBMISSION
No. Date Description
REVISION
No. Date Description
All Drawings in this set to be read in conjunction with the Specifications and all relevant consultant's drawings. And the Architect before commencing work. Contractor to check and verify all dimensions on site. And to ensure that all work is executed to the requirements of the appropriate authorities having jurisdiction.
© Copyright Ankenman Marchand Architects. All rights reserved.
Scale:
DWG. NO:
A001
Marine Terraces
14807 Marine Drive, White Rock, BC
Mixed Use - Commercial / Residential Development
Issued for Zoning Amendment and Development Permit (Major): October 25, 2012
Issued for Land Use and Planning Committee Meeting: January 4, 2013
Re-Issued for Zoning Amendment and Development Permit (Major): February 28, 2013
SHEET NUMBER
SHEET NAME
A001 COVER PAGE & DRAWING LIST
A002 STATISTICS
A100 SITE PLAN
A101 PARKING LEVEL
A102 LEVEL 1
A103 LEVEL 2
A104 LEVEL 3
A105 LEVEL 4
A106 ROOF PLAN
A200 ELEVATIONS
A300 SECTIONS
A301 SECTIONS
A302 SECTIONS
A803 3D - Oxford & Buena Vista
A804 3D - Oxford & Marine
Client
LUV Holdings Ltd.
Unit 11702-Hollybrook Way
Richmond, BC V7A 5E2
Contact: Jim Hu
Email: jimhu1688@yahoo.ca
Tel: 604.000.000 Fax: 604.111.1111
Architect
Ankenman Marchand Architects
1645 West 8th Avenue
Vancouver, BC V6J 1N5
Contact: Daniel Harris
Email: office@AMArchitects.com
Tel: 604.872.2598 Fax: 604.872.2505
Surveyor
Murray & Associates
3embe-13450 102nd Avenue
Surrey, BC, V3V 7E8
Contact: Name
Email: name@email.com
Tel: 604.581.9188
Landscape
M2 Landscape Architecture
2539 Kingsway Ave
North Vancouver, BC
Contact: Meredith Mitchell
Email: office@m2la.ca
Tel: 604.553.0044 Fax: 604.553.0045
Traffic Engineer
T.J. Ward Consulting Group Inc.
Address 1
Address 2
Contact: Trevor Ward
Email: trevor@ward.ca
Tel: 604.442.4871 Fax: 604.111.1111
C:\Users\daniel\Desktop\Current\1222_Marine Terraces_White Rock\1222-01_Main_R13_LF_DP_STEFAN - 2.rvt
Print Date: Feb 28, 2013 2:27:57 p.m.

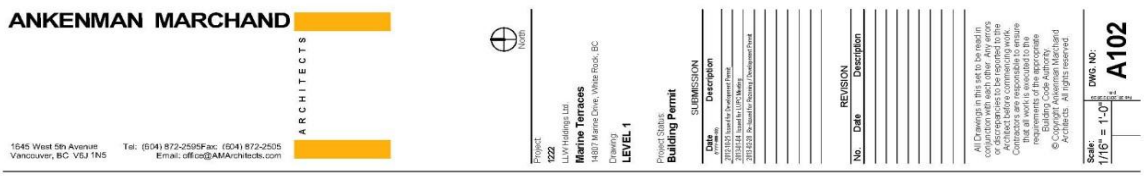
Site Plan 1

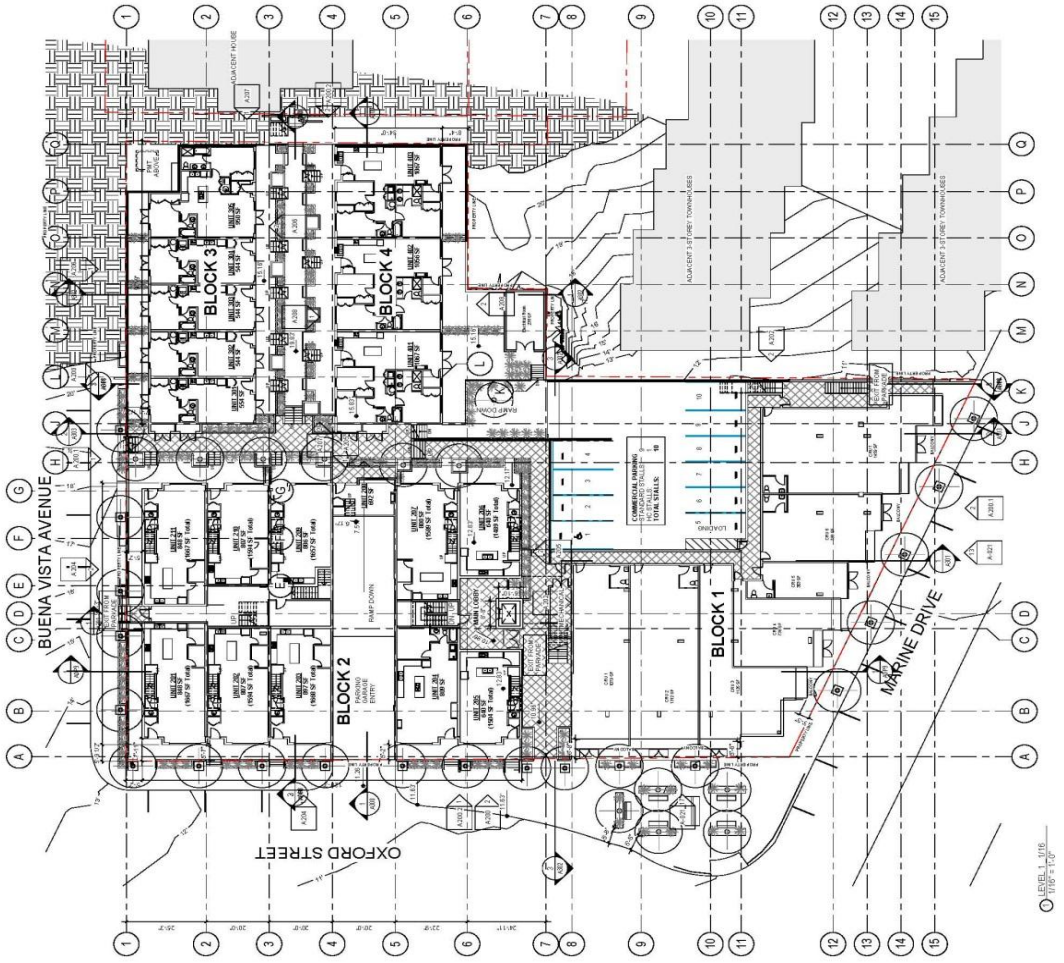

ANKENMAN MARCHAND
ARCHITECTS
1645 West 5th Avenue
Vancouver, BC V6J 1N5
Tel: (604) 872-2595 Fax: (604) 872-2505
Email: office@AMArchitects.com
North
Project:
1222
LLW Holdings Ltd
Marine Terraces
14807 Marine Drive, White Rock, BC
Drawing
SITE PLAN
Project Status
Building Permit
SUBMISSION
Date
Description
REVISION
No.
Date
Description
All Drawings in this set to be read in conjunction with each other. Any errors or discrepancies to be reported to the Architect before work proceeds. Contractors are responsible to ensure that all work is executed to the requirements of the governing Building Code Authority.
© Copyright Ankenman Marchand Architects. All rights reserved.
Scale:
1/16" = 1'-0"
DWG. NO:
A100
BEACHVIEW AVENUE
BUENA VISTA AVENUE
MARINE DRIVE
OXFORD STREET
LANE
CITY R.O.W.
ADJACENT HOUSE
HOUSE BACKYARD
DRIVEWAY
PARKING
BLOCK 1
4-STOREY RESIDENTIAL
BLOCK 2
4-STOREY APARTMENTS
BLOCK 3
4-STOREY APARTMENTS
BLOCK 4
4-STOREY TOWNHOUSE
ADJACENT 3-STOREY TOWNHOUSES
TOWNHOUSE COURTYARD
TOWNHOUSE YARDS
UNDERGROUND PARKADE
ELECTRICAL ROOM
GARBAGE AREA
MAIN RESIDENTIAL ENTRY
LANDSCAPED PLAZA
PARKING GARAGE ENTRANCE
SIDEWALK
EXISTING STREET PARKING - TYP.
OUTLINE OF GROUND FLOOR ABOVE
16.21 m (53.18')
14.31 m (46.95')
14.4 m (47.25')
13.35 m (43.8')
15.21 m (49.9')
SITE
1/16" = 1'-0"

Parking Plan 1



Parking Plan 2





Elevations 1

7.30 CD-30 COMPREHENSIVE DEVELOPMENT ZONE (1424 Everall Street)

INTENT

The intent of this zone is to accommodate the development of a five (5) unit residential townhouse complex on a site of approximately 0.1 ha (0.24 ac)

1. Permitted Uses

   In the CD-30 Zone the following uses are permitted and all other uses are prohibited:

   (a) A *multi-unit residential use* in the form of a *townhouse* in one or more principal buildings on the lot.

   (b) An *accessory home occupation* use subject to the provisions of section 5.3.

2. Number of Dwelling Units / Gross Floor Areas / Lot Coverage

   The maximum number of *dwelling units* and *lot coverage* of *buildings* and *structures* shall be in accordance with the following:

   1. Maximum No. of *dwelling units* = five (5)
   2. Maximum Lot Coverage = 38.0%

3. Regulations for Size, Shape, and Siting of Buildings and Structures

   (a) Maximum *height* of buildings, and property line setbacks follows:

   (i) Maximum height of buildings = 10.5m (34.45ft)
   (ii) Setback from front (south) lot line = 2.94m (9.65ft)
   (iii) Setback from rear (north) lot line = 1.2m (3.94ft)
   (iv) Setback from interior (east) lot line = 7.0m (23.0ft)
   (v) Setback from exterior lot line (west) = 4.57m (15.0ft)

   (b) Maximum projections into the above property line setback requirements are outlined in Section 4.14 with the following exceptions:

   (i) a cantilevered floor area may extend not more than 0.3m into an interior side yard;
   (ii) an open porch or balcony may extend not more than 1.68m into a front or exterior side yard setback.

   (c) Subject to the provisions of Section 5.3, *accessory buildings* and *structures*:

   (i) shall not exceed a height of 4.0 m.

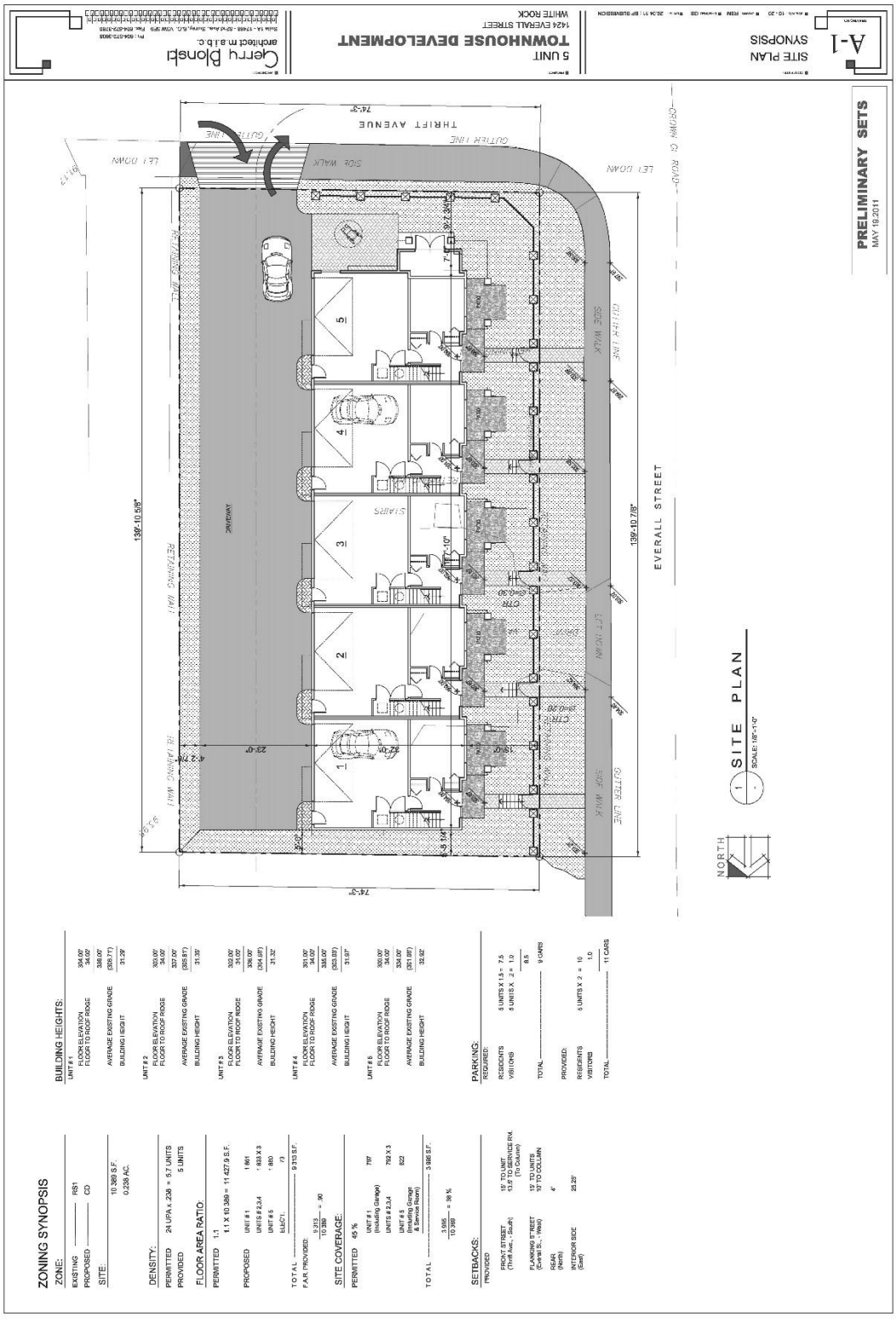
4. Parking and Loading shall be provided in accordance with Sections 4.14 and 4.15, with the following exceptions:

   (a) two (2) enclosed parking spaces shall be provided for each *dwelling unit* as shown on the plans identified as garage for each *dwelling unit*; and

   (b) one (1) visitor parking space shall be provided as shown on the plans.

5. Drawings attached hereto prepared by Gerry Blonski, Architect, and on file with the City of White Rock as shown on the attached plans; and for the purposes of this zone are referred to as “the Plans”. Development in this zone shall conform substantially to the Plans.

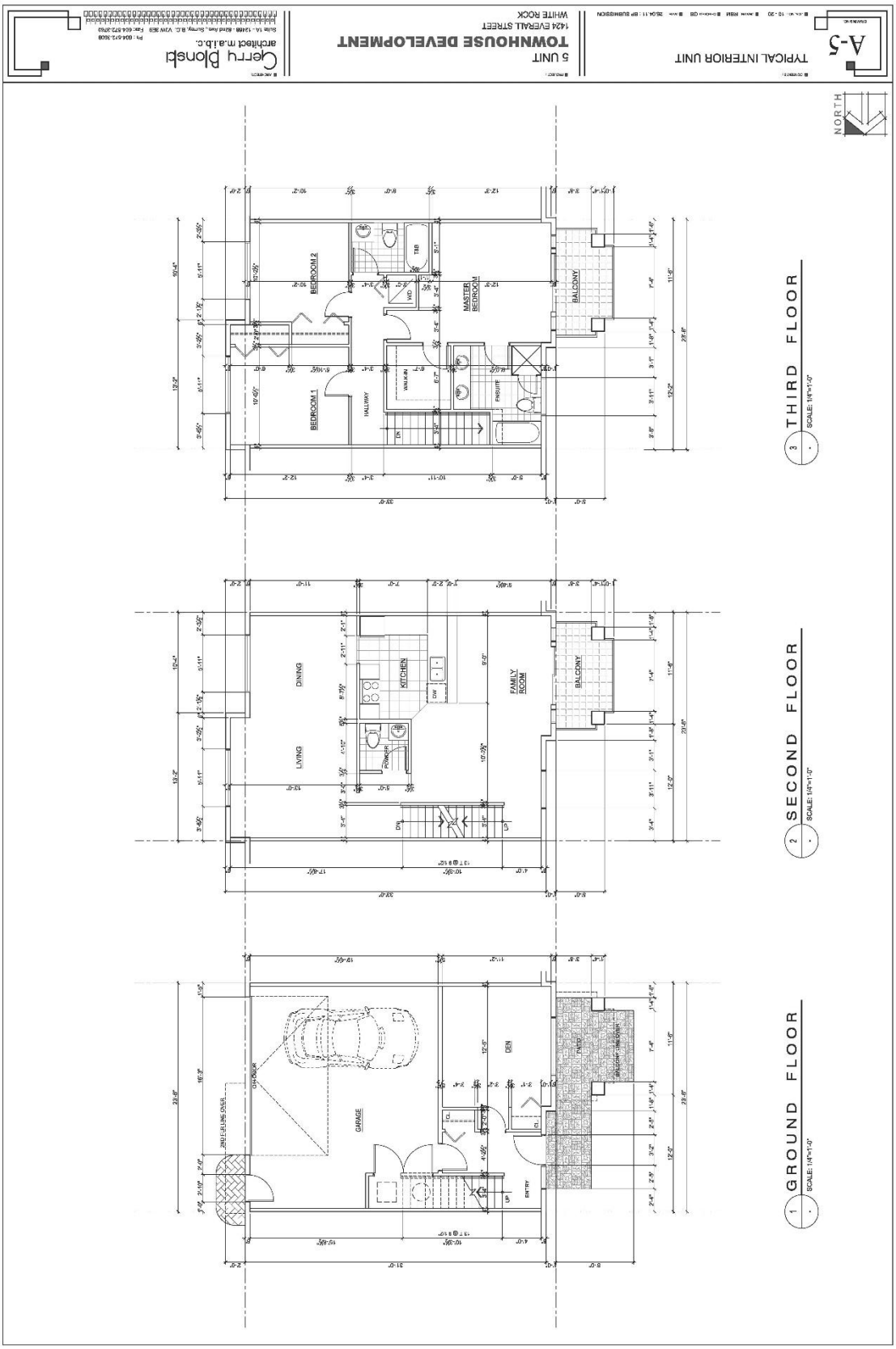
The Plans

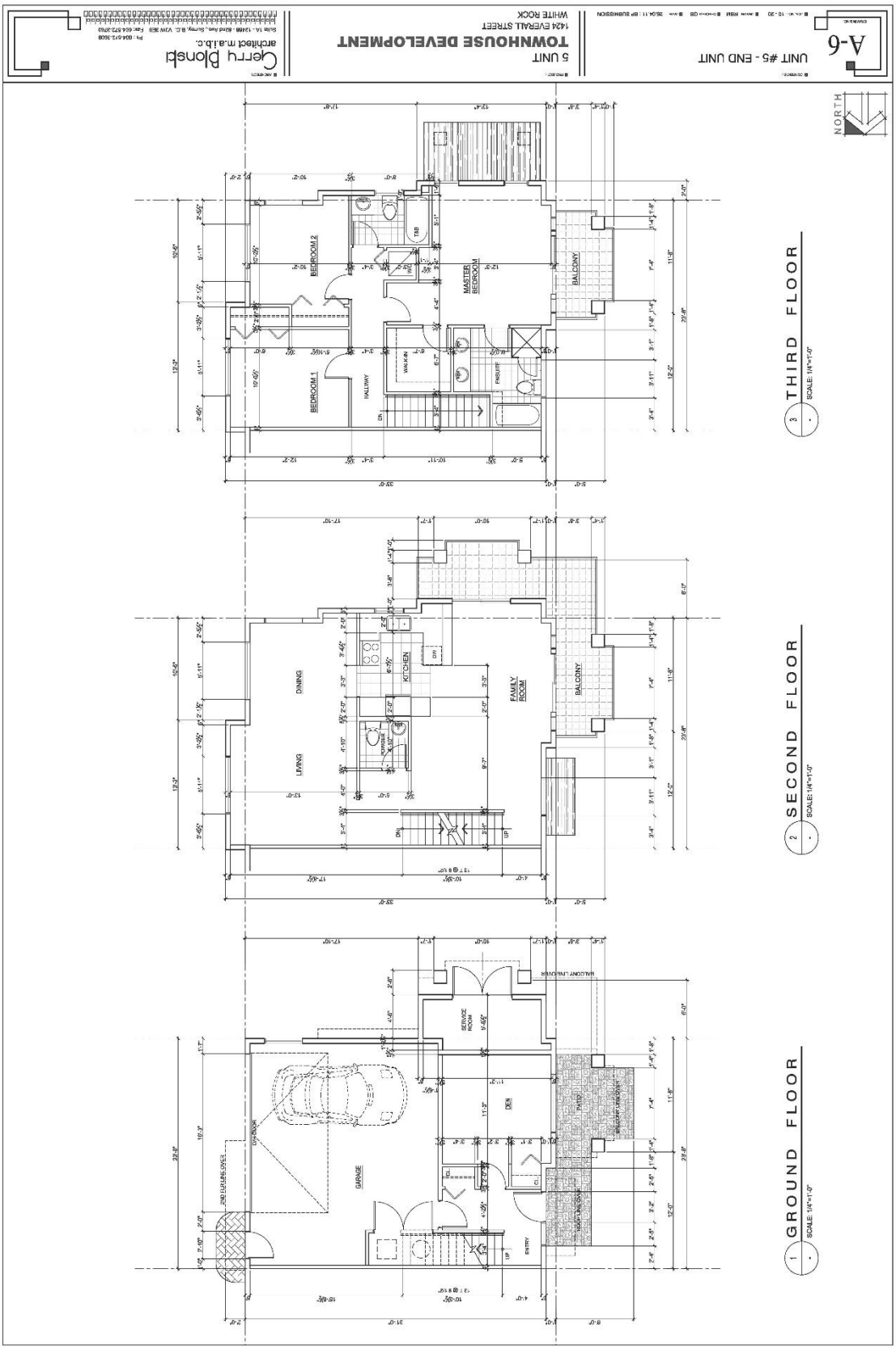

A-1
SITE PLAN
SYNOPSIS
TOWNHOUSE DEVELOPMENT
5 UNIT
1424 EDGEHILL STREET
WHITE ROCK
Cerry Blondi
architect m.a.i.b.c.
PRELIMINARY SETS
MAY 19.2011
ZONING SYNOPSIS
ZONE:
EXISTING RS1
PROPOSED CD
SITE: 10,389 S.F. 0.238 AC.
DENSITY:
PERMITTED 24 UPA x .238 = 5.7 UNITS
PROVIDED 5 UNITS
FLOOR AREA RATIO:
PERMITTED 1.1
1.1 X 10,389 = 11,427.9 S.F.
PROPOSED
UNIT # 1 1,861
UNITS # 2,3,4 1,833 X 3
UNIT # 5 1,860
ELEC'L /3
TOTAL 9,315 S.F.
F.A.R. PROVIDED:
9,315 / 10,389 = .90
SITE COVERAGE:
PERMITTED 45 %
UNIT # 1 (Including Garage) 797
UNITS # 2,3,4 762 X 3
UNIT # 5 (Including Garage & Service Room) 852
TOTAL 3,986 S.F.
3,986 / 10,389 = 38 %
SETBACKS:
PROVIDED
FRONT STREET (Third Ave., South) 15' TO UNIT 12.5' TO SERVICE RM.
FLANKING ST.REET (Everall St., West) 15' TO UNITS 10' TO COLUMN
REAR (North) 4'
INTERIOR SIDE (East) 23.25'
BUILDING HEIGHTS:
UNIT # 1
FLOOR ELEVATION 304.00'
FLOOR TO ROOF RIDGE 34.00'
AVERAGE EXISTING GRADE 338.00' (339.77')
BUILDING HEIGHT 31.29'
UNIT # 2
FLOOR ELEVATION 293.00'
FLOOR TO ROOF RIDGE 34.00'
AVERAGE EXISTING GRADE 327.00' (325.81')
BUILDING HEIGHT 31.32'
UNIT # 3
FLOOR ELEVATION 302.00'
FLOOR TO ROOF RIDGE 34.00'
AVERAGE EXISTING GRADE 336.00' (334.49')
BUILDING HEIGHT 31.32'
UNIT # 4
FLOOR ELEVATION 301.00'
FLOOR TO ROOF RIDGE 34.00'
AVERAGE EXISTING GRADE 335.00' (333.89')
BUILDING HEIGHT 31.97'
UNIT # 5
FLOOR ELEVATION 300.00'
FLOOR TO ROOF RIDGE 34.00'
AVERAGE EXISTING GRADE 334.00' (331.99')
BUILDING HEIGHT 32.92'
PARKING:
REQUIRED:
RESIDENTS 5 UNITS X 1.3 = 7.5
VISITORS 5 UNITS X .2 = 1.0
TOTAL 8.5
PROVIDED:
RESIDENTS 5 UNITS X 2 = 10
VISITORS 1.0
TOTAL 11 CARS
SITE PLAN
SCALE: 1/8"-1'-0"
NORTH
EVERALL STREET
THRIFT AVENUE
SIDE WALK
OUTER LINE
DRIVEWAY
RETAINING WALL
STAIRS
OTTP
CTRP
SWALE
SWALE
SWALE

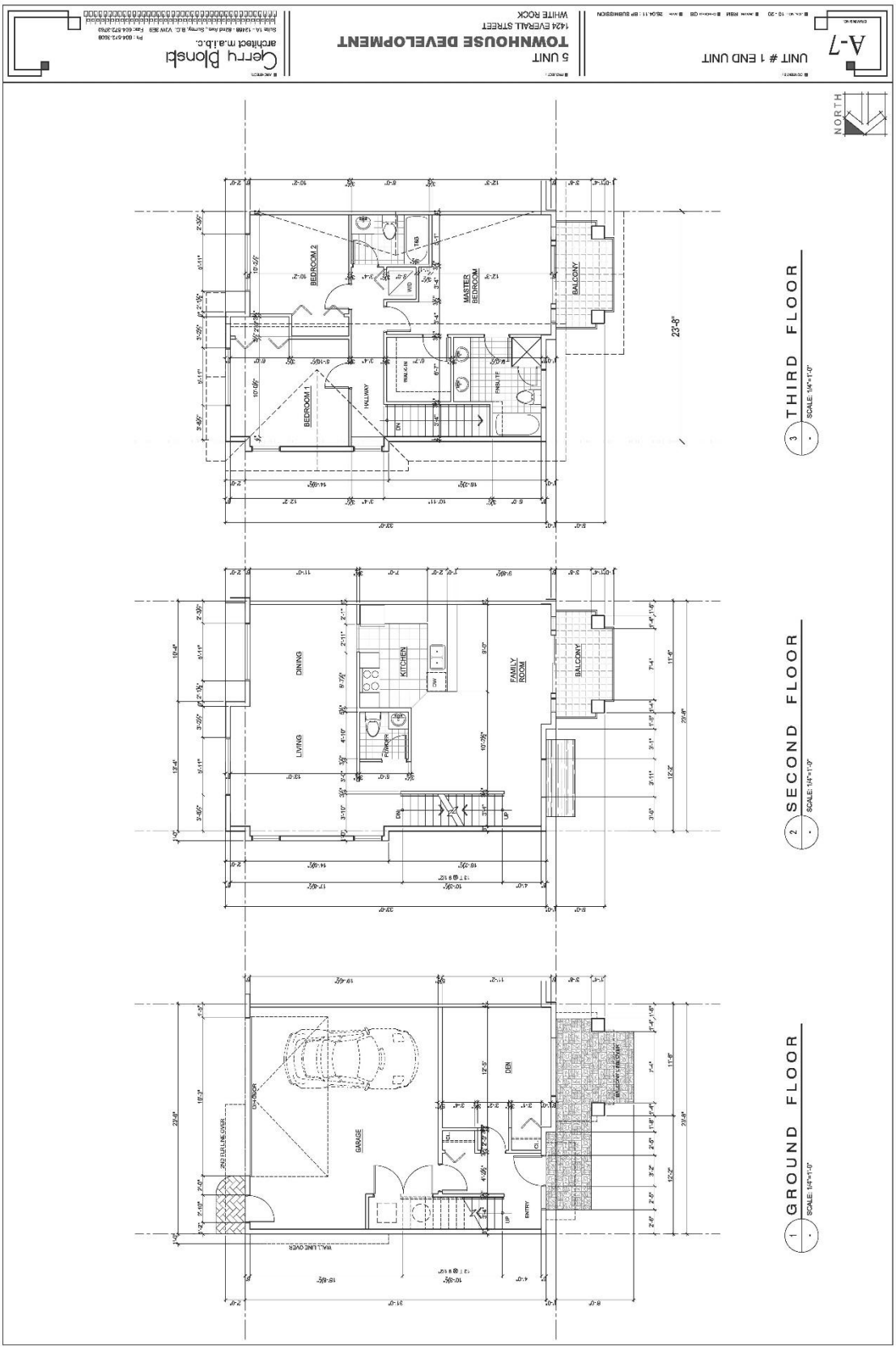
A-3
THIRD FLOOR PLAN
5 UNIT
TOWNHOUSE DEVELOPMENT
1424 EVERALL STREET
WHITE ROCK
Gerry Bionda
architect m.a.i.b.c.
NORTH
THIRD FLOOR PLAN
SCALE: 1/8"=1'-0"

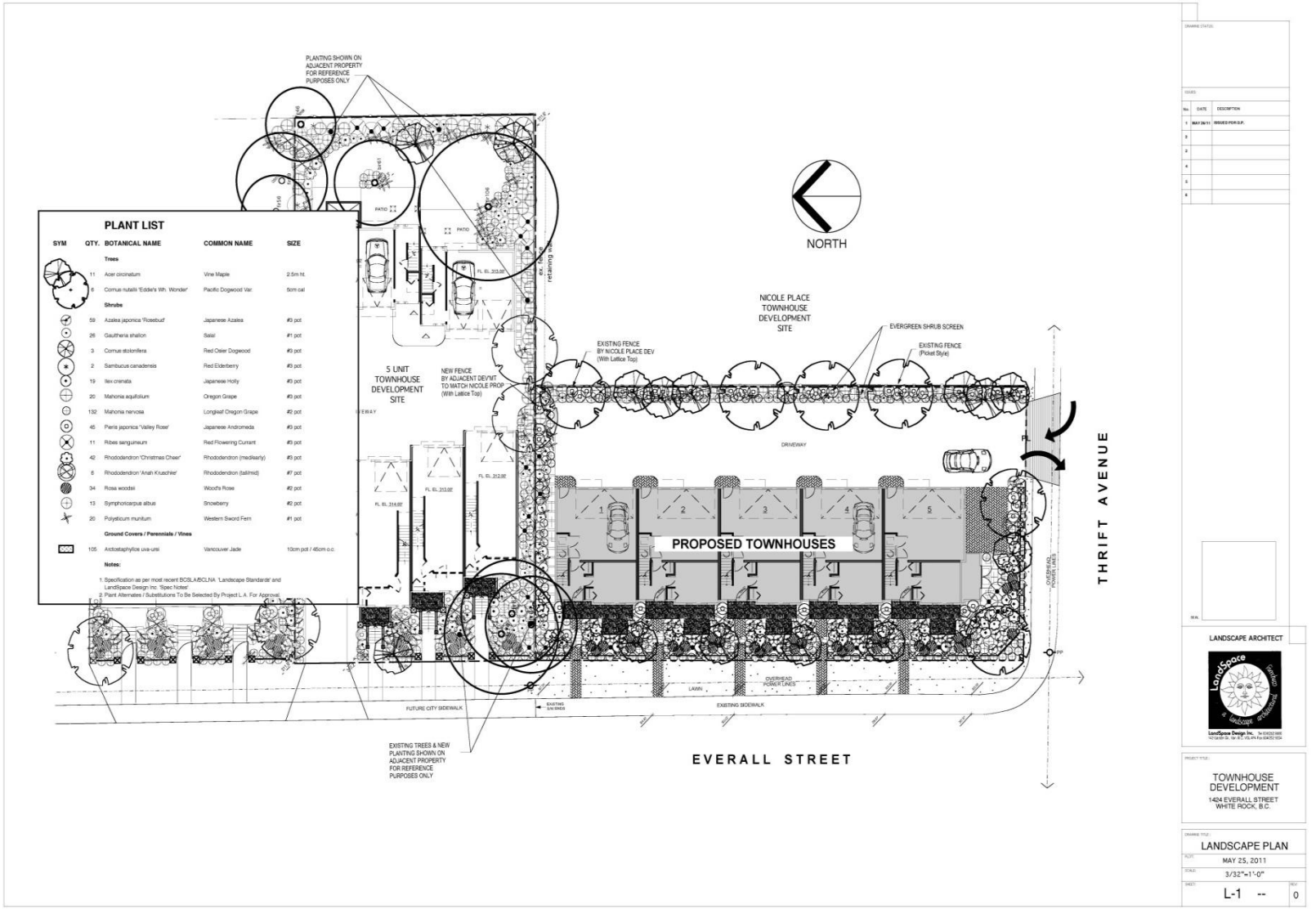
A-2
FIRST FLOOR PLAN
SECOND FLOOR PLAN
5 UNIT
TOWNHOUSE DEVELOPMENT
1424 EVERALL STREET
WHITE ROCK
Gerry Blondal
architect m.a.i.b.c.
NORTH
1 FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"
2 SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

A-4
BUILDING ELEVATIONS
5 UNIT
TOWNHOUSE DEVELOPMENT
1424 EVERALL STREET
WHITE ROCK
Cherry Blondi
architect m.a.i.b.c.
1 WEST ELEVATION
SCALE: 1/8"=1'-0"
2 SOUTH ELEVATION
SCALE: 1/8"=1'-0"
3 EAST ELEVATION
SCALE: 1/8"=1'-0"
4 NORTH ELEVATION
SCALE: 1/8"=1'-0"
THIRD FLR. LEVEL
SECOND FLR. LEVEL
FIRST FLR. (UNIT #1)
FIRST FLR. (UNIT # 5)
28'-10 5/8"


A-5
TYPICAL INTERIOR UNIT
5 UNIT
TOWNHOUSE DEVELOPMENT
1424 EVERALL STREET
WHITE ROCK
Cherry Blondi
architect m.a.i.b.c.
NORTH
THIRD FLOOR
SCALE: 1/4"=1'-0"
SECOND FLOOR
SCALE: 1/4"=1'-0"
GROUND FLOOR
SCALE: 1/4"=1'-0"
BEDROOM 2
BEDROOM 1
MASTER BEDROOM
BALCONY
HALLWAY
DINING
LIVING
KITCHEN
FAMILY ROOM
FOYER
GARAGE
DEN
ENTRY
PATIO


A-6
UNIT #5 - END UNIT
5 UNIT
TOWNHOUSE DEVELOPMENT
1424 EVERALL STREET
WHITE ROCK
Cherry Blondi
architect m.a.i.b.c.
NORTH
3 THIRD FLOOR
SCALE: 1/4"=1'-0"
2 SECOND FLOOR
SCALE: 1/4"=1'-0"
1 GROUND FLOOR
SCALE: 1/4"=1'-0"
BEDROOM 2
BEDROOM 1
MASTER BEDROOM
BALCONY
HALLWAY
LIVING
DINING
KITCHEN
FAMILY ROOM
GARAGE
DEN
ENTRY


A-7
UNIT # 1 END UNIT
5 UNIT
TOWNHOUSE DEVELOPMENT
1424 EVERALL STREET
WHITE ROCK
Cherry Blondi
architect m.a.i.b.c.
NORTH
BEDROOM 2
MASTER BEDROOM
BALCONY
BEDROOM 1
HALLWAY
DINING
KITCHEN
FAMILY ROOM
LIVING
FOYER
GARAGE
DEN
ENTRY
3 THIRD FLOOR
SCALE: 1/4"=1'-0"
2 SECOND FLOOR
SCALE: 1/4"=1'-0"
1 GROUND FLOOR
SCALE: 1/4"=1'-0"



PLANT LIST

SYM	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
		Trees		
	11	Acer circinatum	Vine Maple	2.5m ht.
	6	Cornus nuttallii 'Eddie's Wh. Wonder'	Pacific Dogwood Var.	6cm cal
		Shrubs		
	59	Azalea japonica 'Rosebud'	Japanese Azalea	#3 pot
	26	Gaultheria shallon	Salal	#1 pot
	3	Cornus stolonifera	Red Osier Dogwood	#3 pot
	2	Sambucus canadensis	Red Elderberry	#3 pot
	19	Ilex crenata	Japanese Holly	#3 pot
	20	Mahonia aquifolium	Oregon Grape	#3 pot
	132	Mahonia nervosa	Longleaf Oregon Grape	#2 pot
	45	Pieris japonica 'Valley Rose'	Japanese Andromeda	#3 pot
	11	Ribes sanguineum	Red Flowering Currant	#3 pot
	42	Rhododendron 'Christmas Cheer'	Rhododendron (medlearly)	#3 pot
	6	Rhododendron 'Anah Kruschke'	Rhododendron (tall/mid)	#7 pot
	34	Rosa woodsii	Wood's Rose	#2 pot
	13	Symphoricarpus albus	Snowberry	#2 pot
	20	Polystichum munitum	Western Sword Fern	#1 pot
		Ground Covers / Perennials / Vines		
	105	Arctostaphylos uva-ursi	Vancouver Jade	10cm pot / 45cm o.c.

Notes:

1. Specification as per most recent BCSLA/BCLNA 'Landscape Standards' and LandSpace Design Inc. 'Spec Notes'.
2. Plant Alternates / Substitutions To Be Selected By Project L.A. For Approval.

No.	DATE	DESCRIPTION
1	MAY 26/11	ISSUED FOR D.P.

LANDSCAPE ARCHITECT

LandSpace Design Inc. Tel 604.542.9995
14140-60b St. Surrey, B.C. V3S 4P8 Fax 604.542.9924

TOWNHOUSE DEVELOPMENT
1424 EVERALL STREET
WHITE ROCK, B.C.

LANDSCAPE PLAN

MAY 25, 2011

3/32"=1'-0"

L-1 -- 0

7.31 CD-31 COMPREHENSIVE DEVELOPMENT ZONE (1450 Vidal Street)

INTENT

The intent of this zone is to accommodate the development of a five (5) unit residential townhouse complex on a site of approximately 0.06 hectares (0.17 acres)

1. Permitted Uses:

   In the CD-31 Zone the following uses are permitted and all other uses are prohibited:

   (a) A *multi-unit residential use* in the form of a *townhouse*
   (b) An *accessory home occupation* use in accordance with the provisions of Section 5.3.

2. Number of Dwelling Units / Gross Floor Areas / Lot Coverage:

   The maximum number of *dwelling units* and *lot coverage* of *buildings* and *structures* shall be in accordance with the following:

   (a) Maximum No. of *dwelling units* = five (5)
   (b) Maximum Lot Coverage = 45.0%

3. Regulations for Size, Shape, and Siting of Buildings and Structures:

   Reference to a Building refers to the building labeled on the Plans. As indicated on the Plans, *principal buildings* are identified and labeled as Blocks A and B:

   (a) Maximum *height* of buildings, and property line setbacks shall be as follows:
      (i) Maximum height of buildings = 11.68 metres (38.33 feet)
      (ii) Setback from front (west) lot line = 6.1 metres (20 feet)
      (iii) Setback from rear (east) lot line = 6.1 metres (20 feet)
      (iv) Setback from interior (south) lot line = 1.5 metres (5 feet)
      (v) Setback from interior lot line (north) = 1.1 metres(3.75 feet)
   (b) Maximum projections into the above property line setback requirements shall be as outlined in Section 4.14, except that:
      (i) a cantilevered floor area may extend not more than 0.3 metres (1.0 feet) into an interior side yard;
      (ii) an open porch or balcony may extend not more than 1.68 metres (5.5 feet) into a front or exterior side yard.

4. Parking and Loading:

   Parking and Loading shall be provided in accordance with the requirements of Sections 4.14 and 4.15, and, additionally as follows:

   (a) two (2) enclosed parking spaces shall be provided for each *dwelling unit* as shown on the plans identified as garage for each *dwelling unit*;
   (b) one (1) open parking space shall be provided for each *dwelling unit* as shown on the plans.

5. General:

   Drawings attached hereto prepared by Gerry Blonski, Architect, and on file with the City of White Rock as shown on the attached plans; and for the purposes of this zone are referred to as “the Plans”. Development in this zone shall conform substantially to the Plans.

The Plans

5 UNIT - TOWNHOUSE DEVELOPMENT
1444 VIDAL ST., WHITE ROCK, B.C.
30.AUG.11 : DP SUBMISSION
PROJ. NO. : 11 - 016
/ r.b.m
Gerry Blonski architect m.a.i.b.c.
Suite 1A - 12468 - 82nd Ave., Surrey, B.C. V3W 3E9
Ph : 604-572-3808
Fax: 604-572-3760

A0
SITE PLAN
SYNOPSIS
5 UNIT
TOWNHOUSE DEVELOPMENT
1447 - 65 VIDAL STREET
WHITE ROCK, B.C.
Gerry Dionisi
architect m.a.i.b.c.
ZONING SYNOPSIS
ZONE:
EXISTING ——— SINGLE FAMILY
PROPOSED ——— CD BASED ON RM2
SITE:
7,471 S.F.
0.1715 AC.
DENSITY:
PERMITTED 50 UPA x .1715 = 8.57 UNITS
PROVIDED 5 UNITS
FLOOR AREA RATIO:
PERMITTED 1.1
1.1 X 7,471 = 8,218 S.F.
PROPOSED UNIT # 1 & 5 1,655 X 2
UNITS # 2,3,4 1,591 X 3
SERVICE 59 X 2
TOTAL 8,201 S.F.
F.A.R. PROVIDED:
8,201 ÷ 7,471 = 1.09
SITE COVERAGE:
PROVIDED:
FIRST FLOOR (Habitable areas & service rooms but excluding rear decks) 3,353 S.F.
TOTAL 3,353 S.F.
3,353 ÷ 7,471 = 44.9 %
SETBACKS:
PROVIDED
FRONT (Vidal St. - East) 20' TO UNIT (18' To Upper Floors)
SIDE (South) 5' TO UNIT #5
SIDE (North) 4' - 3½" TO UNIT #1
REAR (West) 20' TO UNITS (18' To Upper Floors)
BUILDING HEIGHTS:
EXISTING GRADES AT MID POINT OF EACH WALL
NORTH 323.00'
EAST 318.18'
SOUTH 317.29'
WEST 323.32'
1,281.79'
AVERAGE EXISTING GRADE
1,281.79' / 4 = 320.45'
ROOF RIDGE ——— 358.78'
BUILDING HEIGHT
358.78' - 320.45' = 38.33'
PARKING:
REQUIRED:
RESIDENTS 5 UNITS X 1.5 = 7.5
VISITORS 5 UNITS X .2 = 1.0
8.5
TOTAL ——— 9 CARS
PROVIDED:
RESIDENTS 5 UNITS X 2 = 10
VISITORS 5 UNITS X 1 = 5
(1 Visitor parking is provided in each driveway)
TOTAL ——— 15 CARS
#1
#2
#3
#4
#5
GARAGE
DRIVEWAY
ENTRY
VIDAL STREET
CROWN OF ROAD
GUTTER LINE
SIDE WALK
EXISTING DWELLING
NORTH
1 SITE PLAN
SCALE: 1/8"=1'-0"

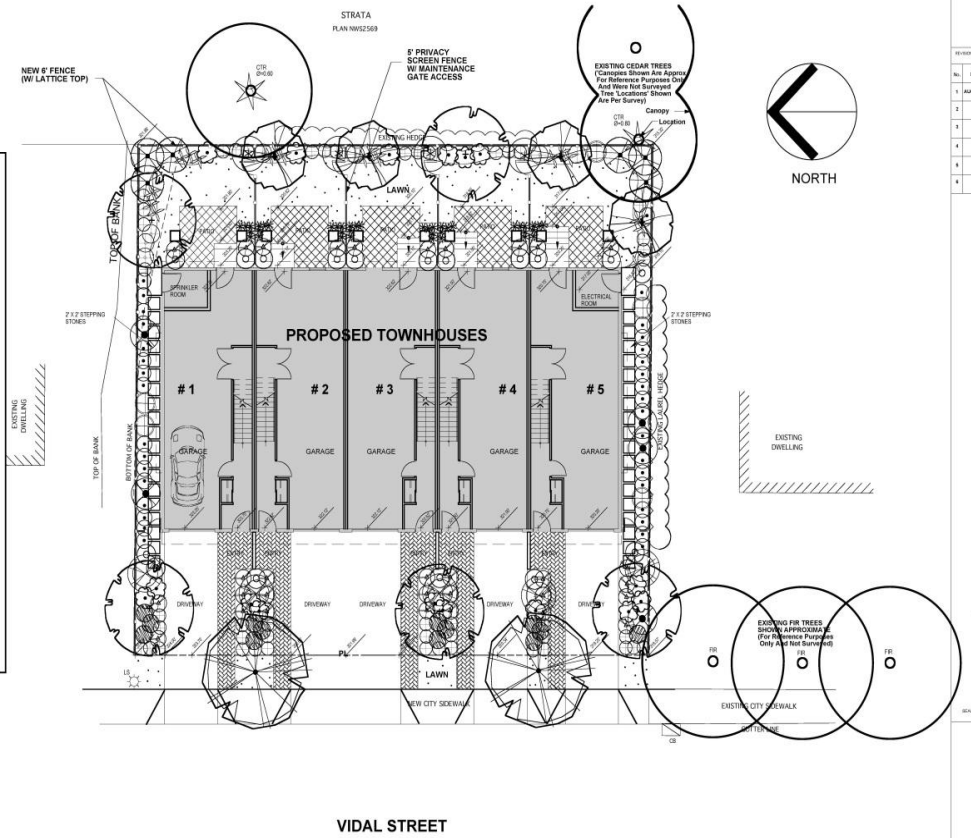
A2
BUILDING ELEVATIONS
5 UNIT
TOWNHOUSE DEVELOPMENT
1447 - 65 VIDAL STREET
WHITE ROCK, B.C.
Gerry Bionda
architect m.a.i.b.c.
SOUTH ELEVATION
NORTH ELEVATION
EAST ELEVATION
WEST ELEVATION
SCALE: 1/8"=1'-0"

PLANT LIST

SYM	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
		Trees		
	4	Acer circinatum	Vine Maple	3m ht.
	2	Acer rubrum ' Morgan'	Maple	6cm cal / 1.8m stnd.
	5	Cornus nuttalii 'Eddie's Wh. Wonder'	Pacific Dogwood Var.	6cm cal
		Shrubs		
	31	Azalea japonica 'Rosebud'	Japanese Azalea	#3 pot
	34	Gaultheria shallon	Salal	#1 pot
	6	Cornus stolonifera	Red Osier Dogwood	#3 pot
	4	Sambucus canadensis	Red Elderberry	#3 pot
	5	Mahonia aquifolium	Oregon Grape	#3 pot
	47	Mahonia nervosa	Longleaf Oregon Grape	#2 pot
	17	Pieris japonica 'prelude'	Japanese Andromeda	#3 pot
	5	Ribes sanguineum	Red Flowering Currant	#3 pot
	16	Rhododendron 'Christmas Cheer'	Rhododendron (med/early)	#3 pot
	5	Rhododendron 'Anah Kruschke'	Rhododendron (tall/mid)	#7 pot
	13	Rosa woodsii	Wood's Rose	#2 pot
	7	Symphoricarpus albus	Snowberry	#2 pot
	18	Polystichum munitum	Western Sword Fern	#1 pot
		Ground Covers / Perennials / Vines		
	50	Arctostaphyllos uva-ursi	Vancouver Jade	10cm pot / 45cm o.c.
	40	Hemerocallis 'Stella d'oro'	Daylily	#1 pot

Notes:

1. Specification as per most recent BCSLA/BCLNA 'Landscape Standards' and LandSpace Design Inc. 'Spec Notes'.
2. Plant Alternates / Substitutions To Be Selected By Project L.A. For Approval.



VIDAL STREET

DRAWING STATUS:

REVISIONS:

No.	DATE	DESCRIPTION
1	AUG 10/11	ISSUED FOR D.P.
2		
3		
4		
5		
6		

SEAL:

LANDSCAPE ARCHITECT

LandSpace Design Inc.

PROJECT TITLE:

5 UNIT TOWNHOUSE DEVELOPMENT
1444 VIDAL STREET
WHITE ROCK, B.C.

DRAWING TITLE:

LANDSCAPE PLAN

DATE: Aug 6, 2011

SCALE: 1/8"=1'-0"

SHEET: L-1 --

REV: 0

7.32 CD-32 COMPREHENSIVE DEVELOPMENT ZONE (1455 – 65 Vidal Street)

INTENT

The intent of this zone is to accommodate the development of an eight (8) unit residential townhouse complex on a site of approximately 0.16 hectares (0.40 acres)

1. Permitted Uses:

   In the CD-32 Zone the following uses are permitted and all other uses are prohibited:

   (a) A *multi-residential* use in the form of a *townhouse*, in more than one *principal building*

   (b) An *accessory home occupation* use in accordance with the provisions of Section 5.2

2. Number of Dwelling Units / Gross Floor Areas / Lot Coverage:

   The maximum number of *dwelling units* and *lot coverage* of *buildings* and *structures* shall be in accordance with the following:

   (a) Maximum No. of *dwelling units* = eight (8)

   (b) Maximum Lot Coverage = 38.5%

3. Regulations for Size, Shape, and Siting of Buildings and Structures:

   Reference to a Building refers to the building as labeled on the Plans. As indicated on the Plans, *principal buildings* are identified as Building #1 and #2:

   (a) Maximum *height* of buildings, and property line setbacks are as follows:

      (i) Maximum height of building #1 = 11.5m (37.65ft)

      (ii) Maximum height of building #2 = 10.8m (35.4ft)

      (iii) Setback from front (east) lot line = 5.4m (17.83ft)

      (iv) Setback from rear (west) lot line = 2.7m (8.83ft)

      (v) Setback from interior (south) lot line = 6.1m (20.0ft)

      (vi) Setback from interior lot line (north) = 6.1m (20.0ft)

   (b) Maximum projections into the above property line setback requirements shall be as outlined in Section 4.14, with the following exceptions:

      (i) a cantilevered floor area may extend not more than 0.3 metres (1.0 feet) into an interior side yard.

      (ii) an open porch or balcony may extend not more than 1.68 metres (5.5 feet) into a front or interior side yard setback.

4. Parking and Loading shall be provided in accordance with Sections 4.14 and 4.15 and, additionally as follows:

   (a) two (2) enclosed parking spaces shall be provided for each *dwelling unit* as shown on the plans identified as garage for each *dwelling unit*;

   (b) two (2) visitor parking spaces shall be provided as shown on the plans.

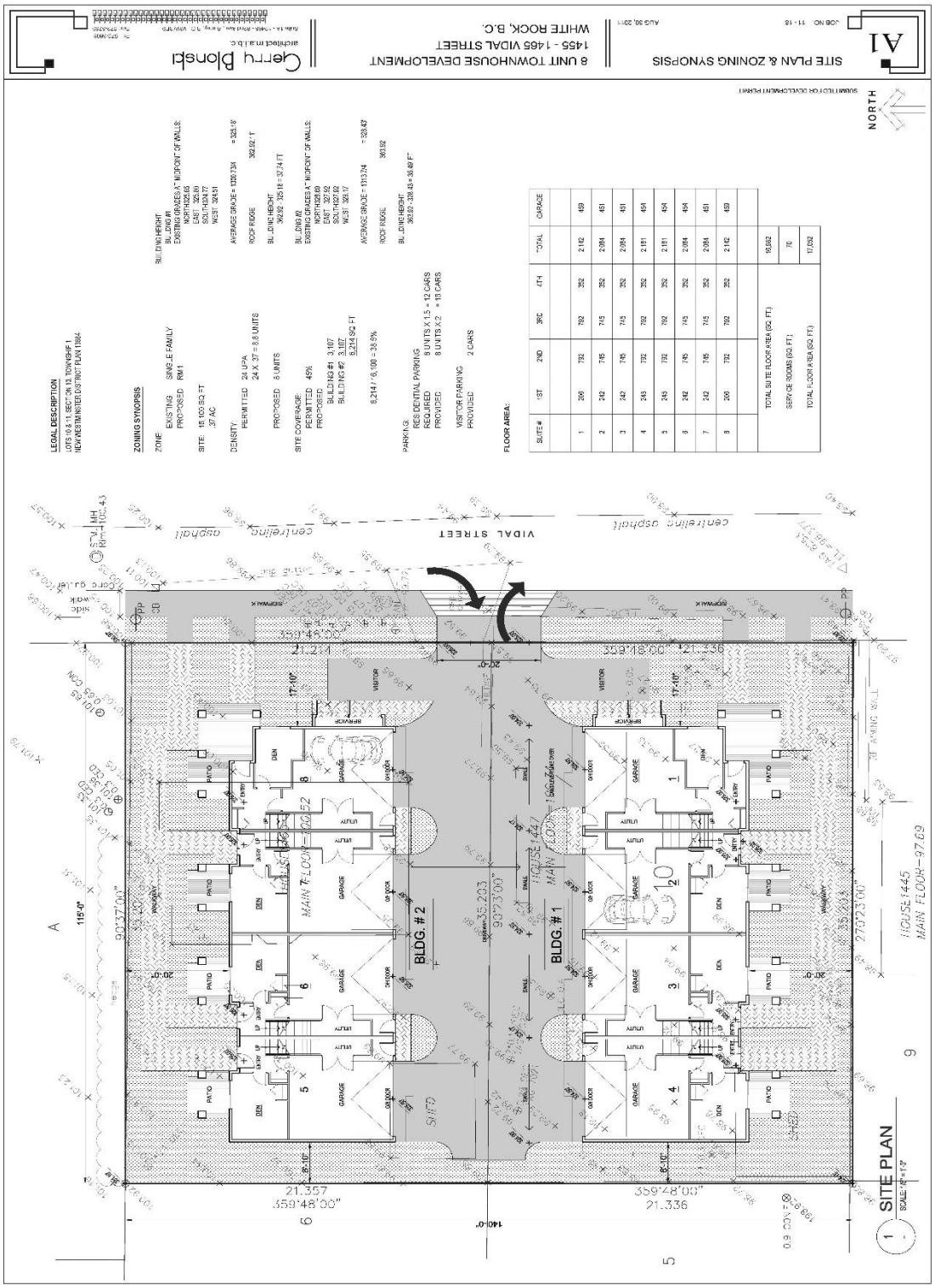
5. General:
Drawings attached hereto prepared by Gerry Blonski, Architect, on file with the City of White Rock as shown on the attached plans, and for the purposes of this zone, are referred to as “the Plans”. Development in this zone shall generally conform to the Plans.

8 UNIT TOWNHOUSE DEVELOPMENT

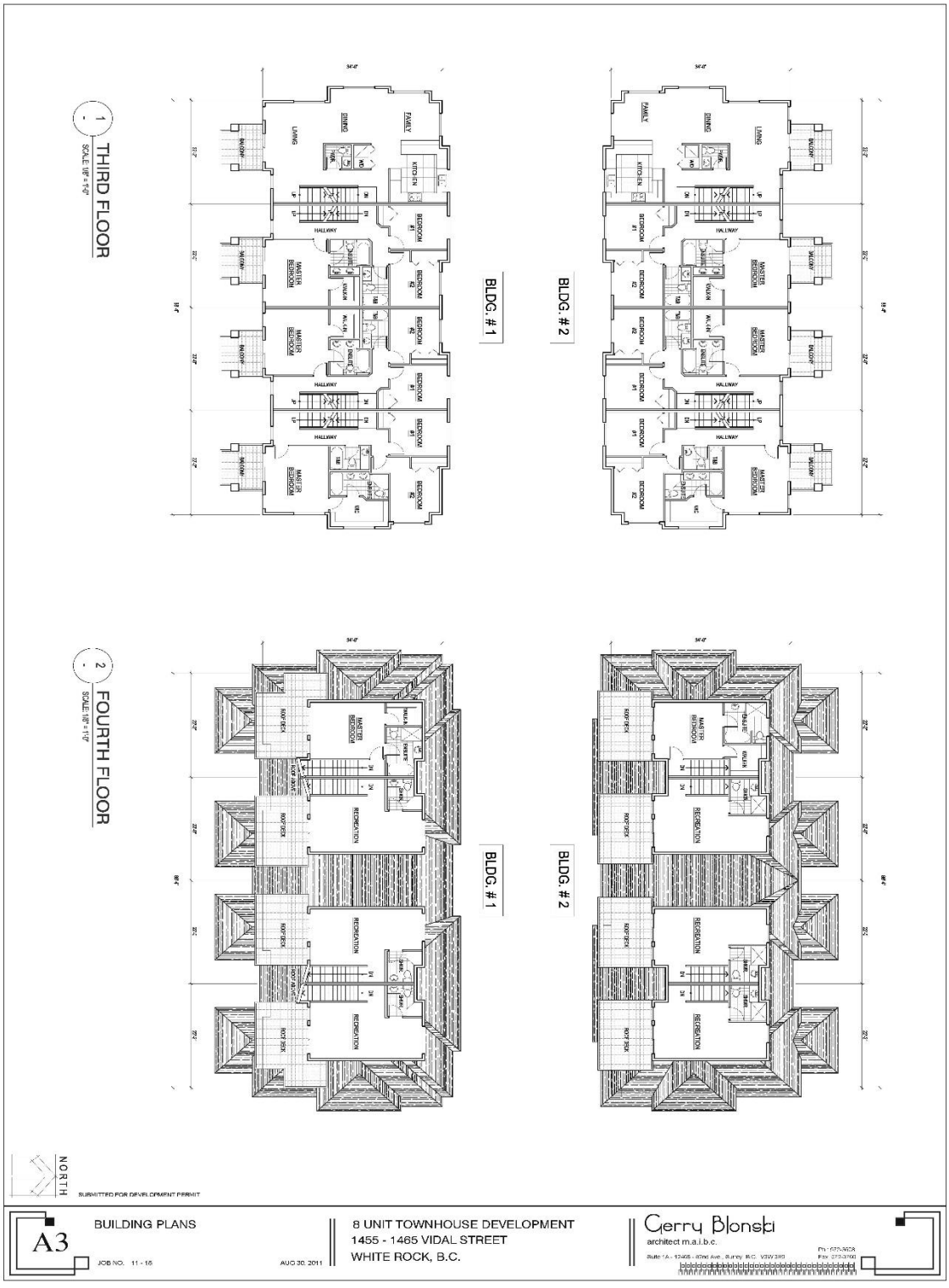
1455 & 1465 VIDAL ST., WHITE ROCK, B.C.

30.AUG.11 : DP SUBMISSION
PROJ. NO. : 11 - 18
/ E.Tung

Gerry Blonski architect m.a.i.b.c.
Suite 1A - 12488 - 82nd Ave., Surrey, B.C. V3W 3E9
Ph.: 604-572-3808
Fax: 604-572-3760


A1
SITE PLAN & ZONING SYNOPSIS
8 UNIT TOWNHOUSE DEVELOPMENT
1455 - 1465 VIDAL STREET
WHITE ROCK, B.C.
Cherry Blondi
architect m.a.i.b.c
NORTH
SUBMITTED FOR DEVELOPMENT PERMIT
LEGAL DESCRIPTION
LOTS 10 & 11 SEC 7 TP 1S RGE 3W NWD
NEW WESTMINSTER DISTRICT PLAN 1584
ZONING SYNOPSIS
ZONE: EXISTING SINGLE FAMILY
PROPOSED RM1
SITE: 15,100 SQ FT
.37 AC
DENSITY:
PERMITTED 24 UPA
24 X .37 = 8.8 UNITS
PROPOSED 8 UNITS
SITE COVERAGE:
PERMITTED 45%
PROPOSED
BUILDING #1 3,107
BUILDING #2 3,107
6,214 SQ FT
8,214 / 15,100 = 38.5%
PARKING
RES.DENTIAL PARKING
REQUIRED 8 UNITS X 1.5 = 12 CARS
PROVIDED 8 UNITS X 2 = 16 CARS
VISITOR PARKING
PROVIDED 2 CARS
BUILDING HEIGHT
BLDING #1
EXISTING GRADES AT MIDPOINT OF WALLS:
NORTH 326.65
EAST 326.50
SOUTH 324.77
WEST 324.51
AVERAGE GRADE = 1300.734 = 325.18'
ROOF RIDGE 362.62 - 1'
BUILDING HEIGHT 362.62 - 325.18 = 37.74 FT
BLDING #2
EXISTING GRADES AT MIDPOINT OF WALLS:
NORTH 326.65
EAST 326.50
SOUTH 327.02
WEST 326.17
AVERAGE GRADE = 1313.74 = 328.43'
ROOF RIDGE 363.92
BUILDING HEIGHT 363.92 - 328.43 = 35.49 FT
FLOOR AREA:
SUITE # | 1ST | 2ND | 3RD | 4TH | TOTAL | GARAGE
1 | 209 | 732 | 762 | 352 | 2,142 | 459
2 | 242 | 745 | 745 | 352 | 2,084 | 451
3 | 242 | 745 | 745 | 352 | 2,084 | 451
4 | 245 | 732 | 762 | 352 | 2,181 | 454
5 | 245 | 732 | 762 | 352 | 2,181 | 454
6 | 242 | 745 | 745 | 352 | 2,084 | 454
7 | 242 | 745 | 745 | 352 | 2,084 | 451
8 | 209 | 732 | 762 | 352 | 2,142 | 459
TOTAL SUITE FLOOR AREA (SQ. FT.) 16,982
SERVICE ROOMS (SQ. FT.) 70
TOTAL FLOOR AREA (SQ. FT.) 17,052
VIDAL STREET
BLDG. #1
BLDG. #2
HOUSE 1445
MAIN FLOOR=97.69
HOUSE 1447
MAIN FLOOR=97.52
SITE PLAN
SCALE: 1/8" = 1'-0"

A2
BUILDING PLANS
JOB NO. 11-18
8 UNIT TOWNHOUSE DEVELOPMENT
1455 - 1465 VIDAL STREET
WHITE ROCK, B.C.
AUG 30, 2011
Gerry Bionski
architect m.a.i.b.c.
SUBMITTED FOR DEVELOPMENT PERMIT
NORTH
BLDG. # 2
BLDG. # 1
SECOND FLOOR
SCALE: 1/8" = 1'-0"
FIRST FLOOR
SCALE: 1/8" = 1'-0"


1 - THIRD FLOOR
SCALE: 1/8" = 1'-0"
BLDG. # 1
BLDG. # 2
2 - FOURTH FLOOR
SCALE: 1/8" = 1'-0"
BLDG. # 1
BLDG. # 2
NORTH
SUBMITTED FOR DEVELOPMENT PERMIT
A3
BUILDING PLANS
JOB NO. 11 - 18
AUG 30, 2011
8 UNIT TOWNHOUSE DEVELOPMENT
1455 - 1465 VIDAL STREET
WHITE ROCK, B.C.
Gerry Blonski
architect m.a.i.b.c.

A5
BUILDING ELEVATIONS
JOB NO. 11 - 19
AUG 30, 2011
8 UNIT TOWNHOUSE DEVELOPMENT
1455 - 1465 VIDAL STREET
WHITE ROCK, B.C.
Gerry Blonski
architect m.a.i.b.c.
NORTH
EXTERIOR COLOUR SCHEDULE:
NO. LOCATION DESCRIPTION COLOUR
1 UPPER WALLS HORIZONTAL SIDING (HARDIE - 5" REVEAL) COUNTRY LANE RED
2 MIDDLE WALLS HORIZONTAL SIDING (HARDIE - 5" REVEAL) KI-KHI BROWN
3 ROOF ASPHALT SHINGLES CHARCOAL
4 FASCIA / BARGES / TRIMS HARDIE / PAINT NAVAJO BEIGE
5 BALCONY RAILINGS GLAZING
6 LOWER WALLS / COLUMNS CULTURED STONE SOUTHERN LEDGESTONE #3303 RUSSO
7 GARAGE DOOR OVHMETAL DOOR
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
BLDG. #1
NORTH ELEVATION
SCALE: 1/8" = 1'-0"
BLDG. #1
EAST PROPERTY LINE
WEST PROPERTY LINE
TOP OF RIDGE
TOP OF PLATE
FOURTH FLOOR
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
325.00

A6
BUILDING ELEVATIONS
JOB NO. 11 - 18
AUG 30, 2011
8 UNIT TOWNHOUSE DEVELOPMENT
1455 - 1465 VIDAL STREET
WHITE ROCK, B.C.
Cherry Blonski
architect m.a.i.b.c.
SUBMITTED FOR DEVELOPMENT PERMIT
NORTH
EXTERIOR COLOUR SCHEDULE:
NO. LOCATION DESCRIPTION COLOUR
1 UPPER WALLS HORIZONTAL SIDING (HARDIE - 5 1/4" WIDTH) COUNTRY LANE RED
2 MIDDLE WALLS HORIZONTAL SIDING (HARDIE - 8" WIDTH) WOODBROOK
3 ROOF ASPHALT SHINGLES CHARCOAL
4 FASCIA / SOFFITS TRIMS HARDIE PAINT WOODLAND BEIGE
5 BALCONY RAILINGS GLAZING
6 LOWER WALLS CLADDING CULTURED STONE SELECTIONS BY DEVELOPER
7 GARAGE DOOR ON MEDIA DOOR
BLDG. #2
BLDG. #1
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"
BLDG. #1
BLDG. #2
2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

A6
BUILDING ELEVATIONS
JOB NO. 11 - 18
AUG 30, 2011
8 UNIT TOWNHOUSE DEVELOPMENT
1455 - 1465 VIDAL STREET
WHITE ROCK, B.C.
Gerry Blonski
architect m.a.i.b.c.
SUBMITTED FOR DEVELOPMENT PERMIT
NORTH
EXTERIOR COLOUR SCHEDULE:
NO. LOCATION DESCRIPTION COLOUR
1 UPPER WALLS HORIZONTAL SIDING (WIDE - 4") WOOD COUNTRY LANE RED
2 MIDDLE WALLS HORIZONTAL SIDING (WIDE - 6") WOOD KHAKI BROWN
3 ROOF ASPHALT SHINGLES CHARCOAL
4 FASCIA, BOARDS TRIM HARDIE / NAP MAYAN BEIGE
5 BALCONY RAILINGS GLAZING
6 LOWER WALLS COLUMNS CULTURED STONE SOUTHERN LEDGESTONE # 2305 RUSTIC
7 GARAGE DOOR ON METAL DOOR
BLDG. #2
BLDG. #1
EAST ELEVATION
SCALE: 1/8" = 1'-0"
BLDG. #1
BLDG. #2
WEST ELEVATION
SCALE: 1/8" = 1'-0"

7.33 CD-33 COMPREHENSIVE DEVELOPMENT ZONE (application deferred)

7.34 CD-34 COMPREHENSIVE DEVELOPMENT ZONE (1321 Fir Street)

INTENT

The intent of this zone is to accommodate the development of a four (4) unit residential townhouse complex on a site of approximately 0.07 hectares (0.17 acres)

1. Permitted Uses

In the CD-34 Zone the following uses are permitted and all other uses are prohibited:

(a) A *multi-unit residential use* in the form of a *townhouse* in one or more principal buildings on the lot.

(b) An *accessory home occupation* use subject to the provisions of section 5.3.

2. Number of Dwelling Units / Lot Coverage

The maximum number of *dwelling units* and *lot coverage* of *buildings* and *structures* shall be in accordance with the following:

(a)	Maximum No. of *dwelling units*	= four (4)
(b)	Maximum Lot Coverage	= 38%

3. Regulations for Size, Shape, and Siting of Buildings and Structures

Reference to a Building refers to the building as labeled on the Plans. As indicated, *principal buildings* are identified as Buildings A and B:

(a) Maximum *height* of buildings, and property line setbacks follows:

(i)	Maximum height of building A	= 11.54 metres (37.86 feet)
(ii)	Maximum height of building B	= 11.61 metres (38.09 feet)
(iii)	Setback from front lot line	= 4.45 metres (14.5 feet)
(iv)	Setback from rear lot line	= 3.5 metres (11.5 feet)
(v)	Setback from interior lot line	= 1.5 metres (5 feet)
(vi)	Setback from interior lot line	= 1.5 metres (5 feet)

4. Parking and Loading

Parking and Loading shall be provided in accordance with the following in addition to the requirements of Sections 4.14 and 4.15:

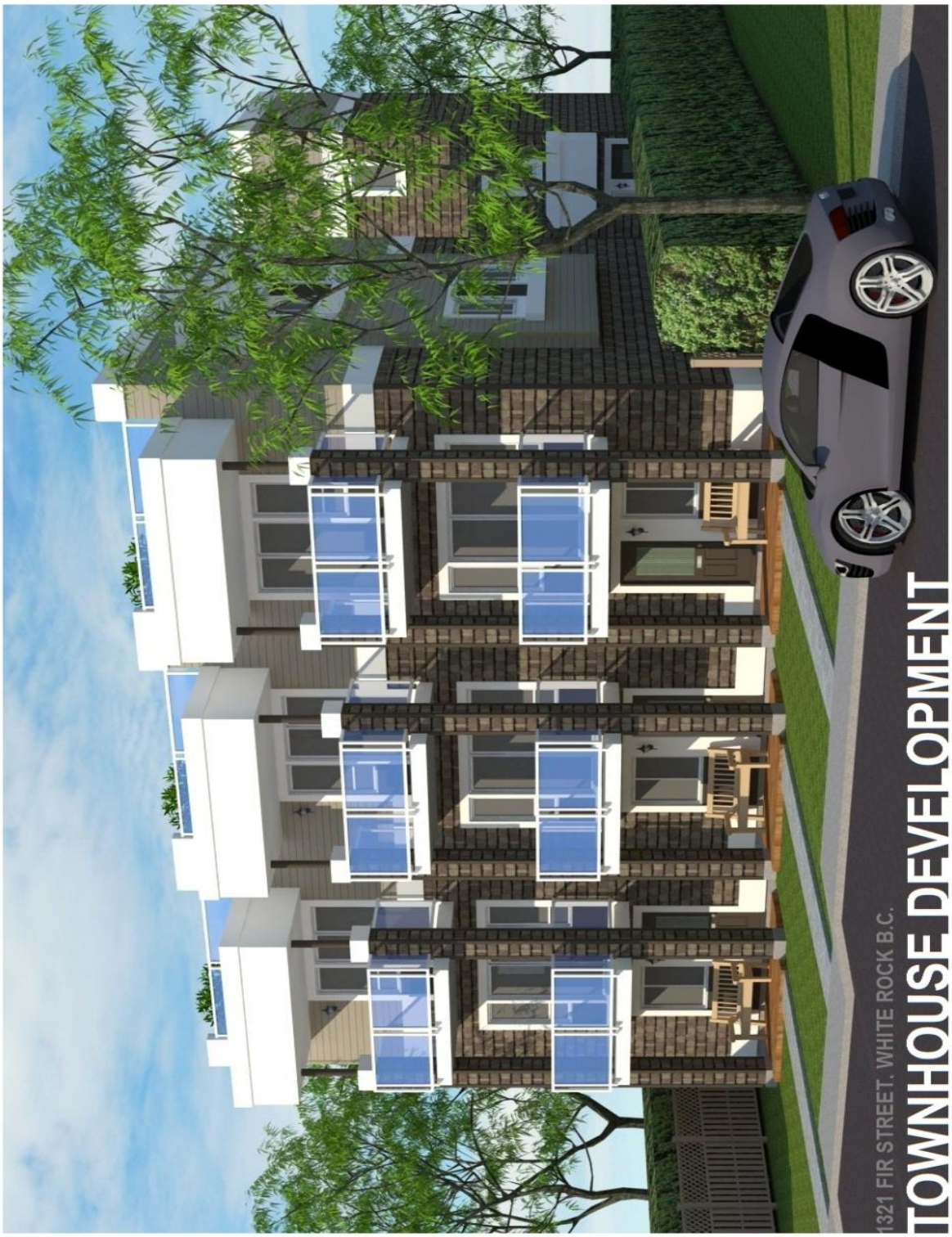
(a) two (2) enclosed parking spaces shall be provided for each *dwelling unit* as shown on the plans identified as garage for each *dwelling unit*;

(b) one (1) visitor parking space shall be provided as shown on the plans.

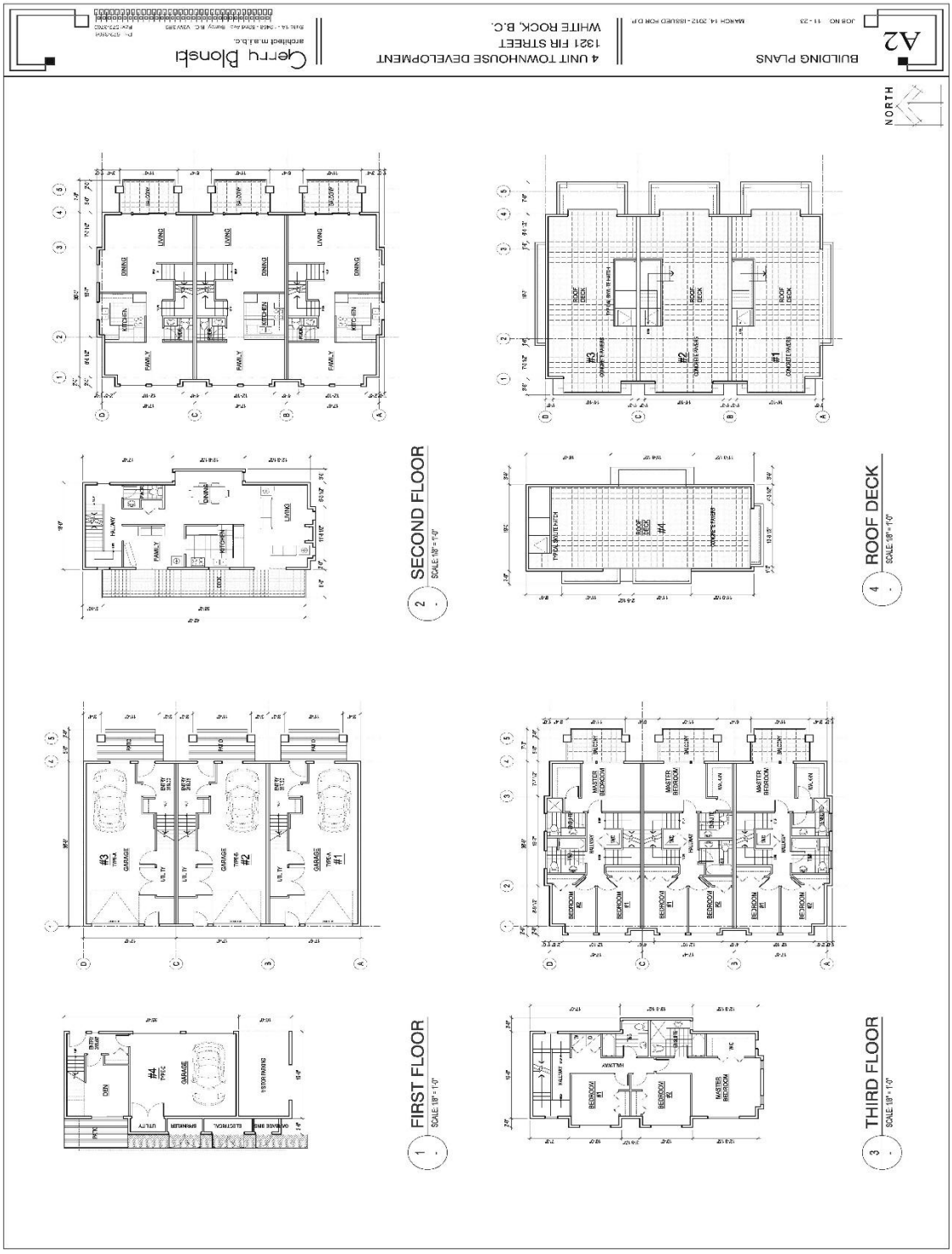
5. General

Drawings attached hereto prepared by Gerry Blonski, Architect, and on file with the City of White Rock as shown on the attached plans; and for the purposes of this zone are referred to as "the Plans". Development in this zone shall generally conform to the Plans.

The Plans



A1
SITE PLAN AND ZONING SYNOPSIS
4 UNIT TOWNHOUSE DEVELOPMENT
1321 FIR STREET
WHITE ROCK, B.C.
JOB NO. 11 - 23
MARCH 14, 2012 - ISSUED FOR D.P.
Gerry Bionda
architect m.a.l.b.c.
LEGAL DESCRIPTION
LOT 17, BLOCK 18, SECTION 11, TOWNSHIP 1, NEW WESTMINSTER DISTRICT, PLAN 2793
CIVIC ADDRESS
1321 FIR STREET
WHITE ROCK, B.C.
ZONING SYNOPSIS
PROPOSED ZONE: RM-2
SITE AREA: 7473.97 SQ.FT. (0.172 AC.)
DENSITY PERMITTED:
20 UPA X 0.172 AC. = 8.6 UNITS
DENSITY PROVIDED:
4 UNITS
FLOOR AREA RATIO:
PERMITTED: 1.1 x 7473.97 SQ.FT. = 8221.37 SQ.FT.
PROVIDED:
UNIT #3:
FIRST FLOOR 116.59 SQ.FT.
SECOND FLOOR 886.67 SQ.FT.
THIRD FLOOR 842.69 SQ.FT.
1437.83 SQ.FT.
(43 = 2875.66 SQ.FT.)
UNIT #2:
FIRST FLOOR 116.59 SQ.FT.
SECOND FLOOR 842.69 SQ.FT.
THIRD FLOOR 842.69 SQ.FT.
1402.00 SQ.FT.
UNIT #4:
FIRST FLOOR 237.59 SQ.FT.
SECOND FLOOR 886.67 SQ.FT.
THIRD FLOOR 886.13 SQ.FT.
1993.79 SQ.FT.
SERVICE ROOMS / BINS 95.39 SQ.FT.
GRAND TOTAL: 6987.29 SQ.FT.
F.A.R. PROVIDED: 6987.29 SQ.FT. = 0.85
7473.97 SQ.FT.
SITE COVERAGE:
PERMITTED: 45%
PROPOSED:
UNIT # 3 (INCL. GARAGE) 1305.00 SQ.FT.
UNIT #2 830.00 SQ.FT.
UNIT #4 827.00 SQ.FT.
SERVICE ROOMS / BINS 95.39 SQ.FT.
VISITOR PARKING 199.50 SQ.FT.
GRAND TOTAL: 3314.83 SQ.FT.
TRUE SITE AREA: 7473.97 SQ.FT.
7473.97 SQ.FT. = 37.7%
SETBACKS:
PROVIDED:
NORTH 5' TO UNIT #4
8'-6" TO UNIT #3
EAST 20'-0" TO UNIT #4
14'-6 TO FACE OF COLUMNS
SOUTH 15' TO UNIT #4
WEST 11'-6" TO SERVICE ROOMS
PARKING:
REQUIRED:
RESIDENTS 4 UNITS x 1.5 = 6
VISITORS 4 UNITS x 0.5 = 0.5
6.5
TOTAL: 7 CARS
PROVIDED:
RESIDENTS 4 UNITS x 2 = 8
VISITORS 1
TOTAL: 9 CARS
AVERAGE NATURAL GRADE HAS BEEN DETERMINED BY THE SURVEYOR.
BUILDING HEIGHTS:
BLDG 'A'
TOP OF SKYLITE HATCH ON UNIT #3 352.33
AVERAGE NATURAL GRADE 314.47
BLDG HEIGHT 37.86' (11.54 M)
BLDG 'B'
TOP OF HIGHEST PARAPET ON UNIT #4 352.89
AVERAGE NATURAL GRADE 314.78
BLDG HEIGHT 38.09' (11.61 M)
NORTH
FIR STREET
LANE
DWELLING
DWELLING
BLDG 'A'
BLDG 'B'
#1 TYPE A GARAGE
#2 TYPE A GARAGE
#3 TYPE A GARAGE
#4 TYPE A GARAGE
TREE TO BE REMOVED
TREE TO BE RETAINED
DRIVEWAY
SINGLE LANE
VISITOR PARKING
CONCRETE SIDEWALK
ELECTRICAL
SPRINKLER
UTILITY
GARAGE
PATIO
EDGE
1 SITE PLAN
SCALE: 1/8" = 1'-0"


A2
BUILDING PLANS
JOB NO 11 - 23
MARCH 14, 2012 - ISSUED FOR D.P.
4 UNIT TOWNHOUSE DEVELOPMENT
1321 FIR STREET
WHITE ROCK, B.C.
Gerry Blonski
architect m.a.i.b.c.
NORTH
SECOND FLOOR
SCALE: 1/8" = 1'-0"
ROOF DECK
SCALE: 1/8" = 1'-0"
FIRST FLOOR
SCALE: 1/8" = 1'-0"
THIRD FLOOR
SCALE: 1/8" = 1'-0"

A3
BUILDING ELEVATIONS
JOB NO 11 - 23
MARCH 14, 2012 - ISSUED FOR D.P.
4 UNIT TOWNHOUSE DEVELOPMENT
1321 FIR STREET
WHITE ROCK, B.C.
Gerry Blonski
architect m.a.i.b.c.
NORTH
EXTERIOR COLOR SCHEDULE
NO
LOCATION
DESCRIPTION
COLOUR
1
UPPER WALLS
HORIZONTAL HARDI SIDING
MONTEREY TAUPE
2
LOWER WALLS
HARDI SHINGLE
TIMBER BARK
3
TRIM/FASCIA TRIM/WINDOW
HARDI PANELS
ARCTIC WHITE
4
BALCONY RAILINGS
METAL, PAINTED
WHITE
5
WINDOWS
VINYL
WHITE
6
DOORS
WHITE
7
BALCONY GLAZING
CLEAR TEMPERED GLASS
8
PANELS
HARDI PANELS
TIMBER BARK
1
EAST ELEVATION
SCALE: 1/8" = 1'-0"
2
WEST ELEVATION
SCALE: 1/8" = 1'-0"
3
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

A4
BUILDING ELEVATIONS
JOB NO. 11 - 23
MARCH 14, 2012 - ISSUED FOR D.P.
4 UNIT TOWNHOUSE DEVELOPMENT
1321 FIR STREET
WHITE ROCK, B.C.
Gerry Blonski
architect m.a.i.b.c.
NORTH
EXTERIOR COLOR SCHEDULE
NO. LOCATION DESCRIPTION COLOUR
1 UPPER WALLS HORIZONTAL HARDI SIDING MONTEREY TAUPE
2 LOWER WALLS HARDI BANDING TIMBERBARK
3 TRIM BOARDS FASCIA/BALCONY HARDI PANELS ARCTIC WHITE
4 BALCONY RAILINGS METAL PAINTED WHITE
5 WINDOWS VINYL WHITE
6 DOORS WHITE
7 BALCONY GLAZING CLEAR TEMPERED GLASS
8 PANELS HARDI PANELS TIMBERBARK
SOUTH PROPERTY LINE
DRIVEWAY
UNIT #4
NORTH PROPERTY LINE
TOP OF PARAPET
TOP OF GUARDRAIL
TOP OF ROOF DECK
THIRD FLOOR
SECOND FLOOR
FIRST FLOOR
2 WEST ELEVATION
SCALE: 1/8" = 1'-0"
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"
3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

7.35 CD-35 COMPREHENSIVE DEVELOPMENT ZONE (15118 Thrift Avenue)

INTENT

The intent of this zone is to accommodate the development of a five (5) unit residential townhouse complex on a site of approximately 0.06 hectares (0.15 acres)

1. Permitted Uses:

   In the CD-35 Zone the following uses are permitted and all other uses are prohibited:

   (a) A *multi-unit residential use* in the form of a *townhouse* in one or more principal buildings on the lot.

   (b) An *accessory home occupation* use subject to the provisions of Section 5.3.

2. Number of Dwelling Units / Lot Coverage:

   The maximum number of *dwelling units* and *lot coverage* of *buildings* and *structures* shall be in accordance with the following:

   (a) Maximum No. of *dwelling units* = five (5)

   (b) Maximum Lot Coverage = 48.5%

3. Regulations for Size, Shape, and Siting of Buildings and Structures:

   Reference to a Building refers to the building labeled that on the Plans:

   (a) Maximum *height* of buildings, and minimum setbacks from property lines are as follows:

      (i) Maximum height of building = 9.95m (32.3ft)

      (ii) Setback from the front lot line = 4.51m (14.8ft)

      (iii) Setback from the rear lot line = 3.56m (11.7ft)

      (iv) Setback from the west interior lot line = 4.57m (15.0ft)

      (v) Setback from the east interior lot line = 1.27m (4.2ft)

   (b) Maximum projections into the above property line setback requirements shall be as outlined in Section 4.14 except as otherwise authorized or required below:

      (i) an open porch may extend not more than 1.54m (5.1ft) into a front yard setback.

      (ii) A set of stairs may extend not more than 3.82m (12.5ft) into a front yard setback.

      (iii) an open balcony may extend not more than 0.55m (1.8ft) into a front or side yard setback.

      (iv) A canopy may extend not more than 0.91m (3.0ft) into a front or side yard setback.

4. Parking and Loading:

   Parking and Loading shall be provided in accordance with the provisions of Sections 4.14 and 4.15, except as otherwise authorized or required below:

   (a) one (1) enclosed parking space shall be provided for each *dwelling unit* as shown on the plans identified as garage for each *dwelling unit*;

(b) one (1) parking space shall be provided for each *dwelling unit* as shown on the plans identified as driveway for each *dwelling unit*; and

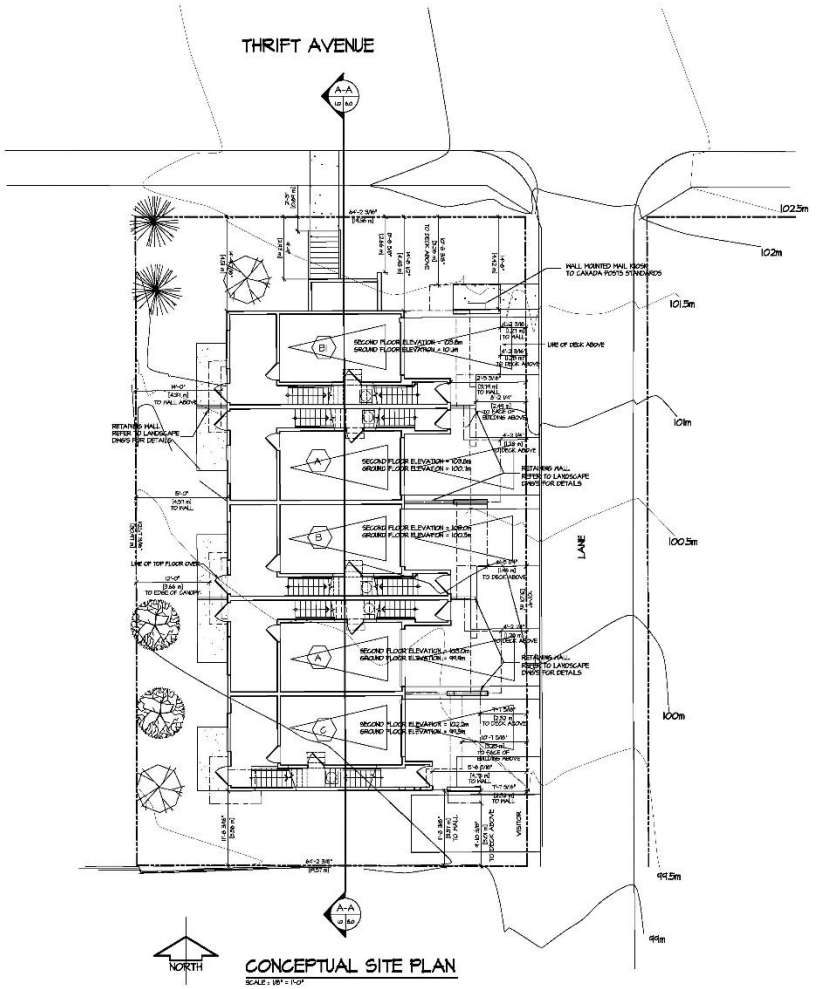
(c) one (1) visitor parking space shall be provided as shown on the plans.

5. General:

Drawings attached hereto prepared by Barnett Dembek Architects Inc. and on file with the City of White Rock as shown on the attached plans and for the purposes of this zone are referred to as "the Plans". Development in this zone shall generally conform to the Plans.

The Plans

CLIENT : MR. JASJIWAN SINGH
PROJECT : 5 UNIT TOWNHOUSE PROJECT
15116 THRIFT AVE., WHITE ROCK, B.C.
SHEET CONTENTS :
BUILDING ELEVATIONS
barnett dembek
ARCHITECTS INC
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: matt@barkitex.com
PROJECT NO. 11066
SHEET NO. A-4.0
REV. NO.
SCHEDULE OF FINISHES
1 FIBRE CEMENT PLANK, COLUMNS AND DECK FASCIA C/W EASY TRIM CORNERS
2 PRE-FINISHED METAL GARAGE DOOR
3 VINYL FRAMED WINDOWS
4 POWDER COAT ALUMINUM RAIL C/W GLASS INFILL PANELS
5 HORIZONTAL FIBRE CEMENT PLANK FASCIA - SMOOTH FINISH
6 VERTICAL FIBRE CEMENT PANELS - SMOOTH FINISH
7 PRE-FINISHED METAL EASY TRIMS @ CORNERS
8 HORIZONTAL FIBRE CEMENT PLANK "TRIM" @ FLOOR LEVELS
9 4" X 12" PRESSURE TREATED STRINGER
10 PREFABRICATED CONCRETE TREADS
11 FRONT DOOR C/W RAISED VERTICAL TRIMS & PEEPHOLE
EAST ELEVATION
SCALE : 1/8" = 1'-0"
NORTH ELEVATION
SCALE : 1/8" = 1'-0"
SOUTH ELEVATION
SCALE : 1/8" = 1'-0"
WEST ELEVATION
SCALE : 1/8" = 1'-0"



CONCEPTUAL SITE PLAN

SCALE : 1/8" = 1'-0"

DEVELOPMENT DATA

ZONING : CD BASED ON RM-2

SITE AREA :
ALLOWED : 742 m^2 (7,987 S.F.)
PROPOSED : 6,526 S.F. (0.150 ac) (606.3 m^2)

DENSITY: 5 UNITS (33 U.P.A.)

F.A.R.:

BASE AMOUNT:	0.8
STORAGE/LAUNDRY BONUS: (5.6m^2 X 5.0) / 606.3m =	0.046
TOTAL ALLOWABLE F.A.R.	0.846

PROPOSED F.A.R.: 1.08 (7,045 S.F.)

SITE COVERAGE :
ALLOWABLE: 45 %
PROPOSED: 48.4 %(3,161 S.F.)

BUILDING HEIGHT :
ALLOWABLE: 35.104 FT (10.7m)
PROPOSED: 3 STOREYS
NATURAL GRADE = (99.2 + 99.3 + 101.25 + 101.5) / 4 = 100.31
PROPOSED BUILDING HEIGHT = 110.25 - 100.31 = 9.95

SETBACKS :
ALLOWABLE: 20 FT (6m) FRONT, REAR & EXTERIOR SIDE
PROPOSED:
NORTH: 4.51m
EAST : 2.49m
SOUTH : 3.56m
WEST : 4.27m

UNIT SUMMARY:

UNIT A (3 BEDROOM, SINGLE GARAGE)	1,442 S.F.
UNIT B (3 BEDROOM, SINGLE GARAGE)	1,422 S.F.
UNIT B1 (3 BEDROOM, SINGLE GARAGE)	1,422 S.F.
UNIT C (2 BEDROOM, SINGLE GARAGE)	1,324 S.F.
TOTAL:	7,052 S.F.

TABLE OF CONTENTS

AC-1.0	SITE PLAN AND DEVELOPMENT DATA
AC-1.1	CONTEXT PLAN
AC-2.0	UNIT PLANS
AC-3.0	BUILDING & ROOF PLANS
AC-4.0	ELEVATIONS
AC-5.0	SITE SECTION

NOTE: ELEVATIONS AND CONTOURS IN METRIC

©COPYRIGHT. ALL DESIGNS AND THE IDEAS INCORPORATED THEREOF ARE THE EXCLUSIVE PROPERTY OF BARNETT DEMBEK ARCHITECTS INC. AND MAY NOT BE USED BY ANY PERSON FOR ANY PURPOSE WITHOUT WRITTEN CONSENT. THE COPYRIGHT OWNER'S CONSENT MUST BE OBTAINED BEFORE ANY REPRODUCTION, ALTERATION OR ASSIGNMENT OF THESE DRAWINGS. ALL REPRODUCTIONS TAKEN OR MADE OF THIS DRAWING WITHOUT THE COPYRIGHT OWNER'S CONSENT ARE IN VIOLATION OF THE COPYRIGHT ACT, R.S.C. 1970, C. C-30, AS AMENDED. ALL RIGHTS RESERVED.

REVN	DATE	DRN	CHD	ISSUED FOR	BY	DATE

CAD file:

DESIGN :
DRAWN :
DATE : May 17/12
SCALE : 1/8" = 1'-0"

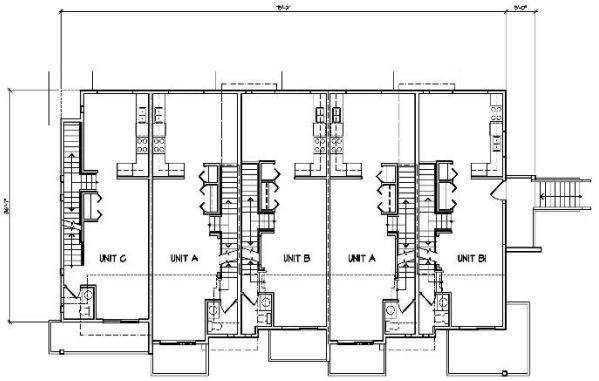
CLIENT : MR. JASJIWAN SINGH

PROJECT : 5 UNIT TOWNHOUSE PROJECT
1380 THRIFT AVE., WHITE ROCK, B.C.

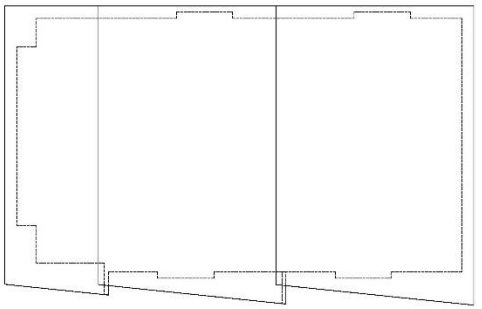
SHEET CONTENTS : CONCEPTUAL SITE PLAN AND DEVELOPMENT DATA

barnett dembek
ARCHITECTS INC.
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@dorkitex.com

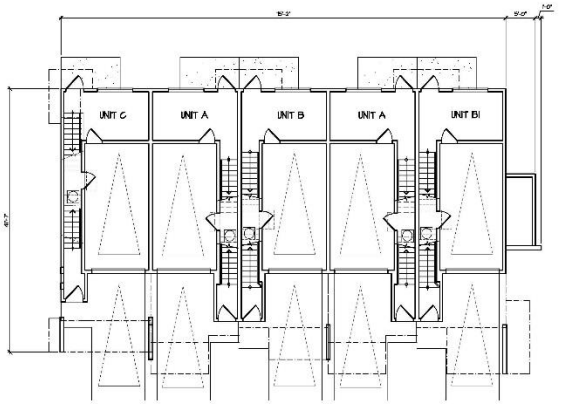
CLIENT NO.	SHEET NO.
	AC-1.0
PROJECT NO.	REV. NO.
11066	



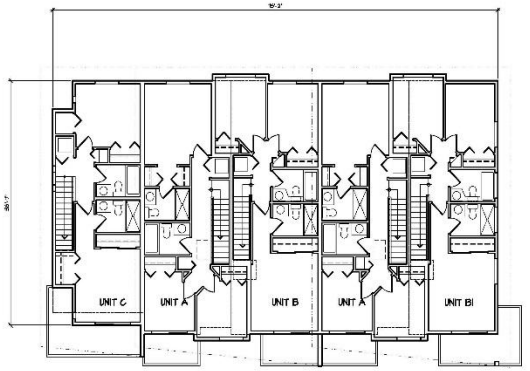
SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0" 2,874 S.F.



ROOF PLAN
SCALE : 1/8" = 1'-0"



GROUND FLOOR PLAN
SCALE : 1/8" = 1'-0" 2,403 S.F.



UPPER FLOOR PLAN
SCALE : 1/8" = 1'-0" 2,445 S.F.

©COPYRIGHT. ALL DESIGNS AND THE WORKS EMBODIED THEREOF ARE THE SOLE PROPERTY OF BARNETT DEMBEK ARCHITECTS INC. AND MAY NOT BE USED WHOLLY OR IN PART WITHOUT LICENCE BEING PURCHASED. COPYRIGHT INFRINGEMENT INCLUDES IDEAS GAINED AND DISCUSSION HEREIN WITH ANY MATERIAL TO BE CANADA COPYRIGHT ACT R.S.C. 1921.

NO'N	DATE	BY	CHK'D
ISSUE	DATE	BY	ISSUED FOR

CLIENT : MR. JAGJIWAN SIHGH

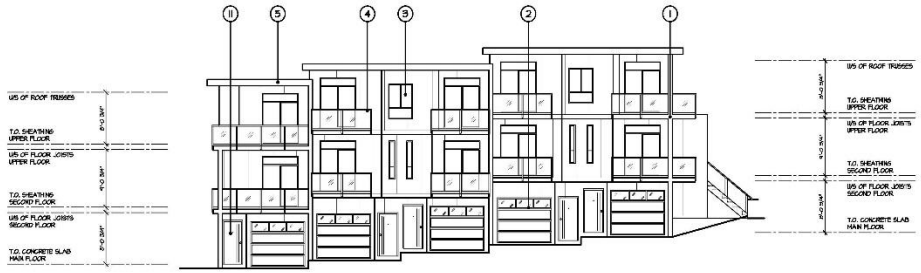
PROJECT : 5 UNIT TOWNHOUSE PROJECT
1380 THRIFT AVE, WHITE ROCK, B.C.

SHEET CONTENTS : BUILDING PLANS & ROOF PLAN

DESIGN : M.D.
DRAWN : S.K.
DATE : May 4 12
SCALE : 1/8" = 1'-0"

barnett dembek
ARCHITECTS INC
UNIT 138,
7536 130 STREET
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarkitek.com

CLIENT NO.	SHEET NO.
	AC-3.0
PROJECT NO.	REV. NO.
11066	

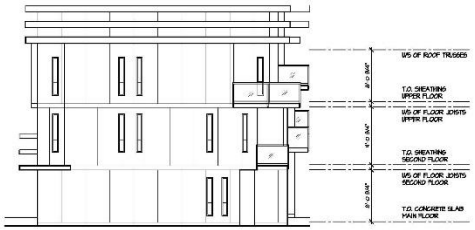


EAST ELEVATION

SCALE : 1/8" = 1'-0"

SCHEDULE OF FINISHES

1. FIBRE CEMENT PLANK COLUMNS AND DECK FASCIA C/M EASY TRIM CORNERS
2. PRE-FINISHED METAL GARAGE DOOR
3. VINYL FRAMED WINDOWS
4. POWDER COAT ALUMINUM RAIL C/M GLASS INFILL PANELS
5. HORIZONTAL FIBRE CEMENT PLANK FASCIA - SMOOTH FINISH
6. VERTICAL FIBRE CEMENT PANELS - SMOOTH FINISH
7. PRE-FINISHED METAL EASY TRIMS & CORNERS
8. HORIZONTAL FIBRE CEMENT PLANK "TRIM" @ FLOOR LEVELS
9. 4" X 12" PRESSURE TREATED STRINGER
10. PREFABRICATED CONCRETE TREADS
11. FRONT DOOR C/M RAISED VERTICAL TRIMS & PEEPHOLE



SOUTH ELEVATION

SCALE : 1/8" = 1'-0"

NORTH ELEVATION

SCALE : 1/8" = 1'-0"

WEST ELEVATION

SCALE : 1/8" = 1'-0"

(C) COPYRIGHT. ALL DESIGNS AND THE ASSOCIATED WORKINGS THEREOF ARE THE SOLE PROPERTY OF BARNETT DEMBEK ARCHITECTS INC. AND MAY NOT BE USED WHOLLY OR IN PART WITHOUT LICENCE (E) BE PURCHASED. COPYRIGHT INFRINGEMENT INCLUDES IDEAS GAINED AND CONVERSION THEREOF INTO ANY MATERIAL FORM CANADA COPYRIGHT ACT R.S.C. 1970.

ISSUED FOR	BY	DATE	ISSUE

REVISIONS	DATE	CHD	BY

©2021 Copyright

DESIGN : MD
DRAWN : JC
DATE : May 4 '21
SCALE : 1/8" = 1'-0"

CLIENT : MR. JAGJIWAN SINGH

PROJECT : 5 UNIT TOWNHOUSE PROJECT
15161 THRIFT AVE., WHITE ROCK, B.C.

SHEET CONTENTS : BUILDING ELEVATIONS

barnett dembek
ARCHITECTS INC.
UNIT 135,
7338 130 STREET,
SURREY, B.C.
V3W 1H8
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@bdarktec.com

CLIENT NO.	SHEET NO.
	AC-4.0
PROJECT NO.	REV. NO.
11066	

7.36 CD-36 COMPREHENSIVE DEVELOPMENT ZONE (15577 – 85 Marine Drive)

INTENT

The intent of this zone is to accommodate the development of ten (10) unit apartment and one unit commercial complex on a site of approximately 0.05 hectares (0.13 acres)

1. Permitted Uses

   In the CD-36 Zone the following uses are permitted and all other uses are prohibited:

   (a) A retail service group 1 use
   (b) An apartment use
   (c) An accessory home occupation use

2. Location of Permitted Uses

   The location of permitted use shall be in accordance with the Plans and as follows:

   (a) A retail service group 1 use shall be limited to the first and second storeys of a building;
   (b) An apartment use as subject to Section 403(6) shall be limited exclusively to the storey or storeys above the first storey of a building and above the highest storey in the building which is used for a retail service group 1 use; and
   (c) An *accessory home occupation* use shall comply with the provisions of Section

3. Number of Dwelling Units / Gross Floor Areas / Lot Coverage

   The maximum number of *dwelling units* and *lot coverage* of *buildings* and *structures* shall be in accordance with the following:

   (a) Maximum No. of *dwelling units* = ten (10)
   (b) Maximum Lot Coverage = 96.8%

4. Regulations for Size, Shape, and Siting of Buildings and Structures

   Reference to a Building refers to the building labelled that specific number on the Plans. As indicated on the Plans, *principal buildings* are identified as Building #1, #2, #3, and #4:

   (a) Maximum *height* of buildings, and property line setbacks follows:
      (i) Maximum height = 16.3 metres (53.48 feet) geodetic
      (ii) Setback from front (south) lot line = 0.0 metres (0.0 feet)
      (iii) Setback from rear (north) lot line = 0.305 metres (1.0 feet)
      (iv) Setback from interior (east) lot line = 0.0 metres (0.0 feet)
      (v) Setback from interior (west) lot line = 0.0 metres (0.0 feet)

5. Parking and Loading

   Parking and Loading shall be provided in accordance with Section 402 and additionally as follows:

   (a) one (1) enclosed parking space for a total of ten (10), including one (1) handicap parking space shall be provided for each *dwelling unit* as shown on the plans; and
   (b) One (1) commercial parking will be provided, as shown in the plans.

6. General

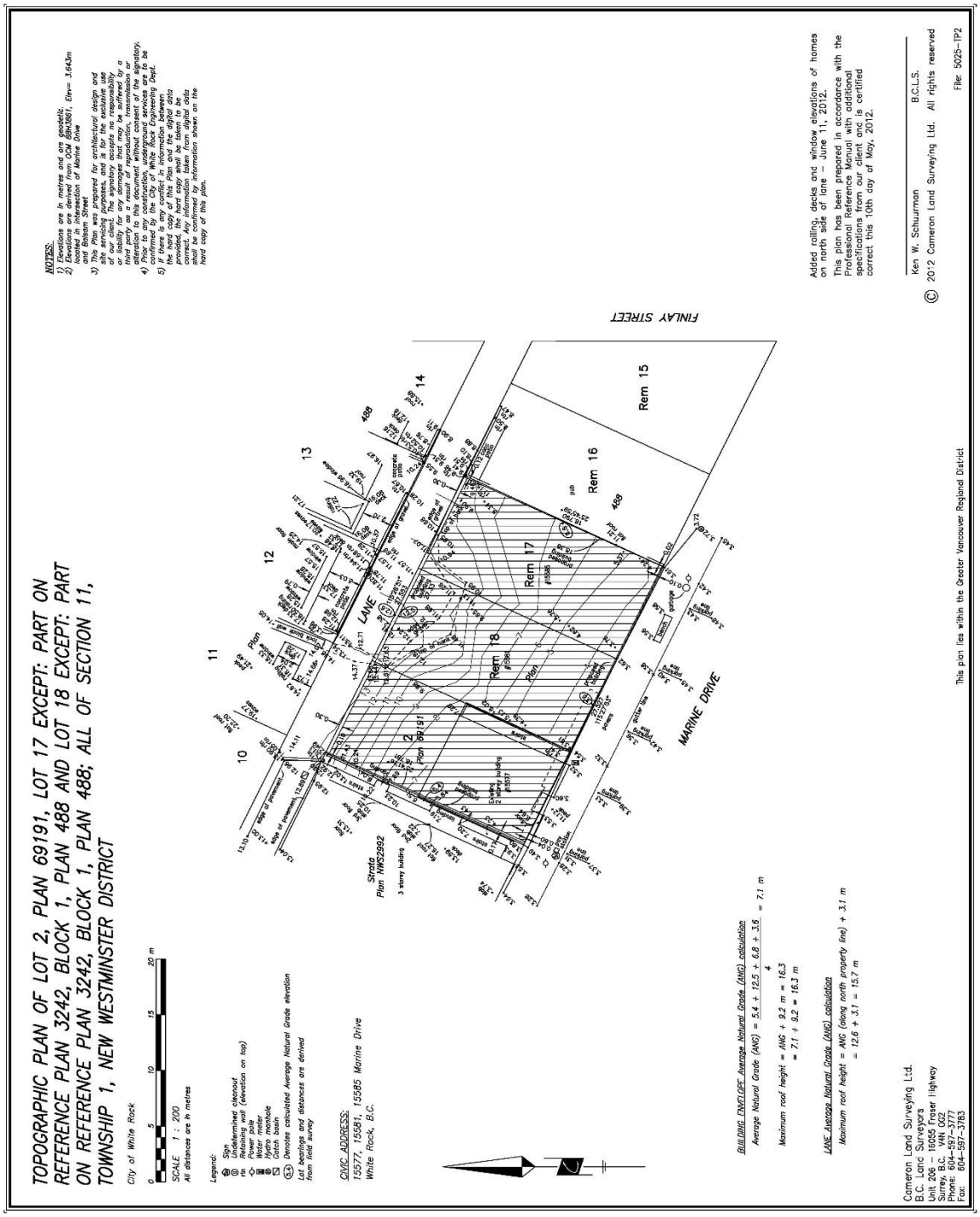
Drawings attached hereto prepared by David Danyluck Architect and on file with the City of White Rock as shown on the attached plans; and for the purposes of this zone are referred to as "the Plans".

Development in this zone shall generally conform to the Plans.

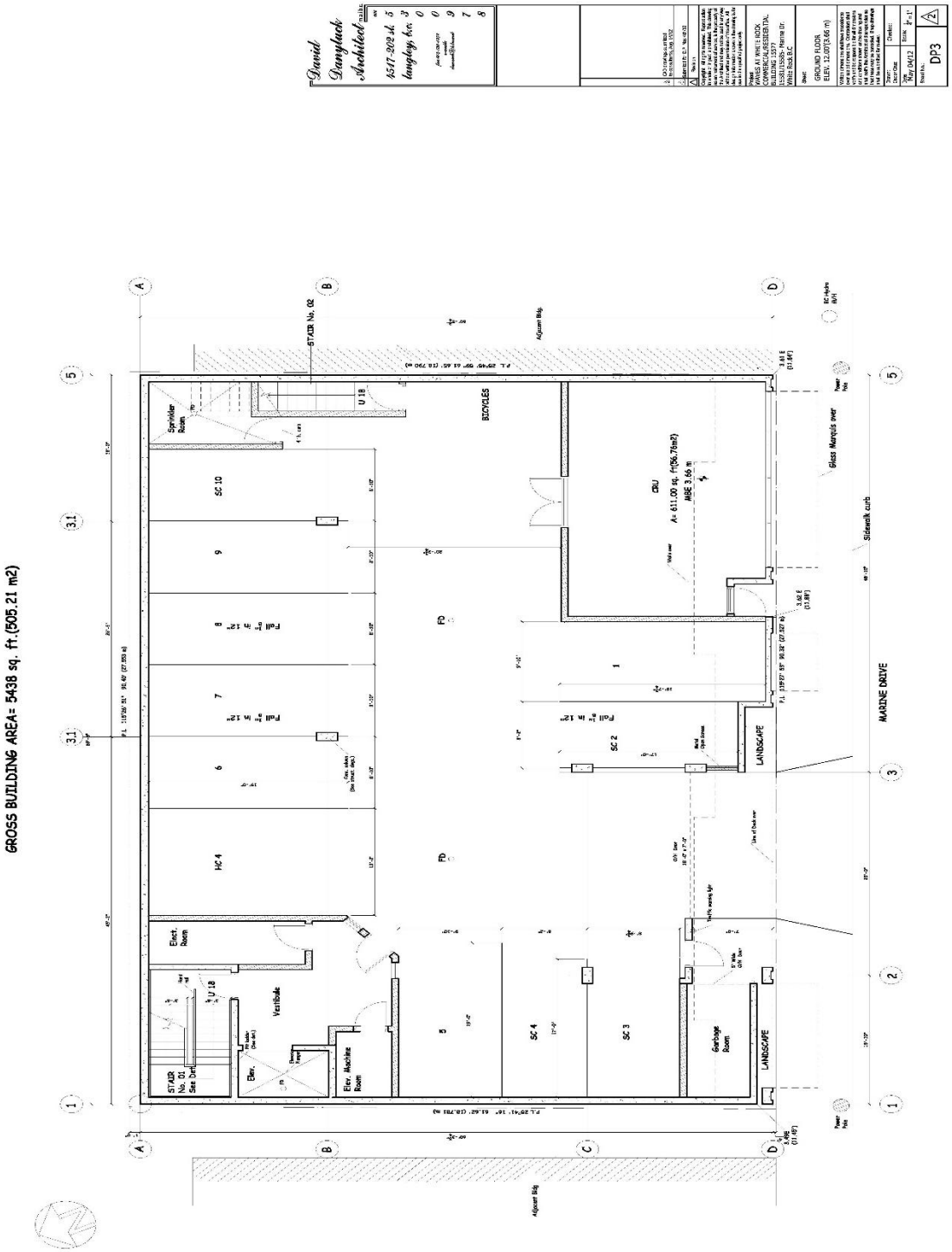
The Plans

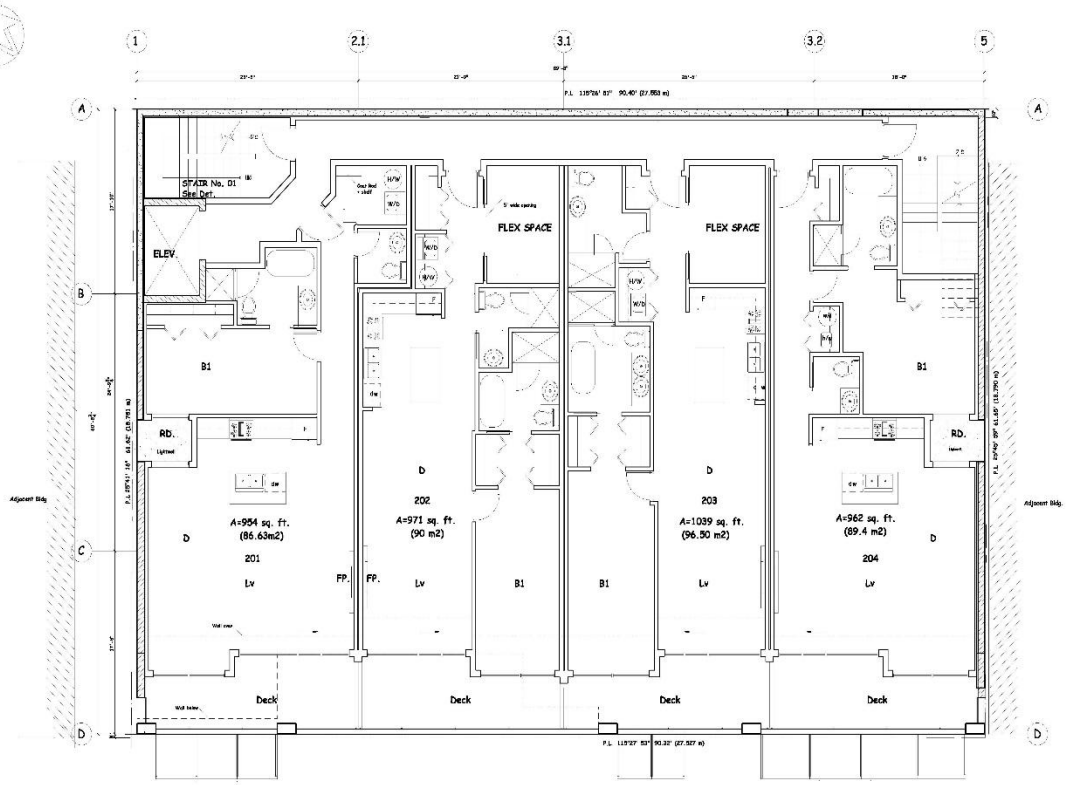
Waves at White Rock
David Danyluck Architect,MAIBC
604 530 0978

Site Plan


TOPOGRAPHIC PLAN OF LOT 2, PLAN 69191, LOT 17 EXCEPT: PART ON REFERENCE PLAN 3242, BLOCK 1, PLAN 488 AND LOT 18 EXCEPT: PART ON REFERENCE PLAN 3242, BLOCK 1, PLAN 488; ALL OF SECTION 11, TOWNSHIP 1, NEW WESTMINSTER DISTRICT
City of White Rock
SCALE 1 : 200
All distances are in metres
NOTES:
1) Elevations are in metres and are geodetic.
2) Elevations are derived from CNR BM 1951, Elev= 3.643m located in intersection of Marine Drive and Balsam Street
3) This plan was prepared for architectural design and site servicing purposes and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions based on, this document without consent of the signatory.
4) Prior to any construction, underground services are to be located by the One Call System and White Rock Engineering Dept.
5) If there is any conflict in information between the hard copy of this Plan and the digital data provided, the hard copy shall be taken to be correct. Any interpretation made from digital data shall be confirmed by information shown on the hard copy of this plan.
Legend:
Sign
Undetermined cleanout
Retaining wall (elevation on top)
Power pole
Water meter
Hydro manhole
Catch basin
Denotes calculated Average Natural Grade elevation
Lot bearings and distances are derived from field survey
CIVIC ADDRESS:
15577, 15581, 15585 Marine Drive
White Rock, B.C.
BUILDING ENVELOPE Average Natural Grade (ANG) calculation
Average Natural Grade (ANG) = 5.4 + 12.5 + 6.8 + 3.6 / 4 = 7.1 m
Maximum roof height = ANG + 9.2 m = 16.3
= 7.1 + 9.2 = 16.3 m
LANE Average Natural Grade (ANG) calculation
Maximum roof height = ANG (along north property line) + 3.1 m
= 12.6 + 3.1 = 15.7 m
FINLAY STREET
LANE
MARINE DRIVE
Rem 15
Rem 16
Rem 17
Rem 18
Strata Plan NWS2992
3 storey building
Gallery building 2 storey #1577
Added railing, decks and window elevations of homes on north side of lane – June 11, 2012.
This plan has been prepared in accordance with the Professional Reference Manual with additional specifications from our client and is certified correct this 10th day of May, 2012.
Ken W. Schuurman B.C.L.S.
© 2012 Cameron Land Surveying Ltd. All rights reserved
This plan lies within the Greater Vancouver Regional District
Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 206 – 16055 Fraser Highway
Surrey, B.C. V4N 0G2
Phone: 604-597-3777
Fax: 604-597-3783
File: 5025-TP2

Floor Plans


GROSS BUILDING AREA= 5438 sq. ft.(505.21 m2)
STAIR No. 02
STAIR No. 01
Sprinkler Room
BICYCLES
Elect. Room
Vestibule
Elev.
Elev. Machine Room
Garbage Room
LANDSCAPE
MARINE DRIVE
Sidewalk curb
Glass Marquis over
CRU
SC 1
SC 2
SC 3
SC 4
SC 10
HC 4
Adjacent Bldg



SECOND FLOOR

David Danyluck Architect

4547-202 st. langley, b.c.

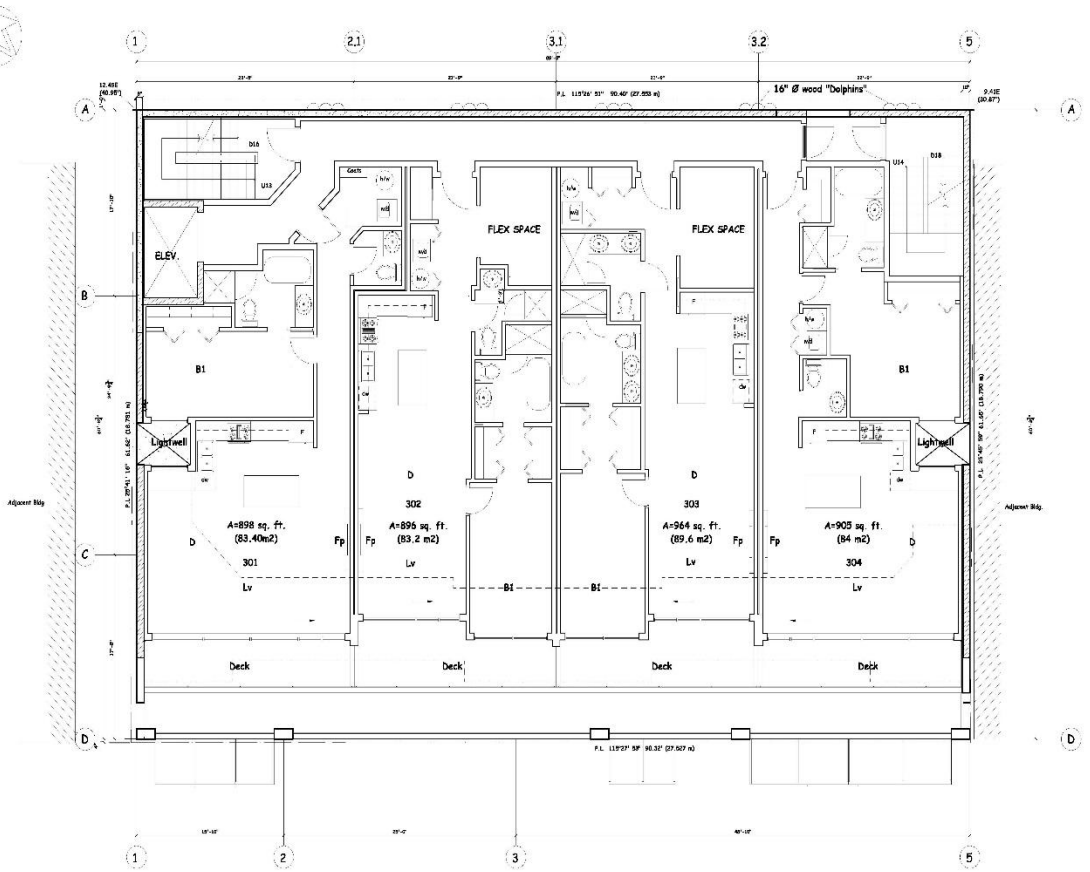
Project: WAVES AT WHITE ROCK COMMERCIAL/RESIDENTIAL BUILDING 15577 15581/15585- Kanne Dr. White Rock B.C

Sheet: SECOND FLOOR (22.50')

Drawn: Checked:

Date: May 04/12 Scale: 1/4"=1'

Sheet No.: DP4

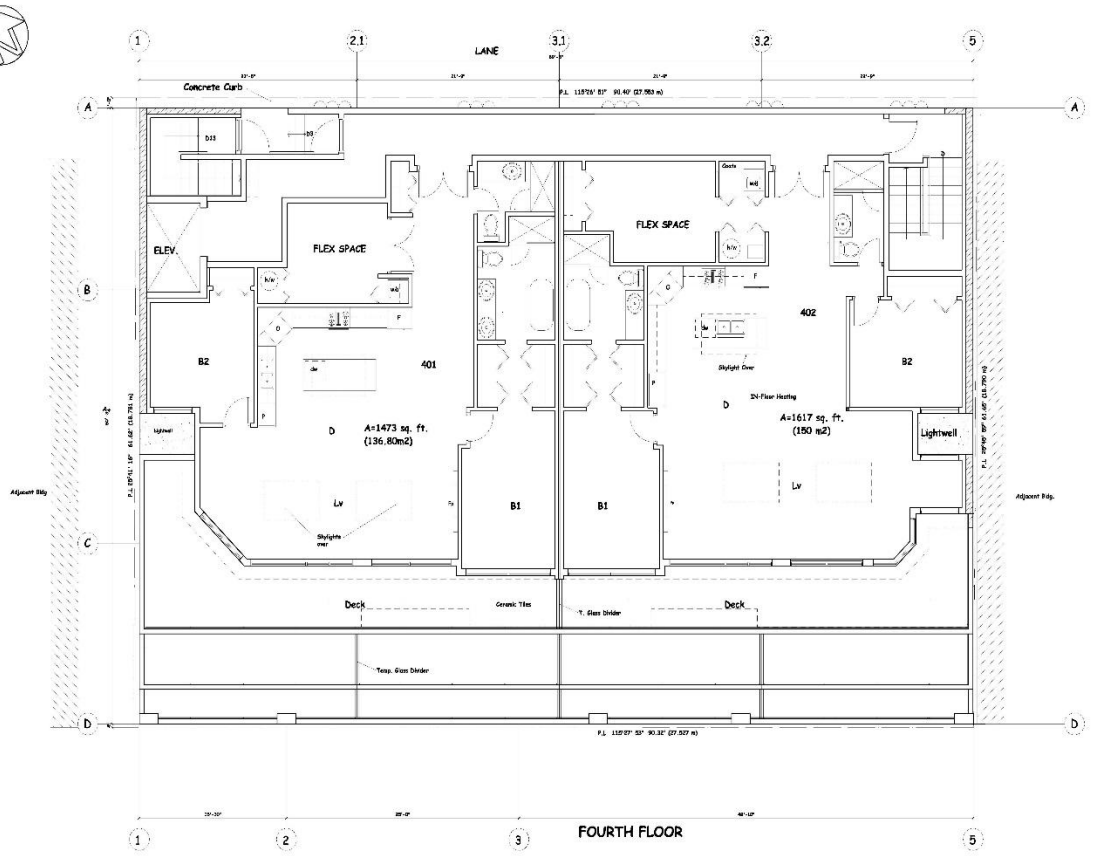


David Danyluck Architect main:
#37-202 st. langley, b.c.
604 856 0971
dave@ddarch.ca

Project:
WAVES A: WHITE ROCK
COMMERCIAL/RESIDENTIAL
BUILDING 15577
15581/15585- Marine Dr.
White Rock B.C

Sheet:
THIRD FLOOR
(32.00')

Drawn: Oscar Cruz
Checked:
Date: May 04/12
Scale: 1/4"=1'
Sheet No.: DP5



David Danyluck Architect
4517-202 st.
langley, b.c.

Revision

Project
WAVES AT WHITE ROCK
COMMERCIAL/RESIDENTIAL
BUILDING 15577
15551/15555- Marine Dr.
White Rock B.C.

Sheet
FOURTH FLOOR
(41.50')

Drawn
Cesar Cruz

Checked

Date
May 04/12

Scale
1/4" = 1'

Sheet No.
DP6

7.37 CD-37 COMPREHENSIVE DEVELOPMENT ZONE (application deferred)

7.38 CD-38 COMPREHENSIVE DEVELOPMENT ZONE (open for use)

7.40 CD-40 COMPREHENSIVE DEVELOPMENT ZONE (1330 – 46 Foster Street)

INTENT

The intent of this zone is to accommodate the development of a fourteen (14) unit residential townhouse complex on a site of approximately 0.18 hectares (0.44 acres)

1. Permitted Uses:

   In the CD-40 Zone the following uses are permitted and all other uses are prohibited:

   (a) A multi-unit residential use in the form of a *townhouse* in one or more *principal buildings*

   (b) An *accessory home occupation* use subject to the provisions of section 5.3

2. Number of Dwelling Units / Gross Floor Areas / Lot Coverage:

   The maximum number of *dwelling units* and *lot coverage* of *buildings* and *structures* shall be in accordance with the following:

   (a) Maximum No. of *dwelling units* = fourteen (14)

   (b) Maximum Lot Coverage = 47.5%

3. Regulations for Size, Shape, and Siting of Buildings and Structures:

   Reference to a Building refers to the building labeled that specific number on the Plans. As indicated on the Plans, *principal buildings* are identified as Building #1 and #2:

   (a) Maximum *height* of buildings (from *average natural grade*), and property line setbacks follows:

      (i) Maximum height of building #1 = 10.07m (33.04ft)

      (ii) Maximum height of building #2 = 12.66m (41.58ft)

      (iii) Setback from front (west) lot line = 6.0m (19.6ft)

      (iv) Setback from rear (east) lot line = 5.8m (19.0ft)

      (v) Setback from interior (north) lot line = 3.43m (11.3ft)

      (vi) Setback from interior (south) lot line = 2.13m (7.0ft)

   (b) Maximum projections into the above property line setback requirements be as outlined in the attached drawings in addition to sub-section 4.14, including:

      (i) An open deck or balcony which may extend not more than 2.1 metres (6.9 feet) into a front or rear yard setback.

4. Parking and Loading:

   Parking and Loading shall be provided in accordance with the following in addition to the provisions of Sections 4.14 and 4.15:

   (a) two (2) enclosed parking spaces shall be provided for each *dwelling unit* as shown on the plans identified as garage for each *dwelling unit*;

   (b) additional visitor parking spaces shall be provided in the driveways as shown on the plans.

5. Drawings:

Drawings attached hereto prepared by Gerry Blonski, Architect, and on file with the City of White Rock as shown on the attached plans, and for the purposes of this zone are referred to as “the Plans”.

Development in this zone shall generally conform to the Plans.

The Plans

A1
SITE PLAN
JOB NO. 12 - 06
DATE: DEC 03, 2012
1290-1298-1348 FOSTER AVENUE
WHITE ROCK, B.C.
14 UNIT TOWNHOUSE DEVELOPMENT
Gerry Blonski
architect a.i.b.c.
NORTH
LEGAL DESCRIPTION
CIVIC ADDRESS
ZONING SYNOPSIS
SITE PLAN
1 SITE PLAN
3/32" = 1'-0"
FOSTER STREET
LANE
EXISTING DWELLING
MAIN FLOOR AT ENTRANCE
ELEV. = 95.84m
STRATA
PLAN NWS1069
EXISTING DWELLING
MAIN FLOOR AT ENTRANCE
ELEV. = 90.88m
PLAN 22428
A

7.41 CD-41 COMPREHENSIVE DEVELOPMENT ZONE (1467 – 1519 Vidal Street)

INTENT

The intent of this zone is to accommodate the development of a 109 unit, 12-storey multi-unit residential complex on a site of approximately 0.4848 ha (1.198 ac) on Vidal Street.

1. Permitted Uses

   In the CD-41 Zone the following uses are permitted and all other uses are prohibited:

   (a) A *multi-unit residential use* in the form of *apartment* or *townhouse*
   (b) An *accessory home occupation* use subject to the provisions of section 5.3.

2. Number of Dwelling Units / Gross Floor Areas

   The maximum number of *dwelling units* and *gross floor area* of *buildings* and *structures* shall be in accordance with the following:

(a)	Maximum number of *dwelling units*	= one hundred and nine (109)
(b)	Maximum number of townhouse units	= twelve (12)
(c)	Maximum number of apartment units	= ninety-seven (97)
(d)	Maximum r*esidential floor area*	= 11,037.8m^2 (118,810ft^2)
(e)	Maximum *gross floor area*	= 13,750m^2 (148,000ft^2)

3. Regulations for Height and Siting of Buildings and Structures

   Maximum building height = 37.04m (121.52ft) measured to a maximum height of 141.35m (463.75ft) geodetic up from a starting point of 104.31m (342.2ft) geodetic elevation.

4. Parking and Loading

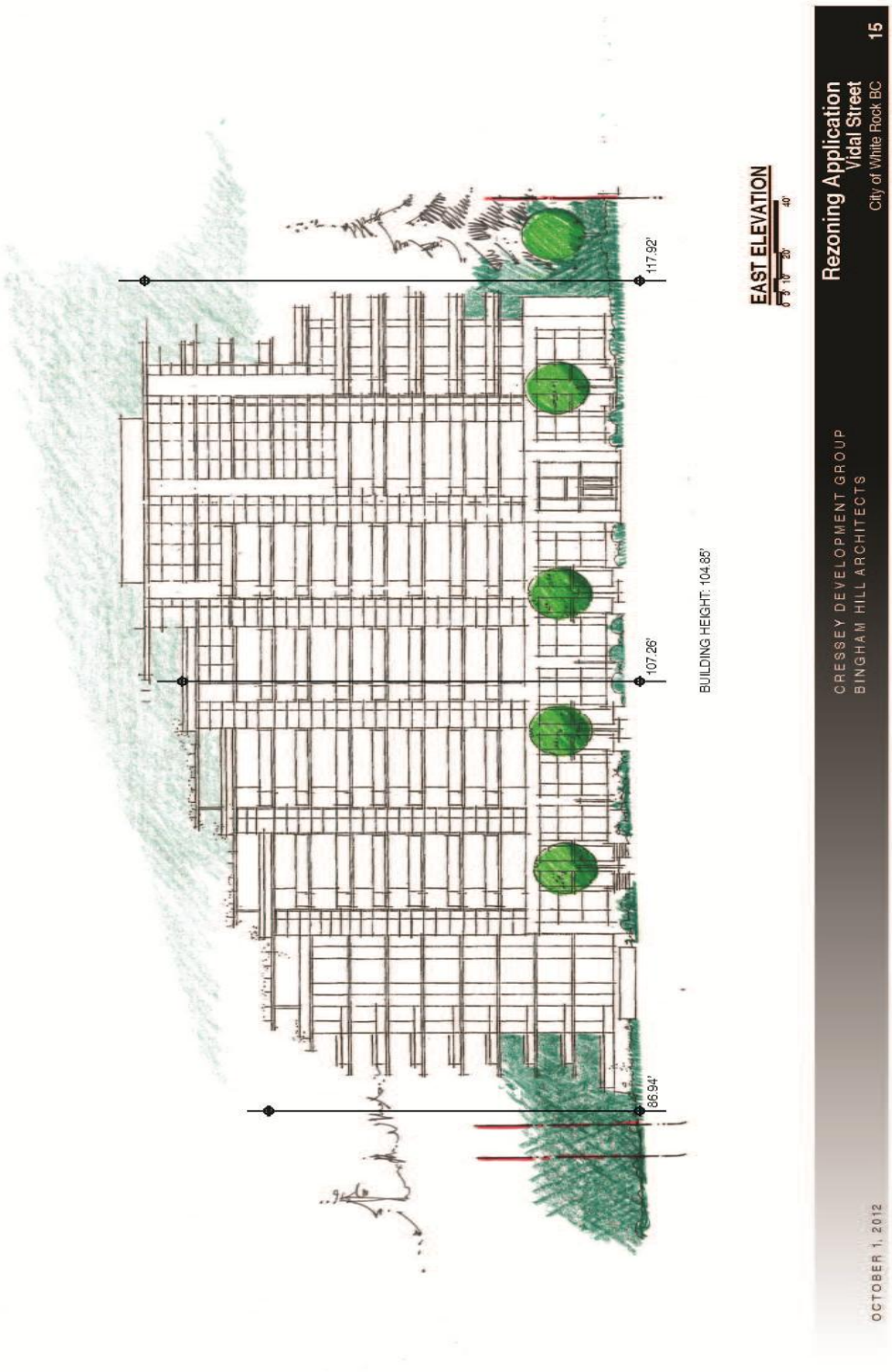
   Parking and Loading shall be provided in accordance with Sections 4.14 and 4.15, with a total minimum of one hundred and seventy-one (171) parking spaces to be provided as follows:

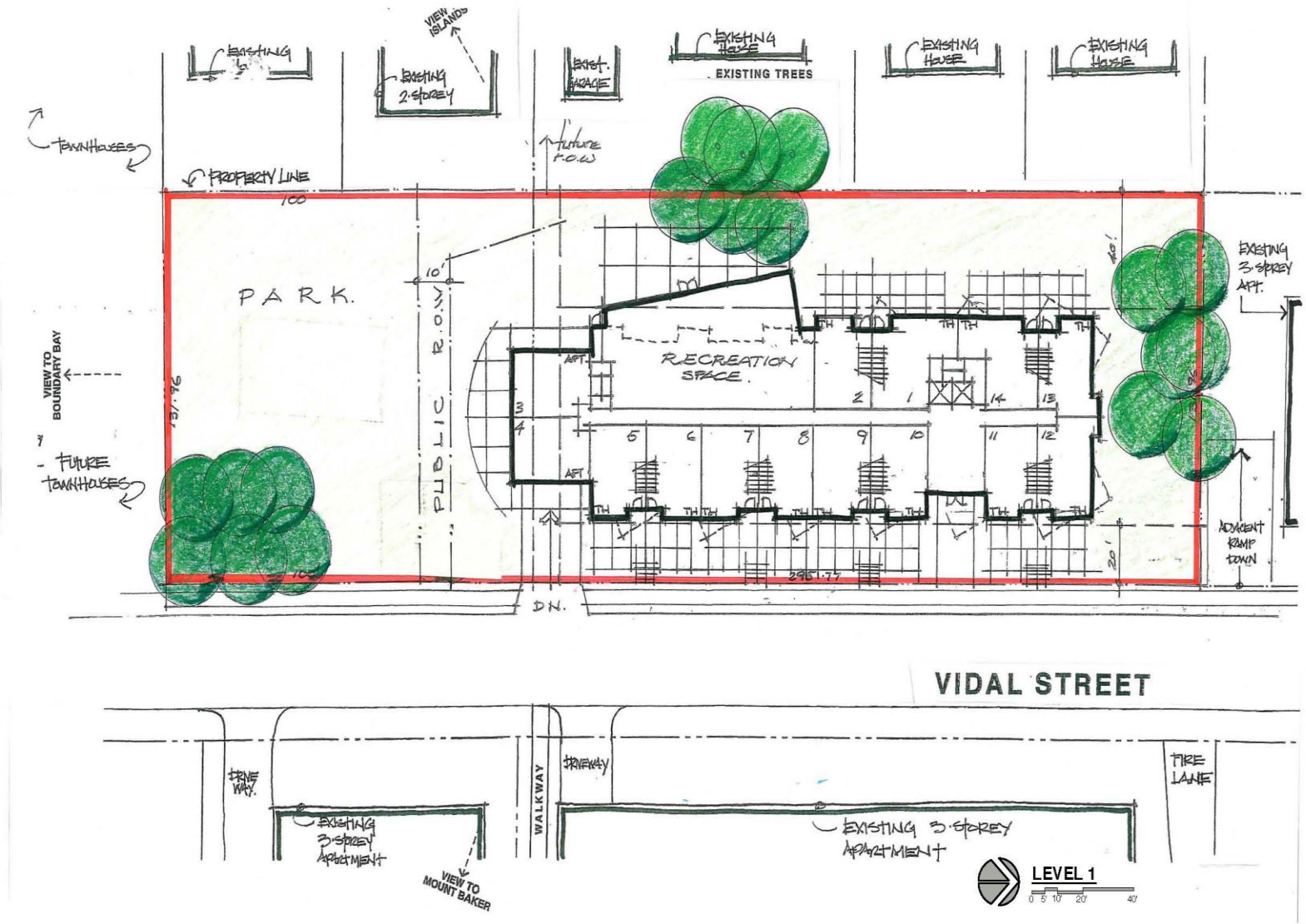
   (a) Twenty-four (24) parking spaces shall be provided to serve the 12 townhouse units at a ratio of 2 spaces per townhouse unit;
   (b) One hundred and sixteen (116) parking spaces shall be provided to serve the 97 apartment units;
   (c) Not more than 40% of the parking spaces shall be small car spaces, and they shall be clearly marked as “small car only”.
   (d) Twenty-nine (29) visitor parking spaces shall be provided to the residential complex and they shall be clearly marked as “visitor parking”.
   (e) A minimum of two (2) parking spaces shall be provided for disabled persons parking and shall be clearly marked as per BC Building Code requirements.
   (f) A minimum of one (1) on-site loading space shall be provided.

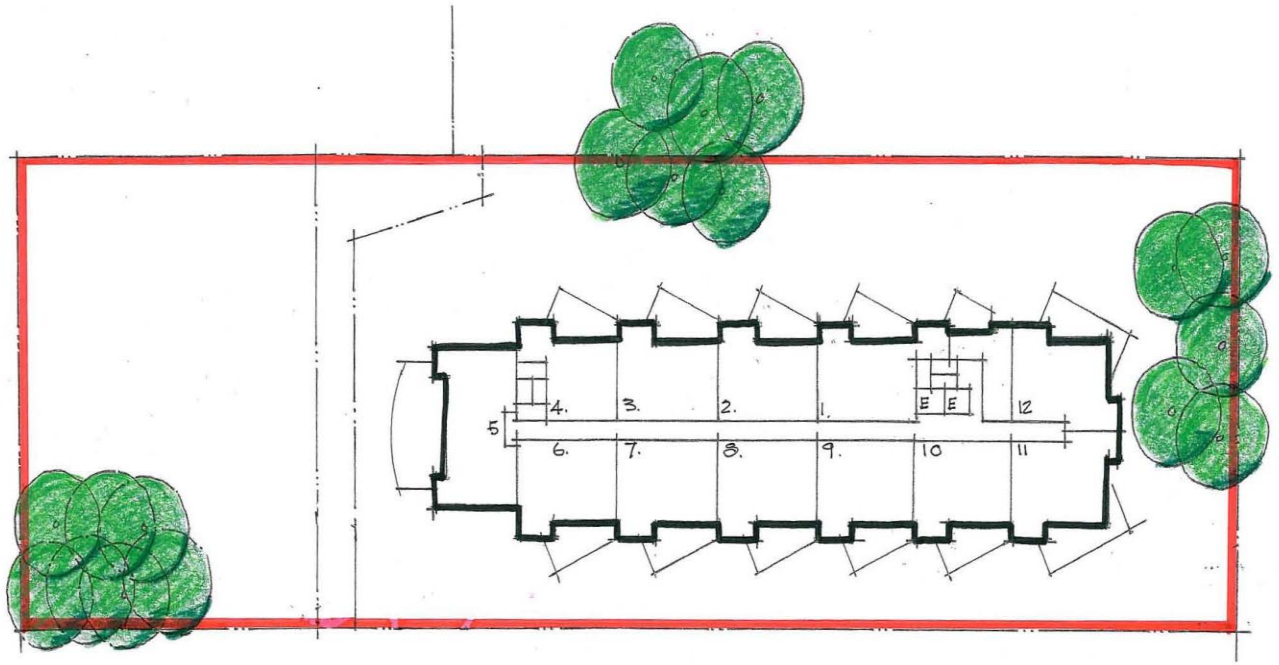
5. General

Drawings attached hereto and on file with the City of White Rock as shown on the attached plans and for the purposes of this zone are referred to as “the Plans”. Development in this zone shall generally conform to the Plans.

The Plans

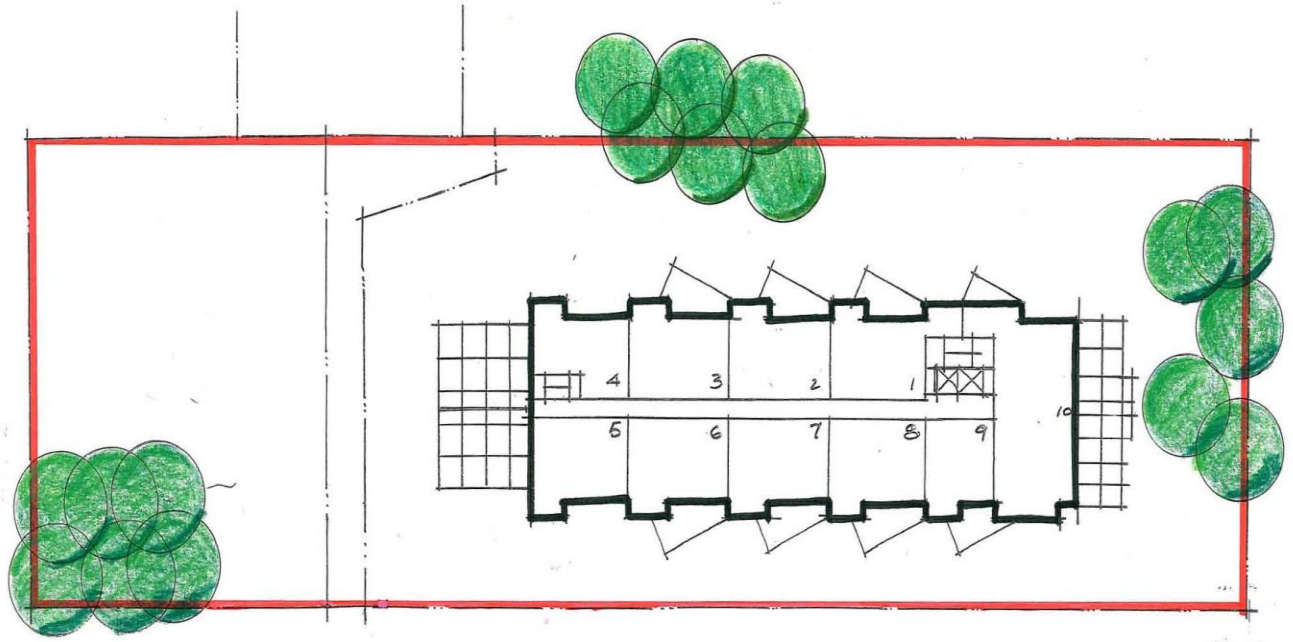

EAST ELEVATION
0' 10' 20' 40'
117.92'
107.26'
86.94'
BUILDING HEIGHT: 104.85'
Rezoning Application
Vidal Street
City of White Rock BC
15
CRESSEY DEVELOPMENT GROUP
BINGHAM HILL ARCHITECTS
OCTOBER 1, 2012


EXISTING
EXISTING 2-STOREY
VIEW ISLANDS
EXIST. GARAGE
EXISTING HOUSE
EXISTING TREES
EXISTING HOUSE
EXISTING HOUSE
TOWNHOUSES
PROPERTY LINE
100
FUTURE R.O.W.
PARK.
10'
PUBLIC R.O.W.
VIEW TO BOUNDARY BAY
- FUTURE TOWNHOUSES
RECREATION SPACE.
APT
TH
295'-7"
EXISTING 3-STOREY APT.
ADJACENT RAMP DOWN
DN.
VIDAL STREET
DRIVE WAY
EXISTING 3-STOREY APARTMENT
WALKWAY
DRIVEWAY
FIRE LANE
EXISTING 3-STOREY APARTMENT
VIEW TO MOUNT BAKER
LEVEL 1
0 5 10' 20' 40'



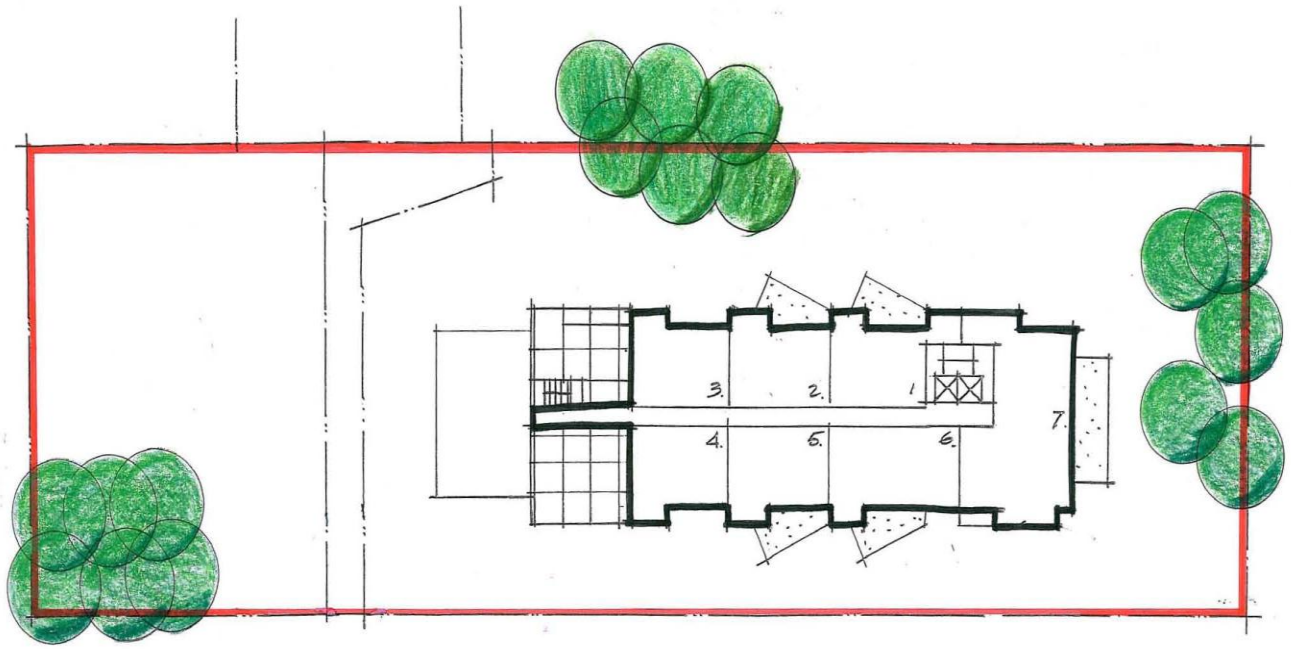
LEVELS 3 TO 8

0 5 10 20 40



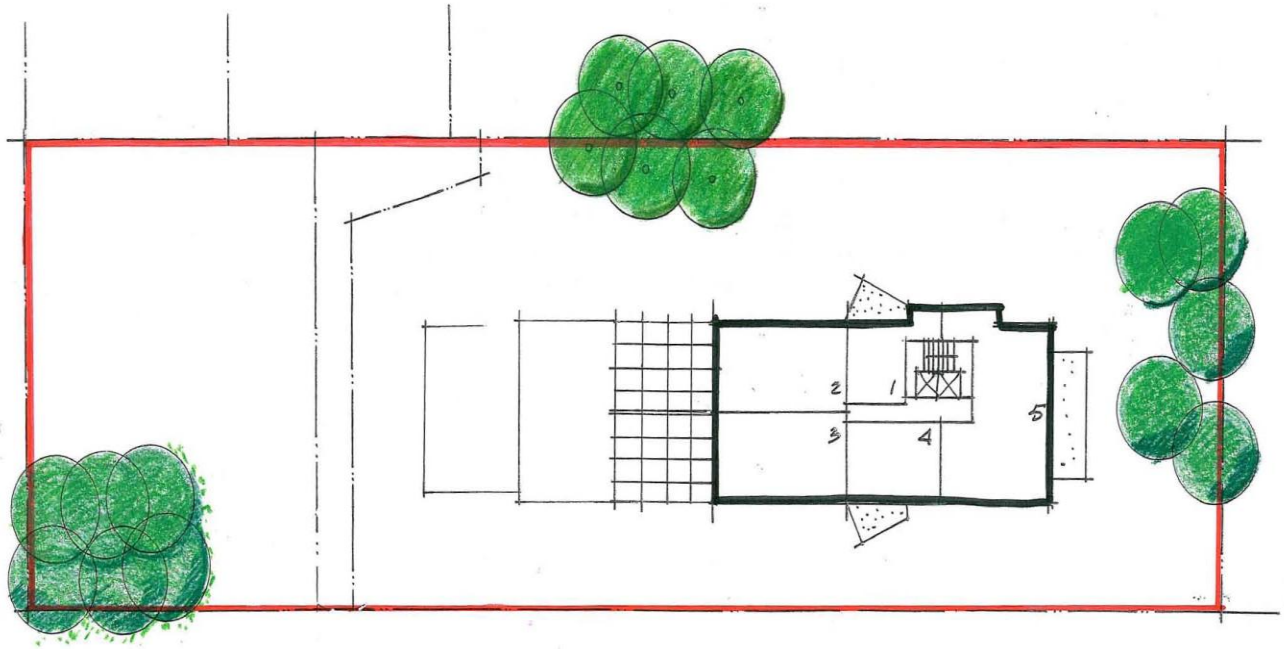
LEVEL 9

0 5 10 20 40



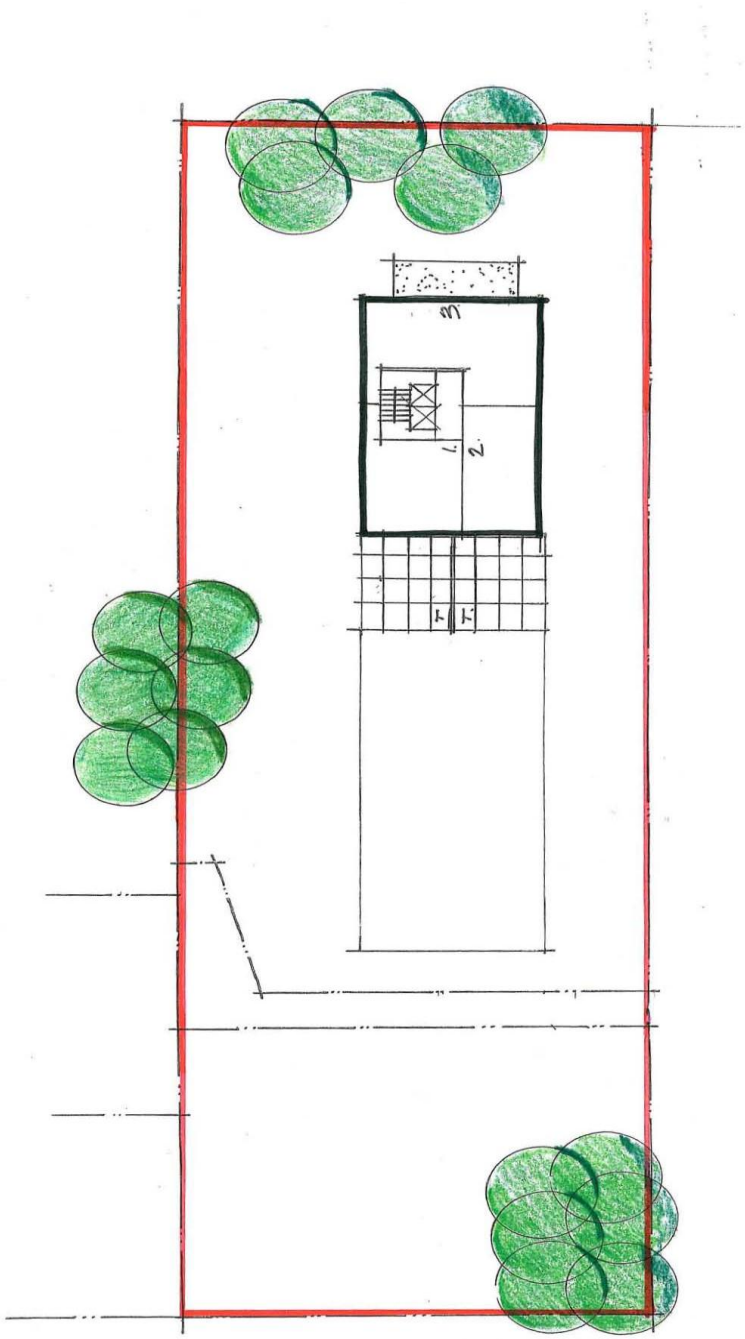
LEVEL 10

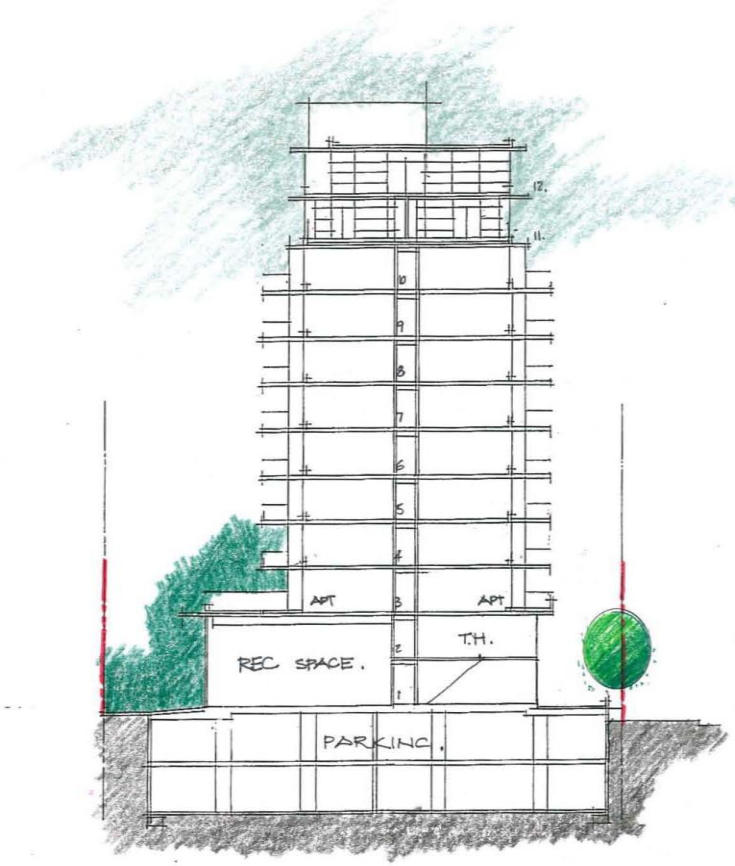
0 5 10 20 40



LEVEL 11

0 5 10 20 40


LEVEL 12
0 5 10 20 40'
Rezoning Application
Vidal Street
City of White Rock BC
14
CRESSEY DEVELOPMENT GROUP
BINGHAM HILL ARCHITECTS
OCTOBER 1, 2012



TYPICAL SECTION

0 5 10 20 40

STREET VIEW FROM SOUTHEAST

7.46 CD-46 COMPREHENSIVE DEVELOPMENT ZONE (1500 Oxford Street)

INTENT

The intent of this zone is to accommodate a 121-unit residential development on a site of approximately 7,090 square metres (1.75 acres) in area.

1. Permitted Uses:
   (a) *multi-unit residential use*
   (b) *accessory home occupation* use in accordance with the provisions of 5.3 and that does not involve clients directly accessing the *building*

2. Lot Coverage:
   (a) Maximum *lot coverage* shall not exceed 36%

3. Density:
   (a) Maximum *gross floor area* shall not exceed 32,522 square metres (350,060ft^2)
   (b) Maximum *residential floor area* shall not exceed 27,607 square metres (297,156ft^2)
   (c) Maximum number of *dwelling units* shall not exceed 121

4. Building Height:
   (d) Tower A (shown on attached Plans) shall not exceed a *height* of 159.5 metres geodetic
   (e) Tower B (shown on attached Plans) shall not exceed a *height* of 170.5 metres geodetic
   (f) Section 4.13.4 does not apply to the CD-46 Zone

5. Siting Requirements:
   (a) Minimum setbacks are as follows:
      (i) Setback for buildings from front (west) lot line = 14.8 metres
      (ii) Setback for balconies from front (west) lot line = 11.8 metres
      (iii) Setback for buildings from rear (east) lot line = 19.5 metres
      (iv) Setback for buildings from north interior side lot line = 6.1 metres
      (v) Setback for slab extensions from north interior side lot line = 3.9 metres
      (vi) Setback for buildings from south interior side lot line = 4.3 metres
      (vii) Setback for balconies from south interior side lot line = 1.2 metres
      (viii) Setback for buildings from other interior side lot lines = 3.0 metres
      (ix) Setback for slab extensions from other interior side lot lines = 0.3 metres
   (b) Stair accesses to the underground parking shall be sited as shown on the attached Plans

6. Parking:

   Parking shall be provided in accordance with Section 4.14, with a total minimum of four hundred (400) parking spaces to be provided as follows:

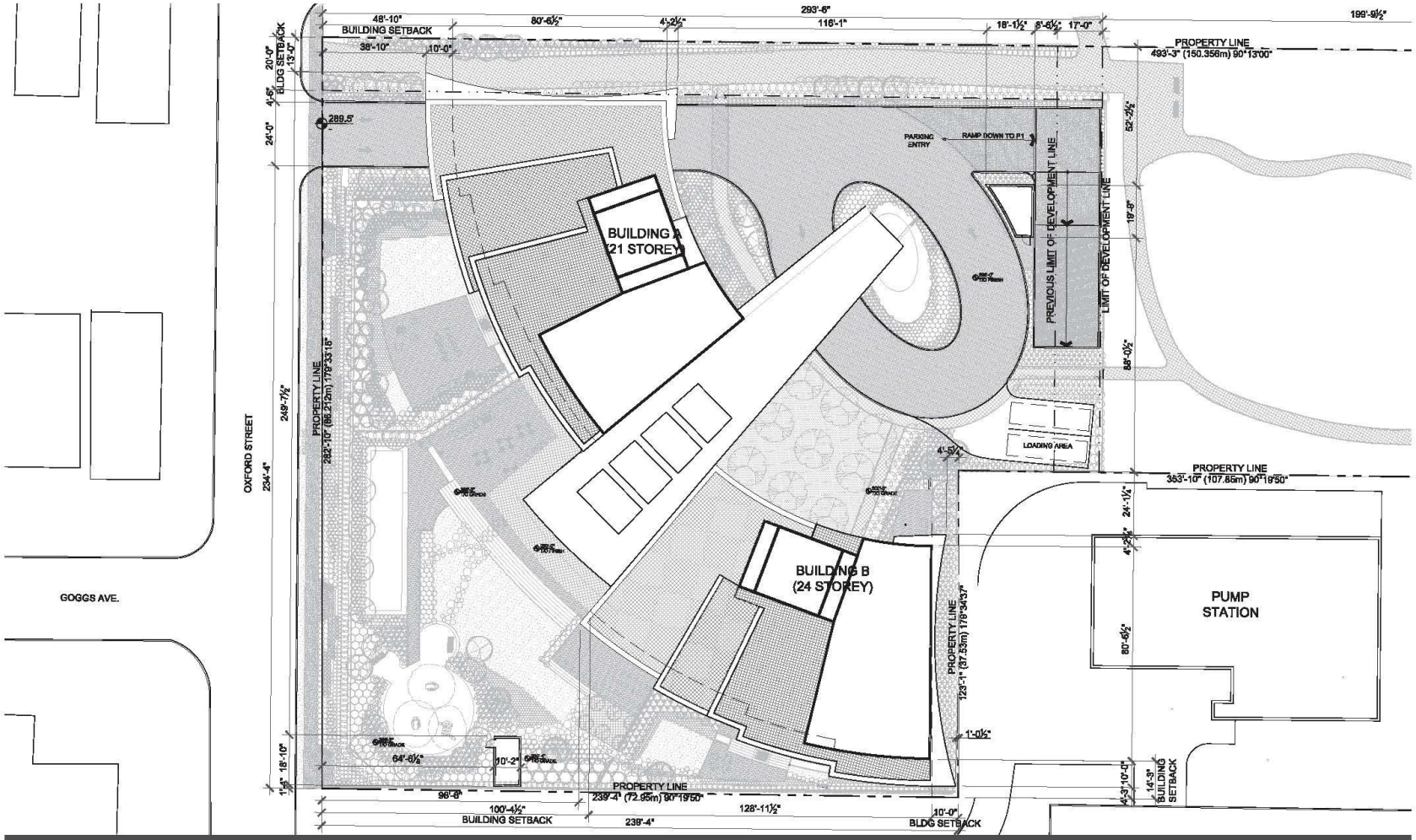
   (d) A minimum of forty (40) visitor spaces are to be provided and marked as 'visitor parking'
   (e) A minimum of three hundred and sixty (360) spaces shall be provided to serve the residential units

(f) A minimum of six (6) spaces shall be provided for disabled persons parking and shall be clearly marked as per BC Building Code requirements

7. Loading:
   (a) Two (2) loading zones shall be provided in accordance with Section 4.15

8. Bicycle Parking:
   (a) A minimum of one hundred and twenty-two (122) Class I bicycle parking spaces shall be provided, in accordance with Section 4.16
   (b) A minimum of twenty-five (25) Class II bicycle parking spaces shall be provided, in accordance with Section 4.16

9. General:
   (a) Development in this zone shall substantially conform to the Plans prepared by Chris Dikeakos Architects Inc. and dated October 27, 2015, that are attached hereto and on file at the City of White Rock



CHRIS DIKEAKOS ARCHITECTS INC.

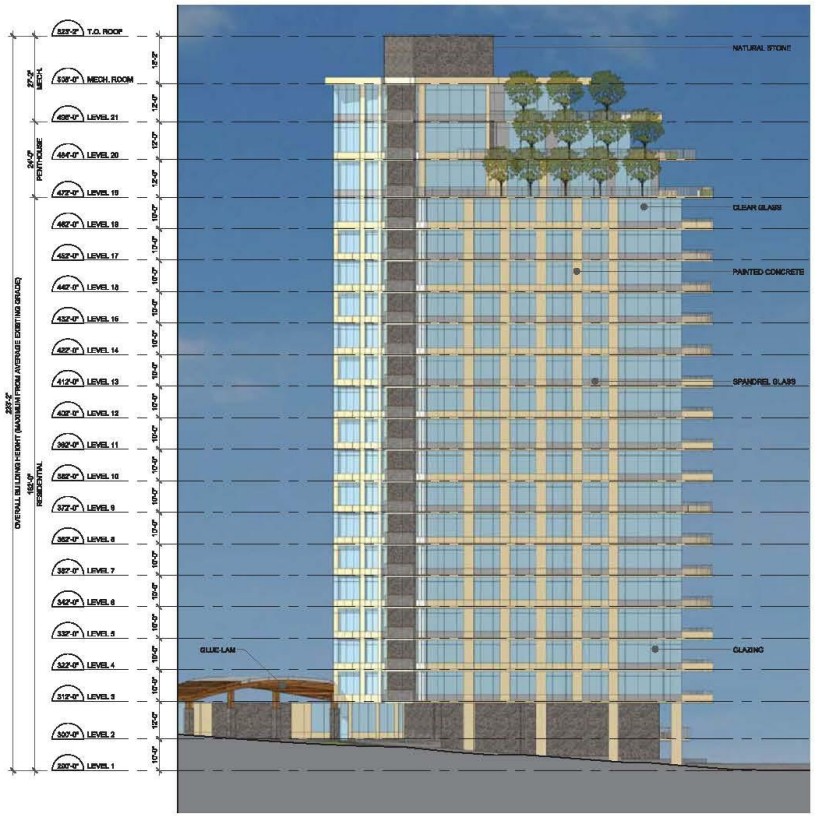
The Oxford
1500 Oxford Street, White Rock, BC

SITE PLAN
Scale: 1/32"= 1'-0"

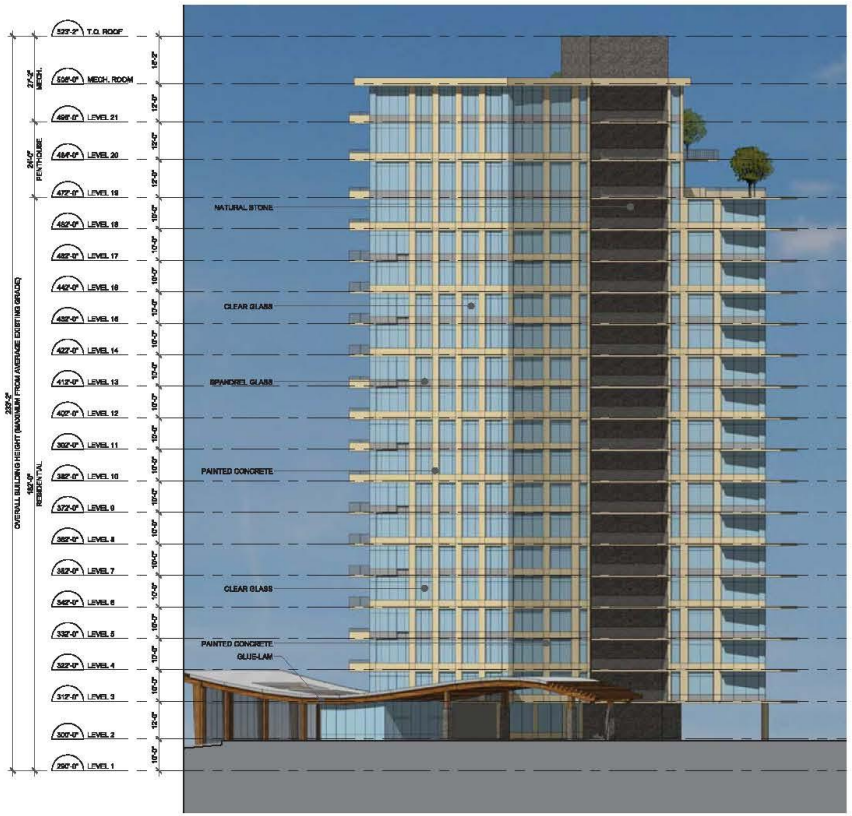
Rezoning Re-submission
October 27, 2015

elegant DEVELOPMENT INC.

A1.03



NORTH ELEVATION



EAST ELEVATION

CHRIS DIKEAKOS ARCHITECTS INC.

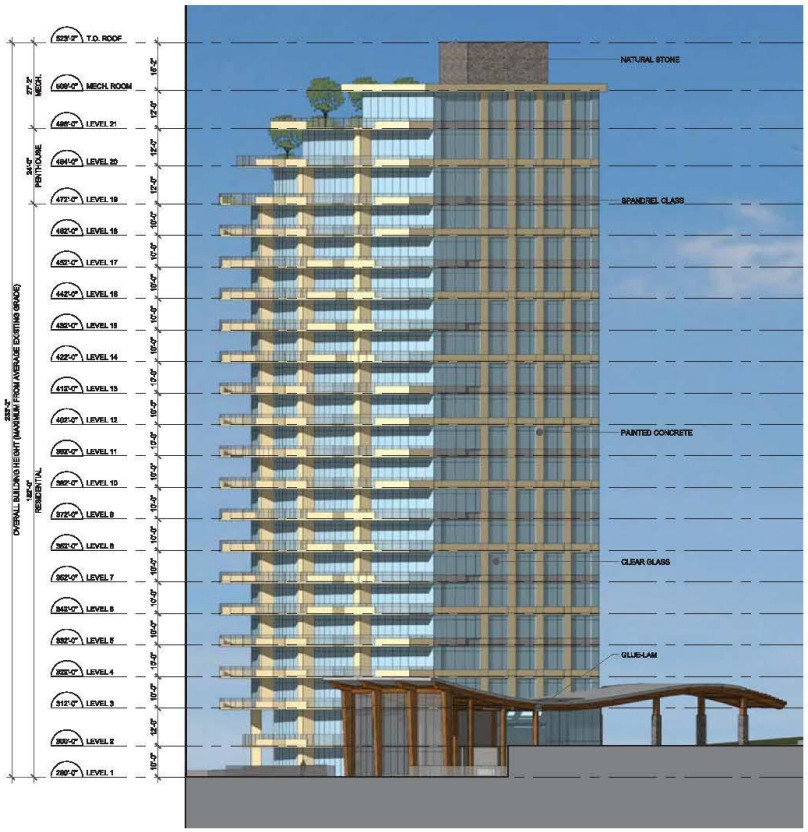
The Oxford
1500 Oxford Street, White Rock, BC

NORTH & EAST ELEV. - TOWER A
Scale: 1/32"= 1'-0"

Rezoning Re-submission
October 27, 2015

elegant DEVELOPMENT INC.

A3.00



SOUTH ELEVATION

WEST ELEVATION

CHRIS DIKEAKOS ARCHITECTS INC.

The Oxford
1500 Oxford Street, White Rock, BC

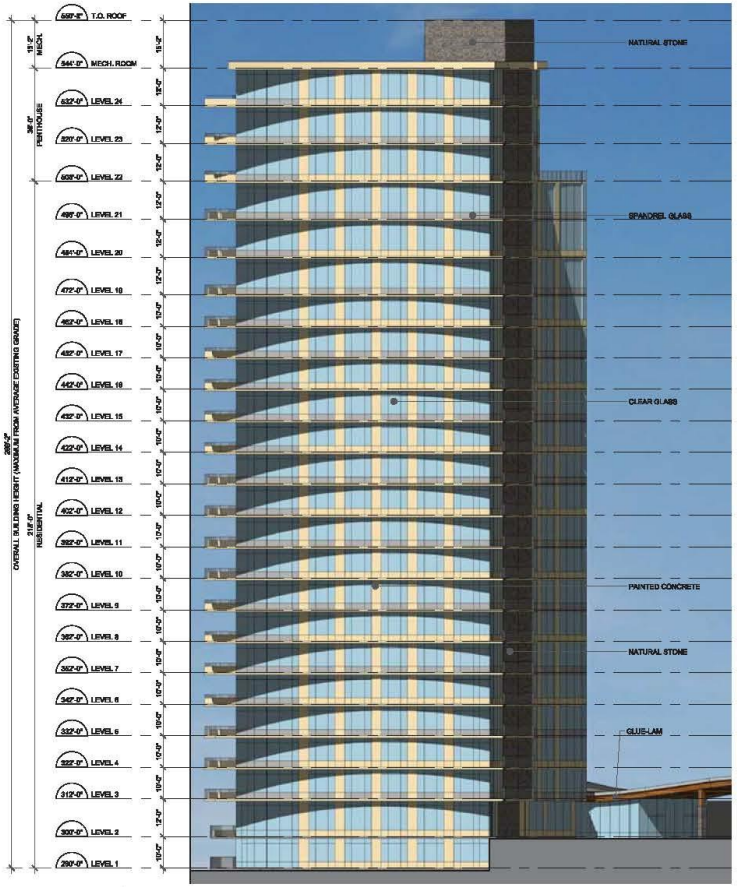
SOUTH & WEST ELEV. - TOWER A
Scale: 1/32"= 1'-0"

Rezoning Re-submission
October 27, 2015

elegant DEVELOPMENT INC.

A3.01

NORTH ELEVATION



EAST ELEVATION

CHRIS DIKEAKOS ARCHITECTS INC.

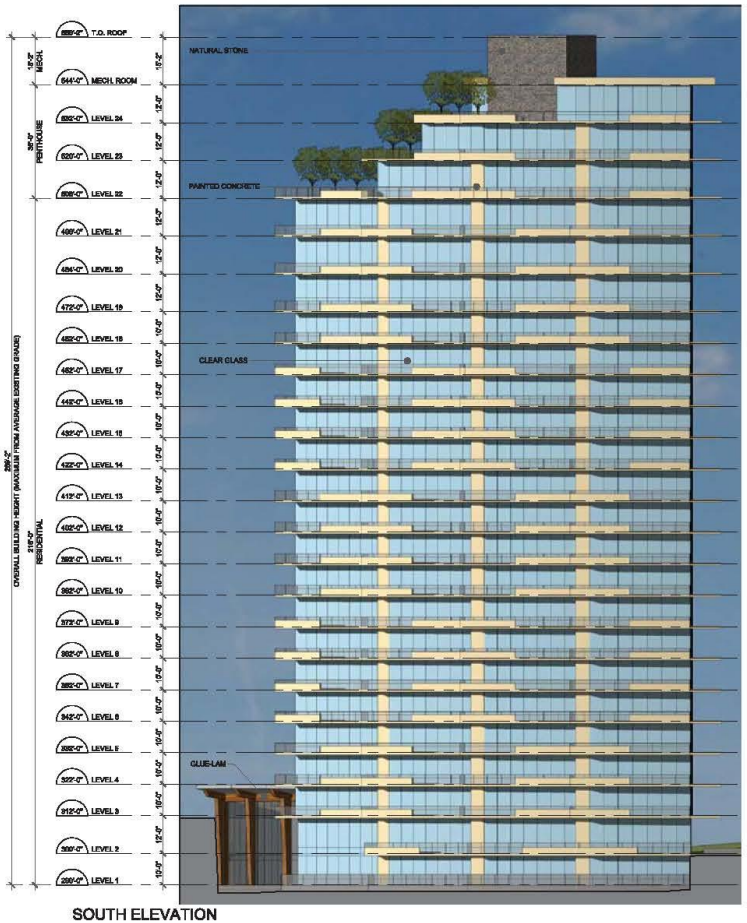
The Oxford
1500 Oxford Street, White Rock, BC

NORTH & EAST ELEV. - TOWER B
Scale: 1/32"= 1'-0"

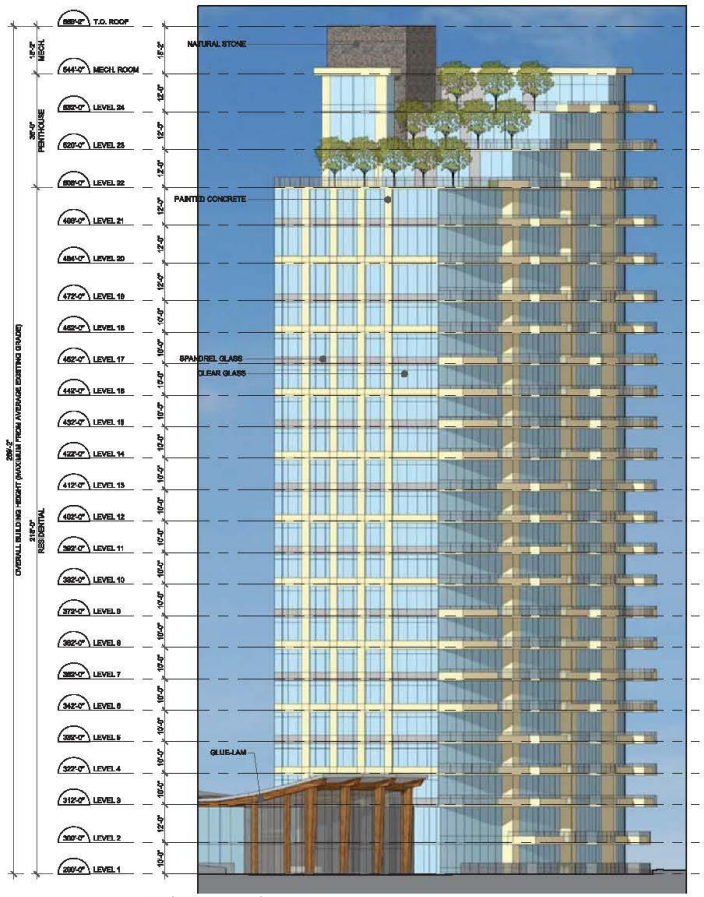
Rezoning Re-submission
October 27, 2015

elegant DEVELOPMENT INC.

A3.02



SOUTH ELEVATION



WEST ELEVATION

CHRIS DIKEAKOS ARCHITECTS INC.

The Oxford
1500 Oxford Street, White Rock, BC

SOUTH & WEST ELEV. - TOWER B
Scale: 1/32"= 1'-0"

Rezoning Re-submission
October 27, 2015

elegant DEVELOPMENT INC.

A3.03

eta
OXFORD STREET
RESIDENTIAL
1920 OXFORD STREET
White Rock, BC
OXFORD STREET
CONTEXT PLAN
ALLEGANY
STATE PARK

7.48 CD-48 COMPREHENSIVE DEVELOPMENT ZONE (15611 Marine Drive)

INTENT

The intent of this zone is to accommodate a hotel with 39 suites above a lounge area on a site of approximately 5,567 square metres in area.

1. Permitted Uses:
   (a) *hotel*
   (b) *licenced establishments*, including *liquor primary*, *food primary*, *agent store*, *u-brew* and *u-vin*
   (c) *retail service group 1 uses*;

2. Lot Coverage:
   (a) Maximum *lot coverage* shall not exceed 93%

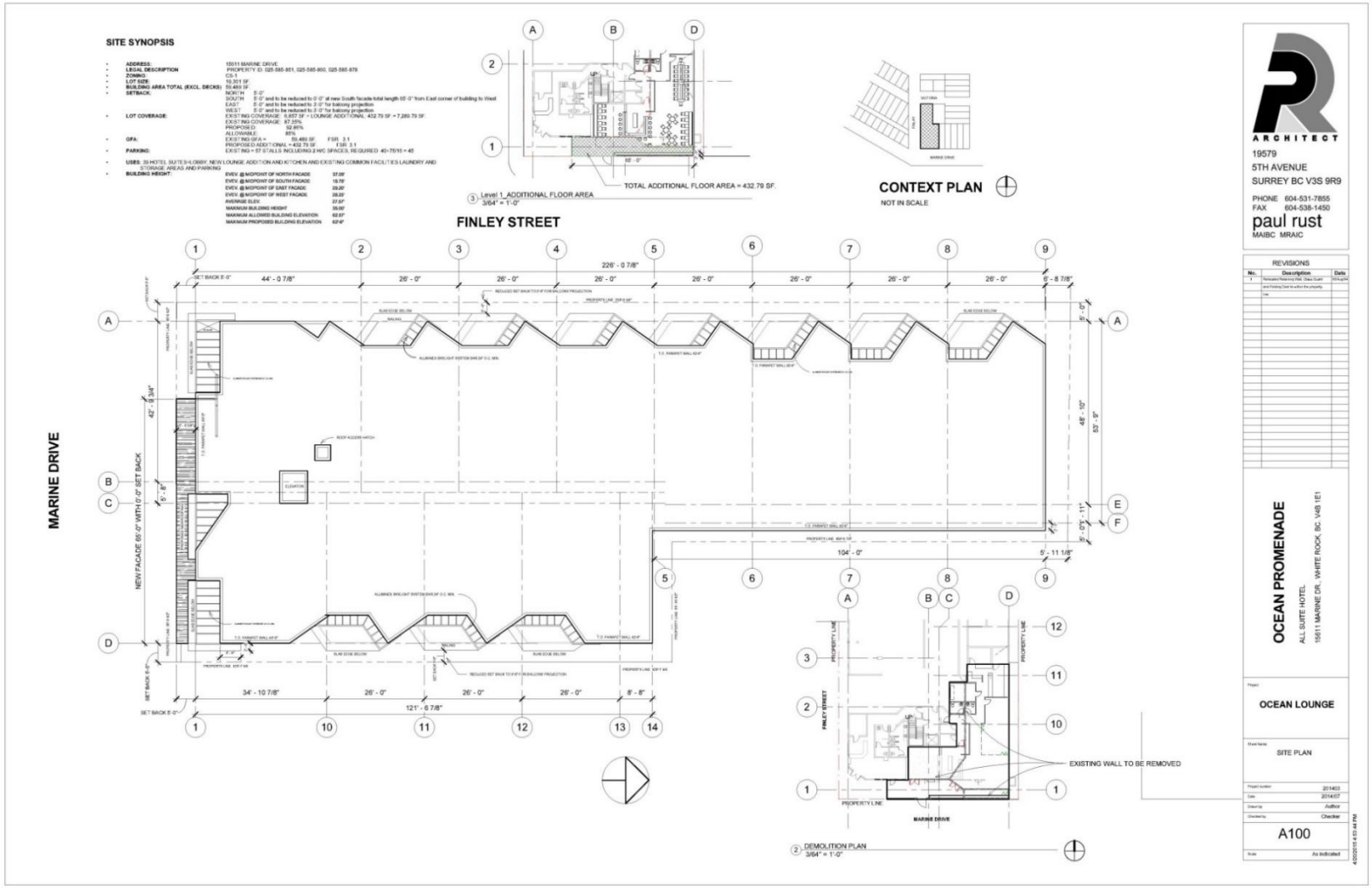
3. Density:
   (d) Maximum *gross floor area* shall not exceed 5,567 square metres (59,922 square feet)

4. Building Height:
   (g) *Principal buildings* shall not exceed a *height* of 19.1 metres geodetic

5. Siting Requirements:
   (c) Minimum setbacks are as follows:
      (i) Setback from front (north) lot line = 1.8 metres
      (ii) Setback from rear (south) lot line = 0.0 metres
      (iii) Setback from exterior (west) side lot line = 1.5 metres
      (iv) Setback from interior (east) side lot lines = 0.9 metres
   (d) Notwithstanding the above, *balconies* and roof overhangs may extend to within 0.9 metres of an exterior (west) side lot line.

6. Parking:
   (a) A minimum of 57 parking spaces shall be provided

7. General:
   (a) Development in this zone shall conform to the Plans (last revision date August 15, 2014) prepared by Paul Rust, Architect, that are attached hereto and on file at the City of White Rock


SITE SYNOPSIS
ADDRESS: 15511 MARINE DRIVE
LEGAL DESCRIPTION PROPERTY ID: 025-585-851, 025-585-860, 025-585-879
ZONING: CS-1
LOT SIZE: 10,301 SF
BUILDING AREA TOTAL (EXCL. DECKS): 59,469 SF
SETBACK: NORTH 5'-0"
SOUTH 5'-0" and to be reduced to 0'-0" at new South facade total length 65'-0" from East corner of building to West
EAST 5'-0" and to be reduced to 3'-0" for balcony projection
WEST 5'-0" and to be reduced to 3'-0" for balcony projection
LOT COVERAGE: EXISTING COVERAGE: 6,857 SF + LOUNGE ADDITIONAL 432.79 SF = 7,289.79 SF
EXISTING COVERAGE: 97.35%
PROPOSED 52.95%
ALLOWABLE 80%
GFA: EXISTING GFA = 59,469 SF FSR 3.1
PROPOSED ADDITIONAL = 432.79 SF FSR 3.1
PARKING: EXISTING = 57 STALLS INCLUDING 2 H/C SPACES, REQUIRED: 40+75/16 = 45
USES: 39 HOTEL SUITES+LOBBY, NEW LOUNGE ADDITION AND KITCHEN AND EXISTING COMMON FACILITIES LAUNDRY AND STORAGE AREAS AND PARKING
BUILDING HEIGHT:
EVEV. @ MIDPOINT OF NORTH FACADE 37.09'
EVEV. @ MIDPOINT OF SOUTH FACADE 19.79'
EVEV. @ MIDPOINT OF EAST FACADE 29.20'
EVEV. @ MIDPOINT OF WEST FACADE 28.20'
AVERAGE ELEV. 27.57'
MAXIMUM BUILDING HEIGHT 35.09'
MAXIMUM ALLOWED BUILDING ELEVATION 62.57'
MAXIMUM PROPOSED BUILDING ELEVATION 62'-6"
TOTAL ADDITIONAL FLOOR AREA = 432.79 SF.
3 Level 1 ADDITIONAL FLOOR AREA 3/64" = 1'-0"
CONTEXT PLAN
NOT IN SCALE
FINLEY STREET
MARINE DRIVE
NEW FACADE 65'-0" WITH 0'-0" SET BACK
226' - 0 7/8"
121' - 6 7/8"
104' - 0"
EXISTING WALL TO BE REMOVED
PROPERTY LINE
2 DEMOLITION PLAN 3/64" = 1'-0"
ARCHITECT
19579
5TH AVENUE
SURREY BC V3S 9R9
PHONE 604-531-7855
FAX 604-538-1450
paul rust
MAIBC MRAIC
REVISIONS
OCEAN PROMENADE
ALL SUITE HOTEL
15511 MARINE DR. WHITE ROCK, BC V4B 1E1
OCEAN LOUNGE
SITE PLAN
201403
2014/07
Author
Checker
A100
As indicated

ARCHITECT
19679
5TH AVENUE
SURREY BC V3S 9R9
PHONE 604-531-7855
FAX 604-538-1450
paul rust
MAIBC MRAIC
REVISIONS
No. Description Date
OCEAN PROMENADE
ALL SUITE HOTEL
15611 MARINE DR., WHITE ROCK, BC. V4B 1E1
Project
OCEAN LOUNGE
Sheet Name
FLOOR PLAN, ELEVATION AND DETAILS
A101
Level 3 22' - 8"
Level 2 13' - 0"
Level 1 0' - 0"
Floating Door 10' - 0"
RAISED FLOOR
Section 1-1 1/4" = 1'-0"
Glass front glazing Details 1/2" = 1'-0"
3D View_1
Level 1_Ocean Lounge 1/8" = 1'-0"
South Elevation 1/8" = 1'-0"
SIDE WALK
PROPERTY LINE
COOL ROOM
DRY ROOM
MAIN KITCHEN
PRIVATE ROOM
BAR AREA
STORE
MEC. ROOM

ARCHITECT
19579
5TH AVENUE
SURREY BC V3S 9R9
PHONE 604-531-7855
FAX 604-538-1450
paul rust
MAIBC MRAIC
OCEAN PROMENADE
OCEAN LOUNGE
EXTERIOR FRONT
A103
South
1/8" = 1'-0"
3D View_1
3D View_2
3D View_3
3D View_4

7.51 CD-51 COMPREHENSIVE DEVELOPMENT ZONE (14825 & 14835 Thrift Avenue)

INTENT

The intent of this zone is to accommodate the development of a multi-unit residential development on a site of approximately 2,023.7 square metres in area.

1. Permitted Uses:

   (a) *multi-unit residential use*
   (b) *accessory home occupation* use in accordance with the provisions of 5.3 and that does not involve clients directly accessing the *building*

2. Lot Coverage:

   (e) Maximum *lot coverage* shall not exceed 38%

3. Density:

   Maximum *gross floor area* shall not exceed 5,671.3 square metres (61,045.1 ft^2), maximum *residential floor area* shall not exceed 4,431.3 square metres (46,729.5ft^2), and the maximum number of *dwelling units* shall not exceed 25, comprised as follows:

(a) BASE DENSITY: The maximum *gross floor area* shall not exceed 0.9 times the lot area, and the maximum number of dwelling units shall not exceed 12 units.

(b) ADDITIONAL (BONUS) DENSITY: Where a contribution of $350,000 has been provided to the Community Amenity Reserve Fund to assist with the provision of the amenities in the following table, the maximum *gross floor area* shall not exceed 5,671.3 square metres (61,045.1 ft^2), the maximum *residential floor area* shall not exceed 4,431.3 square metres (46,729.5ft^2), and the maximum number of *dwelling units* shall not exceed 25 units.

#	Amenity
1	New public open space and walkways
2	Improvement of existing open space and walkways
3	Public art
4	Waterfront improvement, including civic parking facilities
5	Special needs or non-market affordable housing
6	People movement infrastructure to link Uptown to the Waterfront

The amenity must be provided in accordance with an amenity agreement and section 219 covenant delivered by the owner of the subject real property, to secure the amenity.

4. Building Height:

   (a) The building shall not exceed 118.6 metres geodetic, inclusive of the stair tower and elevator shaft.

5. Siting Requirements:

   (a) Minimum setbacks are as follows:

(i)	Setback from front (south) lot line	= 12.95 metres
(ii)	Setback from rear (north) lot line	= 6.71 metres
(iii)	Setback from interior side (east) lot line	= 7.15 metres
(iv)	Setback from interior side (west) lot line	= 6.16 metres

   (b) Notwithstanding the above, balconies and canopies may encroach by up to 2.99 metres into the required front (south) lot line setback, and balconies may encroach by up to 2.14 metres into the required rear (north) lot line setback.

6. Parking:

   Parking shall be provided in accordance with Section 4.14, with a minimum total of sixty (60) parking spaces to be provided as follows:

   (a) A minimum of fifty (52) spaces shall be provided to serve the residential units, including a minimum of one (1) space for disabled persons clearly marked as per BC Building Code requirements
   (b) A minimum of eight (8) visitor spaces are to be provided and marked as 'visitor,' including a minimum of one (1) space for disabled persons clearly marked as per BC Building Code requirements

7. Loading:

   (a) One (1) loading zone shall be provided in accordance with Section 4.15

8. Bicycle Parking:

   (a) A minimum of twenty-five (25) Class I bicycle parking spaces shall be provided, in accordance with Section 4.16
   (b) A minimum of five (5) Class II bicycle parking spaces shall be provided, in accordance with Section 4.16

9. General:

   (a) Development in this zone that includes the additional (bonus) density referred to in Subsection 3(b) shall substantially conform to the elevations prepared by Ankenman Associates Architects Inc. dated February 7, 2017 and the site plan prepared by Ankenman Associates Architects Inc. dated February 7, 2017, that are attached hereto and on file at the City of White Rock.
   (b) Development in this zone that does not include the additional (bonus) density referred to in Sub-section 3(b) shall be required to obtain a new Major Development Permit.

SYNOPSIS

LEGAL DESCRIPTION

LOTS 11 AND 12,SECTION 10, TOWNSHIP 1,
NEW WESTMINSTER DISTRICT PLAN 19664

CIVIC ADDRESS

14835 AND 14825 THRIFT AVE., WHITE ROCK, B.C.

ZONING

CURRENT ZONING - RS-1
PROPOSED ZONING - CD

SITE AREA

2023 S.M. (21,775 SQ.FT.)

SITE COVERAGE

ALLOWABLE (PER RM-2) = 45% (21,775 x 0.45=9,798.75 sq.ft.)
PROVIDED = 37.38% (8139.67 SQ.FT. INCL. DECKS)

DENSITY

25 UNITS/.2023ha (50 UNITS PER ACRE)

BLDG HEIGHT

GEODETIC ELEVATION TO TOP OF ELEVATOR PENTHOUSE: 118.55m

PROPOSED SETBACKS

NORTH: 22'-0 1/8" (6.71m) TO BLDG FACE
11'-11 7/8" (4.57m) TO EDGE OF LEVEL 2 DECK
SOUTH: 42'-5-7/8" (12.95m) TO BLDG FACE
32'-8 1/4" (9.96m) TO EDGE OF LEVEL 10 DECK
EAST: 23-5 1/2" (7.15m) TO BLDG FACE
WEST: 20'-2 5/8" (6.16m) TO BLDG FACE

RESIDENTIAL FLOOR AREAS

EXCLUDING CORRIDORS, STAIRS, ELEVATORS, LOBBY, AND AMENITY

RESIDENTIAL FLOOR AREA		CORR/ELEVSTAIR/LOBBY	AMENITY	TOTAL EXCLUSIONS	TOTAL AREA
LEVEL 1	6447.78	-1926.33	-4521.45	-6447.78	-
LEVEL 2	6066.37	-874.21		-874.21	5,192.16
LEVEL 3	6066.37	-874.21		-874.21	5,192.16
LEVEL 4	6066.37	-874.21		-874.21	5,192.16
LEVEL 5	6066.37	-874.21		-874.21	5,192.16
LEVEL 6	6066.37	-874.21		-874.21	5,192.16
LEVEL 7	6066.37	-874.21		-874.21	5,192.16
LEVEL 8	6066.37	-874.21		-874.21	5,192.16
LEVEL 9	6066.37	-874.21		-874.21	5,192.16
LEVEL 10	6066.37	-874.21		-874.21	5,192.16
TOTAL	61,045.11	-8793.88	-4521.45	-14,315.67	46,729.44

FLOOR AREA RATIO

PROVIDED =46,729.44 SQ.FT. / 21,775 SQ.FT. =2.15

UNIT COUNT

	UNIT A	UNIT B	UNIT C	TOTAL
LEVEL 1				
LEVEL 2	2	1		3
LEVEL 3	2	1		3
LEVEL 4	2	1		3
LEVEL 5	2	1		3
LEVEL 6	2	1		3
LEVEL 7	2	1		3
LEVEL 8	2	1		3
LEVEL 9	2	1		3
LEVEL 10			1	1
TOTAL	16	8	1	25

UNIT TYPE (TOTAL FLOOR AREA)	AREA
UNIT A	1498.92
UNIT B	2194.32
UNIT C	5192.16

PARKING REQUIREMENTS

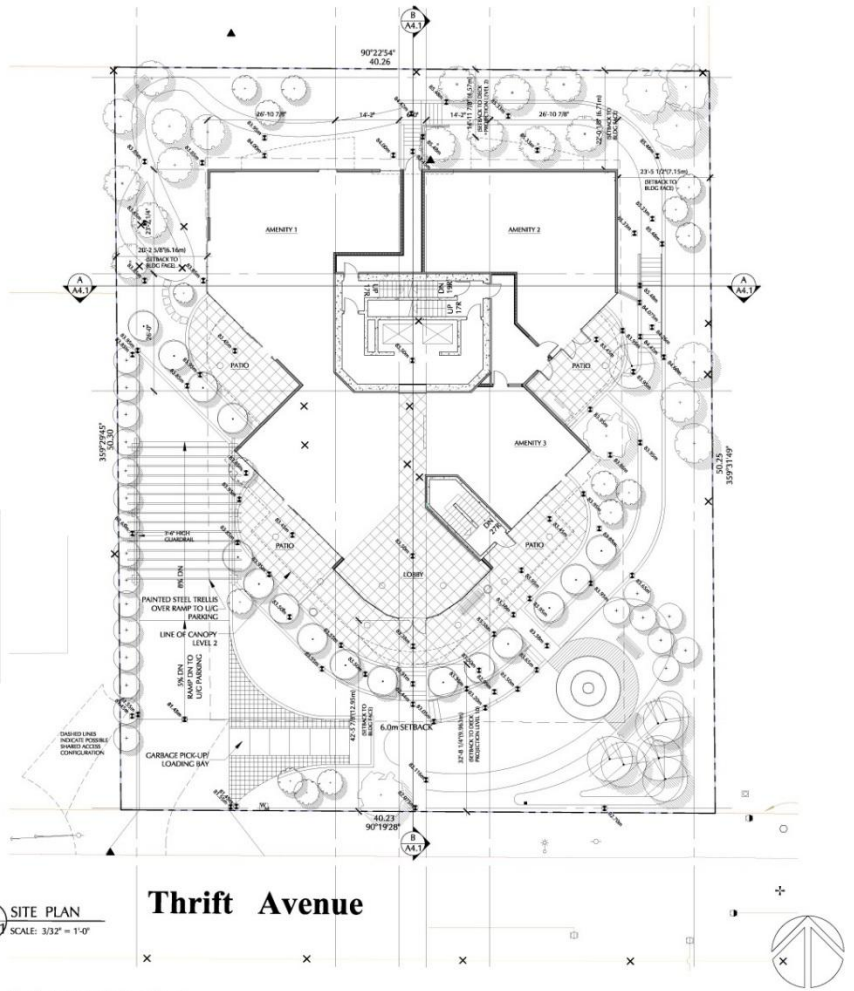
	REQUIRED:	PROVIDED:
RESIDENT PARKING: 25 UNITS	25 x 1.2 = 30	
VISITOR PARKING: 25 UNITS	25 x .3 = 8	
ACCESSIBLE PARKING:	1	
	TOTAL = 39	TOTAL =63

INDOOR AMENITY SPACE

PROVIDED:
LEVEL 1 4521.45 S.F.

MAXIMUM RESIDENTIAL FLOOR AREA

UNIT A 1498.92 S.F. (TOTAL INCL LAUNDRY)	=1498.92 S.F. X 16 = 23,982.72 S.F.
UNIT B 2194.32 S.F. (TOTAL INCL LAUNDRY)	=2194.32 S.F. X 8 = 17,554.56 S.F.
UNIT C 5192.16 S.F. (TOTAL INCL LAUNDRY)	=5192.16 S.F. X 1 = 5192.16 S.F.
	TOTAL 46,729.44 S.F.



1 A1.01 SITE PLAN SCALE: 3/32" = 1'-0"

Thrift Avenue

PROPOSED DEVELOPMENT

14825 & 14835 Thrift Ave,
White Rock BC

SITE PLAN & SYNOPSIS

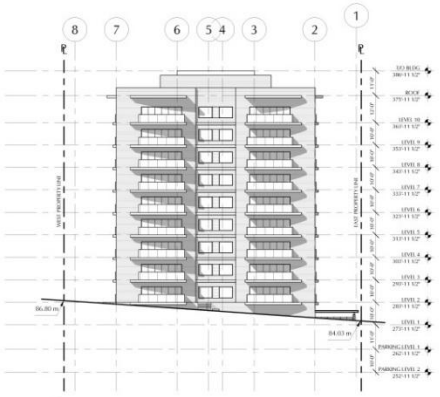
REV	DATE	DESCRIPTION	BY
	FEB. 7, 2017	ISSUED FOR D/PRE-ZONING	ML
	JAN. 25, 2017	ISSUED TO CITY FOR DISCUSSION	ML

Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

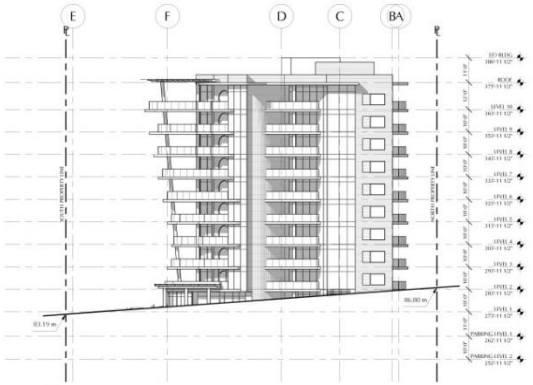
Development For FORGE PROPERTIES

1501 SCALE:3/32"=1'-0"
February 7, 2017

A1.1

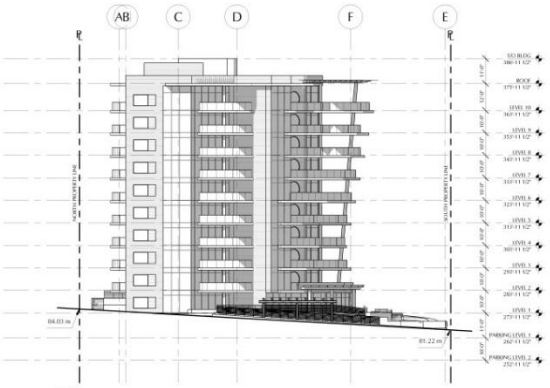


1 A3.1 NORTH ELEVATION
SCALE: 3/64" = 1'-0"



2 A3.1 EAST ELEVATION
SCALE: 3/64" = 1'-0"

3 A3.1 SOUTH ELEVATION
SCALE: 3/64" = 1'-0"



4 A3.1 WEST ELEVATION
SCALE: 3/64" = 1'-0"

PROPOSED DEVELOPMENT

14825 & 14835 Thrift Ave,
White Rock BC

ELEVATIONS

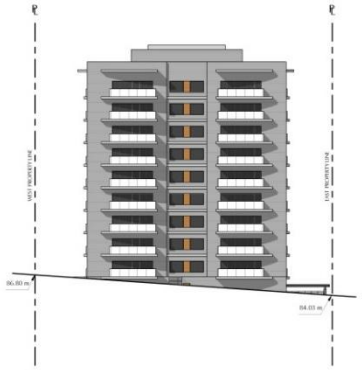
REV	DATE	DESCRIPTION	BY
	FEB. 7, 2017	ISSUED FOR DP/RE-ZONING	ML
	JAN. 25, 2017	ISSUED TO CITY FOR DISCUSSION	ML

Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

Development For FORGE PROPERTIES

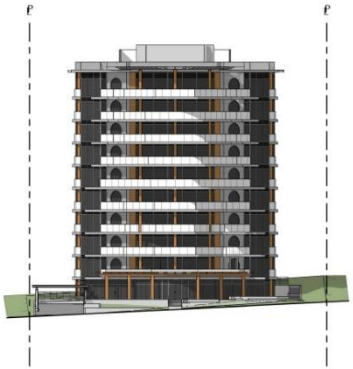
1501 SCALE: 3/64" = 1'-0"
February 7, 2017

A3.1



1 A3.2 COLOURED NORTH ELEVATION
SCALE: 3/64" = 1'-0"

2 A3.2 COLOURED EAST ELEVATION
SCALE: 3/64" = 1'-0"



3 A3.2 COLOURED SOUTH ELEVATION
SCALE: 3/64" = 1'-0"

4 A3.2 COLOURED WEST ELEVATION
SCALE: 3/64" = 1'-0"

PROPOSED DEVELOPMENT

14825 & 14835 Thrift Ave,
White Rock BC

COLOURED ELEVATIONS

REV	DATE	DESCRIPTION	BY
	FEB. 7, 2017	ISSUED FOR DP/RE-ZONING	ML
	JAN. 25, 2017	ISSUED TO CITY FOR DISCUSSION	ML

A3.2

Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

Development For FORGE PROPERTIES

1501 SCALE: 3/64" = 1'-0"
February 7, 2017

7.54 CD-54 COMPREHENSIVE DEVELOPMENT ZONE (Best & Roper)

INTENT

The intent of this zone is to accommodate the development of a multi-unit residential development on a site of approximately 1,887 square metres in area.

1. Permitted Uses:
   (a) *multi-unit residential use*
   (b) *accessory home occupation* use in accordance with the provisions of 5.3 and that does not involve clients directly accessing the *building*

2. Lot Coverage:
   (a) Maximum *lot coverage* shall not exceed 53%.

3. Density:

   Maximum *residential floor area* shall not exceed 1.5 times the lot area, and the maximum number of *dwelling units* shall not exceed 28, comprised as follows:

   (a) BASE DENSITY: The maximum residential floor area shall not exceed 1.1 times the lot area, and the maximum number of dwelling units shall not exceed 23 units.

   (b) ADDITIONAL (BONUS) DENSITY: Where a contribution of $712,063 has been provided to the Community Amenity Reserve Fund to assist with the provision of the amenities in the following table, the maximum residential floor area shall not exceed 1.5 times the lot area, and the maximum number of dwelling units shall not exceed 28 units.

#	Amenity
1	New public open space and walkways
2	Improvement of existing open space and walkways
3	Public art
4	Waterfront improvement, including civic parking facilities
5	Special needs or non-market affordable housing
6	People movement infrastructure to link Uptown to the Waterfront

   The amenity must be provided in accordance with an amenity agreement and section 219 covenant delivered by the owner of the subject real property, to secure the amenity.

4. Building Height:
   (a) The building shall not exceed 106.6 metres geodetic

5. Siting Requirements:
   (a) Minimum setbacks are as follows:
      (i) Setback from front (east) lot line = 6.01 metres
      (ii) Setback from rear (west) lot line = 6.0 metres
      (iii) Setback from exterior side (north) lot line = 6.0 metres
      (iv) Setback from interior side (south) lot line = 5.7 metres
   (b) Notwithstanding the above, balconies may encroach by up to 1.17 metres into the required rear (west) lot line setback, a bay window may encroach by up to 0.5 metres into the required interior (south) lot line setback, balconies may encroach by up to 1.17 metres into the required front (east) lot line setback, and entrance canopies may encroach by up to 3.05 metres into the required front (east) lot line setback.

6. Parking:

   Parking shall be provided in accordance with Section 4.14, with a minimum 1.5 parking spaces per dwelling unit to be provided as follows:

   (a) A minimum of 1.2 spaces per dwelling unit shall be provided to serve the residential units
   (b) A minimum of 0.3 spaces per dwelling unit are to be provided and marked as 'visitor'
   (c) A minimum of three (3) spaces shall be provided for disabled persons parking and shall be clearly marked as per BC Building Code requirements

7. Loading:
   (a) One (1) loading zone shall be provided in accordance with Section 4.15

8. General:
   (a) Development in this zone that includes the additional (bonus) density referred to in Sub-section 3(b) shall substantially conform to the Plans prepared by Gerry Blonski Architect and dated "August 27, 2016 Revised", that are attached hereto and on file at the City of White Rock
   (b) Development in this zone that does not include the additional (bonus) density referred to in Sub-section 3(b) shall be required to obtain a Major Development Permit.

A3
FIRST FLOOR PLAN
OXFORD HEIGHTS
1293 BEST STREET WHITE ROCK BC.
JOB NO. 15-12
DATE: 12 AUG 2016
REVISED FOR DEVELOPMENT PERMIT
Gerry Bionda
architect A.I.B.C.
BEST ST
ROPER AVE
LOBBY
MAILBOX
AMENITY
1166 SF
STORAGE
COMMON AREA 857 SF
OVERHEAD BALCONY
OVERHEAD CANOPY
OVERHEAD FLOOR
SKY WINDOW
PMT
1 FIRST FLOOR
1/8" = 1'-0"

A8
ELEVATIONS
JOB NO: 15-12
DATE: 12 AUG 2016
OXFORD HEIGHTS
1293 BEST STREET WHITE ROCK BC.
Gerry Dionisi
architect A.I.B.C.
REVISED FOR DEVELOPMENT PERMIT
ROPER AVE
P.L.
TOP OF PARAPET 349.74
TOP PLATE 347.91
FOURTH FLOOR 338.84
THIRD FLOOR 328.81
SECOND FLOOR 318.78
AVERAGE GRADE 308.96
FIRST FLOOR 308.75
BASEMENT LOBBY 298.34
SLAB TOP OF BASEMENT
EXISTING GRADES @ WEST P.L.
EXISTING GRADES @ EAST P.L.
SLAB TOP
6' HIGH FENCING @ WEST P.L.
1 BEST ST ELEVATION (EAST)
1/8" = 1'-0"
2 REAR ELEVATION (WEST)
1/8" = 1'-0"
EXTERIOR FINISH SCHEDULE
MATERIAL
FINISH
1/ HARDI SIDING 1ST, 2ND, 3RD FL. EXTERIAL WALLS
HARDI SIDING PAINTED BM #HC-46 JACKSON TAN
2/ HARDI PANEL 1ST, 2ND, 3RD, 4TH FL. BAY WINDOW WALLS
SMOOTH FINISH PAINTED BM #AF-145 SAINT MARTIN SAND
3/ HARDI PANEL WITH BATTENS 4TH FL. EXTERIAL WALLS
SMOOTH FINISH PAINTED BM #AF-145 SAINT MARTIN SAND
4/ WOOD LAMINATE ENTRANCE COLUMNS
SMOOTH FINISH STAINED
5/ CULTURAL STONE 1ST EXTERIAL WALLS
CULTURED STONE FAWN COUNTRY LEDGESTONE CSV #2041
6/ CONCRETE FOUNDATION WALLS, FENCING POSTS
PAINTED BM #CC-382 ELK
7/ WOOD TRIM / FASCIA 1ST, 2ND, 3RD, 4TH FL.
PAINT BM #OC-145 BONE CHINA
8/ RAILING
METAL PAINT DARK GREY
9/ CEDAR SOFFIT
STAINED TO MATCH LAMINATE WOOD BEAM

A9
ELEVATIONS
OXFORD HEIGHTS
1293 BEST STREET WHITE ROCK BC.
JOB NO. 15-12
DATE: 12 AUG 2016
Gerry Dionisi
architect a.i.b.c.
REVISED FOR DEVELOPMENT PERMIT
TOP OF PARAPET 347.91
TOP PLATE 347.91
FOURTH FLOOR 338.84
THIRD FLOOR 328.81
SECOND FLOOR 318.78
AVERAGE GRADE 308.96
FIRST FLOOR 308.75
BASEMENT 296.10
BASEMENT LOBBY 298.34
BUILDING HEIGHT 40.79'
EXISTING GRADES @ NORTH P.L.
EXISTING GRADES @ SOUTH P.L.
P.L.
BEST ST
1 ROPER AVE ELEVATION (NORTH)
1/8" = 1'-0"
2 SIDE ELEVATION (SOUTH)
1/8" = 1'-0"
REVEAL TEXTURE ON CONC. WALL
EXTERIOR FINISH SCHEDULE
MATERIAL
FINISH
1/ HARDI SIDING
1ST, 2ND, 3RD FL.
EXTERIAL WALLS
HARDI SIDING PAINTED BM #2146 JACKSON TAN
2/ HARDI PANEL
1ST, 2ND, 3RD, 4TH FL BAY WINDOW WALLS
SMOOTH FINISH PAINTED BM #2146-50 SAINT MARTIN SAND
3/ HARDI PANEL WITH BATTENS
4TH FL. EXTERIAL WALLS
SMOOTH FINISH PAINTED BM #2146-50 SAINT MARTIN SAND
4/ WOOD LAMINATE
ENTRANCE COLUMNS
SMOOTH FINISH STAINED
5/ CULTURAL STONE
1ST EXTERIAL WALLS
CULTURED STONE PANEL COUNTRY LEDGESTONE CSV-20041
6/ CONCRETE
FOUNDATION WALLS, FENCING POSTS
PAINTED BM #CC-362 ELK
7/ WOOD TRIM / FASCIA
1ST, 2ND, 3RD, 4TH FL.
PAINT BM #CC-426 BONE CHINA
8/ RAILING
METAL PAINT DARK GREY
9/ CEDAR SOFFIT
STAINED TO MATCH LAMINATE WOOD BEAM

7.56 CD-56 COMPREHENSIVE DEVELOPMENT ZONE (Nichol & North Bluff)

INTENT

The intent of this zone is to accommodate the development of a multi-unit residential development with a commercial component on a site of approximately 2,660 square metres in area.

1. Permitted Uses:

   (a) *multi-unit residential use*
   (b) *retail service group 1 use*
   (c) *accessory home occupation* use in accordance with the provisions of 5.3 and that does not involve clients directly accessing the *building*

2. Location of Permitted Uses:

   (a) a *retail service group 1use* shall be located on the ground level in the portion of the *building* fronting on Nichol Road.
   (b) a *multi-unit residential use* shall be located in all parts of the *building* other than the ground level fronting on Nichol Road.
   (c) an *accessory home occupation use* may be located within a *dwelling unit*.

3. Lot Coverage:

   (a) *lot coverage* shall not exceed 60%.

4. Density:

   Maximum *gross floor area* shall not exceed 2.18 times the lot area, and the maximum number of *dwelling units* shall not exceed 51, comprised as follows:

(a) BASE DENSITY: The maximum *gross floor area* shall not exceed 1.75 times the lot area, and the maximum number of dwelling units shall not exceed 33 units.

(b) ADDITIONAL (BONUS) DENSITY: Where a contribution of $200,000 has been provided to the Community Amenity Reserve Fund to assist with the provision of the amenities in the following table, the maximum *gross floor area* shall not exceed 2.18 times the lot area, and the maximum number of dwelling units shall not exceed 51 units.

#	Amenity
1	New public open space and walkways
2	Improvement of existing open space and walkways
3	Public art
4	Waterfront improvement, including civic parking facilities
5	Special needs or non-market affordable housing
6	People movement infrastructure to link Uptown to the Waterfront

The amenity must be provided in accordance with an amenity agreement and section 219 covenant delivered by the owner of the subject real property, to secure the amenity.

5. Building Height:
   (a) The building shall not exceed 100.5 metres geodetic

6. Siting Requirements:
   (a) Minimum setbacks are as follows:
      (i) Setback from front (west) lot line = 3.68 metres
      (ii) Setback from rear (east) lot line = 3.91 metres
      (iii) Setback from exterior side (north) lot line = 2.13 metres
      (iv) Setback from interior side (south) lot line = 2.33 metres
   (b) Notwithstanding the above, balconies/overhangs may encroach by up to 2.17 metres into the required front (west) lot line setback, 1.07 metres into the required rear (east) lot line setback, 2.13 metres into the required exterior side (north) lot line setback, and 1.67 metres into the required interior side (south) lot line setback.
   (c) Notwithstanding the above, columns may encroach by up to 0.81 metres into the required front (west) lot line setback, 0.61 metres into the required rear (east) lot line setback, and 0.61 metres into the required exterior side (north) lot line setback.

7. Parking:

   Parking shall be provided in accordance with Section 4.14, with the minimum number of spaces required as follows:

   (a) A minimum of 86 spaces shall be provided for the residential units
   (b) A minimum of 15 spaces shall be provided for visitors and marked as 'visitor'
   (c) A minimum of six (6) spaces shall be provided for use by the commercial tenants and marked as 'commercial'
   (d) A minimum of two (2) spaces shall be provided for disabled persons parking and shall be clearly marked as per BC Building Code requirements

8. Bicycle Parking:

   Bicycle parking shall be provided in accordance with Section 4.16, with the minimum number of spaces required as follows:

   (a) A minimum of 55 Class I spaces shall be provided
   (b) A minimum of 10 Class II spaces shall be provided

9. Loading:

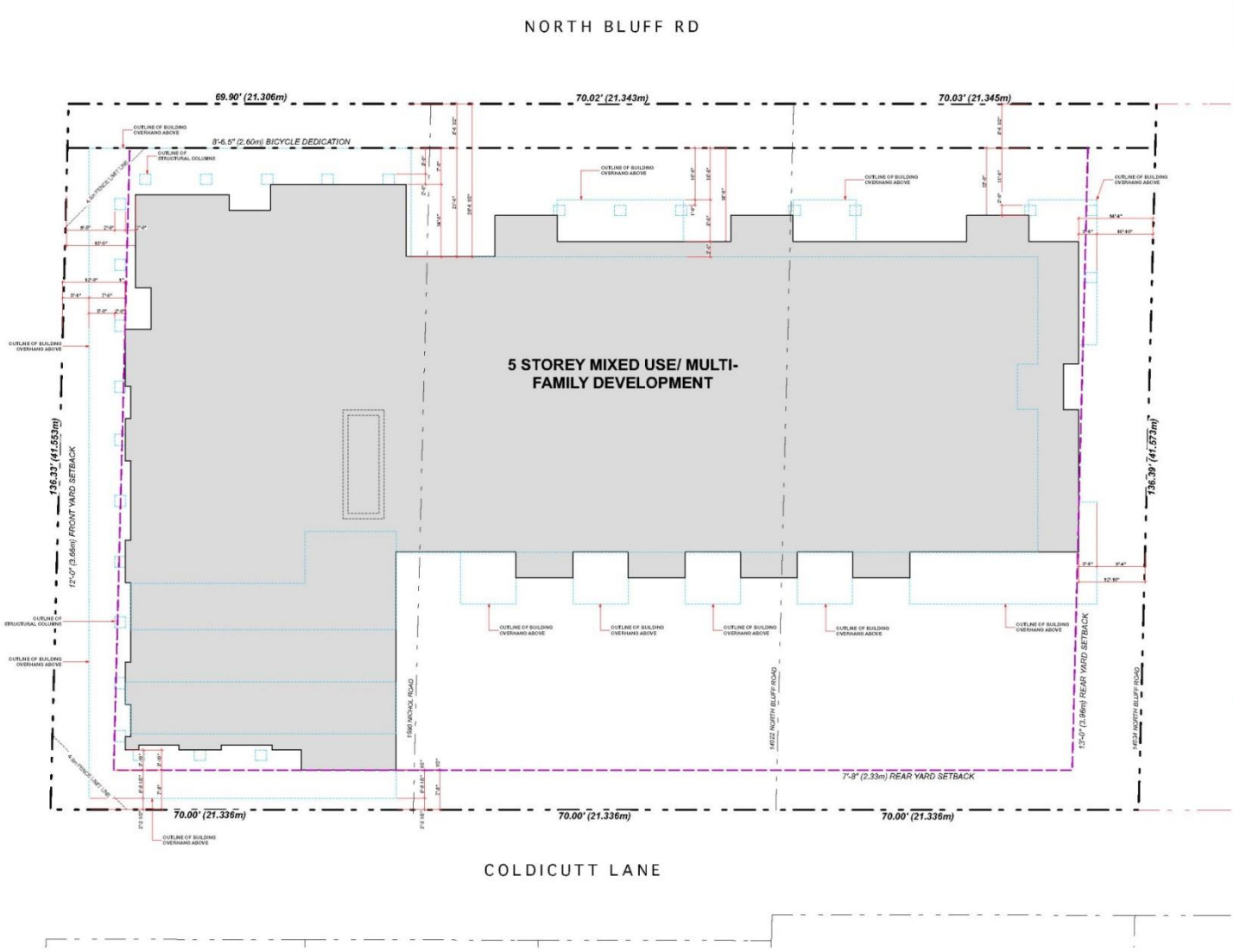
   Loading shall be provided in accordance with Section 4.15, with the minimum number of loading spaces required as follows:

   (a) One (1) loading zone shall be provided for residential use in accordance with Section 4.15
   (b) One (1) loading zone shall be provided for commercial use in accordance with Section 4.15

10. General:

(a) Development in this zone that includes the additional (bonus) density referred to in Subsection 4(b) shall substantially conform to the Plans prepared by Integra Architecture Inc. dated October 4, 2016, that are attached hereto and on file at the City of White Rock.

(b) Development in this zone that does not include the additional (bonus) density referred to in Sub-section 4(b) shall be required to obtain a new Major Development Permit.



INTEGRA ARCHITECTURE INC.
415 WEST PENDER STREET
VANCOUVER, BC V6B 1T5
T 604.688.4220 F 604.688.4270
info@integra-arch.com
www.integra-arch.com

Copyright reserved. This drawing and design is the property of Integra Architecture Inc. and is not to be used in any way without the permission of Integra Architecture Inc. and remains the property of Integra Architecture Inc. and must not be used without the written consent.

[ARCHITECT SEAL]

TEXOR HOMES INC

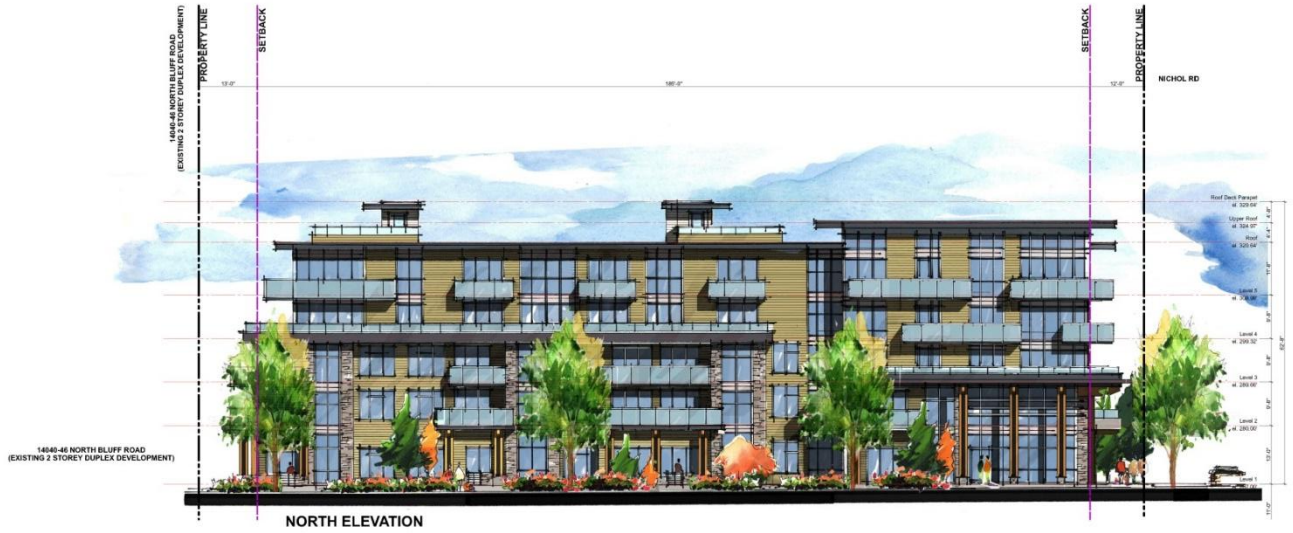
RESIDENTIAL DEVELOPMENT

1590 NICHOL RD
WHITE ROCK, BC

Graphic Site Plan

14347
1/8" = 1'-0"
Oct 04 2016
10a

A-1.011



NORTH ELEVATION

SOUTH ELEVATION

INTEGRA ARCHITECTURE INC.

416 WEST PENDER STREET
VANCOUVER, BC V6B 1T5
T 604.688.4220 F 604.688.4270
info@integra-arch.com
www.integra-arch.com

Copyright reserved. This drawing and design is and shall remain the property of Integra Architecture Inc. and may not be used without the Architect's consent.

[ARCHITECT SEAL]

[CLIENT]
TEXOR HOMES INC

[PROJECT]
RESIDENTIAL DEVELOPMENT

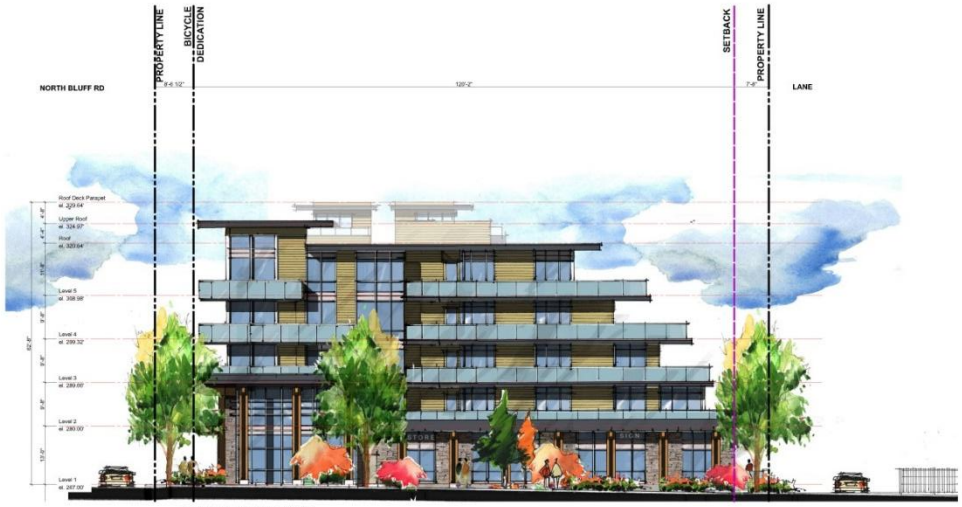
1590 NICHOL RD
WHITE ROCK, BC

[TITLE]
Elevations

14347	[PROJECT]
3/32" = 1'-0"	[SCALE]
Oct 04 2016	[DATE]
10a	[ISSUE]

[DRAWING]
A-4.001

EAST ELEVATION



WEST ELEVATION

INTEGRA ARCHITECTURE INC.

416 WEST PENDER STREET
VANCOUVER, BC V6B 1T5
T 604.688.4220 F 604.688.4270
info@integra-arch.com
www.integra-arch.com

Copyright reserved. This drawing and design is and at all times remains the exclusive property of INTEGRA ARCHITECTURE INC. and cannot be used without the Architect's consent.

[ARCHITECT SEAL]

[CLIENT]
TEXOR HOMES INC

[PROJECT]
RESIDENTIAL DEVELOPMENT

1590 NICHOL RD
WHITE ROCK, BC

[TITLE]
Elevations

14347	[PROJECT]
3/32" = 1'-0"	[SCALE]
Oct 04 2016	[DATE]
10a	[ISSUE]

[DRAWING]
A-4.011

7.57 CD-57 COMPREHENSIVE DEVELOPMENT ZONE (Finlay/Russell)

INTENT

The intent of this zone is to accommodate the development of a mixed-use development on a site of approximately 5,290.4 square metres (1.3 acres) in area.

1. Permitted Uses:

   (a) *multi-unit residential use*
   (b) *retail service group 1 use*
   (c) *medical or dental clinic*
   (d) *child care centre use* in accordance with the provisions of section 5.1.1
   (e) *accessory home occupation* use in accordance with the provisions of section 5.3 and that does not involve clients directly accessing the *principal building*

2. Location of Permitted Uses:

   (a) *retail service group 1 uses*, *medical or dental clinics,* and *child care centre uses* shall be located on the first or second storey of the *principal building*
   (b) *multi-unit residential uses* shall be located above the first two storeys of the *principal building*
   (c) an *accessory home occupation use* may be located within a *dwelling unit*.

3. Lot Coverage:

   (a) *lot coverage* shall not exceed 82%

4. Density:

   (a) Maximum *gross floor area* shall not exceed 24,145 square metres, and the maximum number of *dwelling units* shall not exceed 126, comprised as follows:

      (i) BASE DENSITY: The maximum *gross floor area* shall not exceed 9,822 square metres, and the maximum number of dwelling units shall not exceed 57 units

      (ii) ADDITIONAL (BONUS) DENSITY: Where a contribution of $2,210,000 has been provided to the Community Amenity Reserve Fund to assist with the provision of the amenities in the following table, and a housing agreement has been entered into and filed with the Land Title Office on the subject real property to secure sixteen (16) units with a minimum aggregate 1,363.6 square metres (14,678 square feet) *residential floor area* as rental tenure for the life of the building, the maximum *gross floor area* shall not exceed 24,145 square metres, and the maximum number of dwelling units shall not exceed 126 units

#	Amenity
1	New public open space and walkways

2	Improvement of existing open space and walkways
3	Public art
4	Waterfront improvement, including civic parking facilities
5	Special needs or non-market affordable housing
6	People movement infrastructure to link Uptown to the Waterfront

The amenity must be provided in accordance with an amenity agreement and a section 219 covenant delivered by the owner of the subject real property to secure the amenity

5. Building Height:
   (a) The *principal building* shall not exceed 143.9 metres geodetic

6. Siting Requirements:
   (a) Minimum setbacks are as follows:
      (i) Setback from front (south) lot line = 3.04 metres
      (ii) Setback from rear (north) lot line = 0.00 metres
      (iii) Setback from exterior side (west) lot line = 1.85 metres
      (iv) Setback from interior side (east) lot line = 6.09 metres
   (b) Notwithstanding the above, balconies may encroach by up to 2.57 metres into the required front (south) lot line setback and 1.15 metres into the required interior side (east) lot line setback

7. Parking:

   Parking shall be provided in accordance with Section 4.14, with the minimum total number of 349 spaces required as follows:

   (a) A minimum of 179 spaces shall be provided for the residential *dwelling units*
   (b) A minimum of 40 spaces shall be provided for visitors and marked as 'visitor'
   (c) A minimum of 130 spaces shall be provided for the *retail service group 1 uses*, *medical or dental clinic* and the *child care centre uses*
   (d) A minimum of eight (8) of the required 349 spaces shall be provided for disabled persons parking and shall be clearly marked in accordance with B.C. Building Code requirements
   (e) Where a *child care centre use* is operating on the property, a minimum of two (2) of the required 349 spaces shall be provided for *child care centre use* on the ground floor level and shall be clearly marked

8. Bicycle Parking:

   Bicycle parking shall be provided in accordance with Section 4.16, with the minimum number of spaces required as follows:

   (a) A minimum of 91 Class I spaces shall be provided
   (b) A minimum of 19 Class II spaces shall be provided

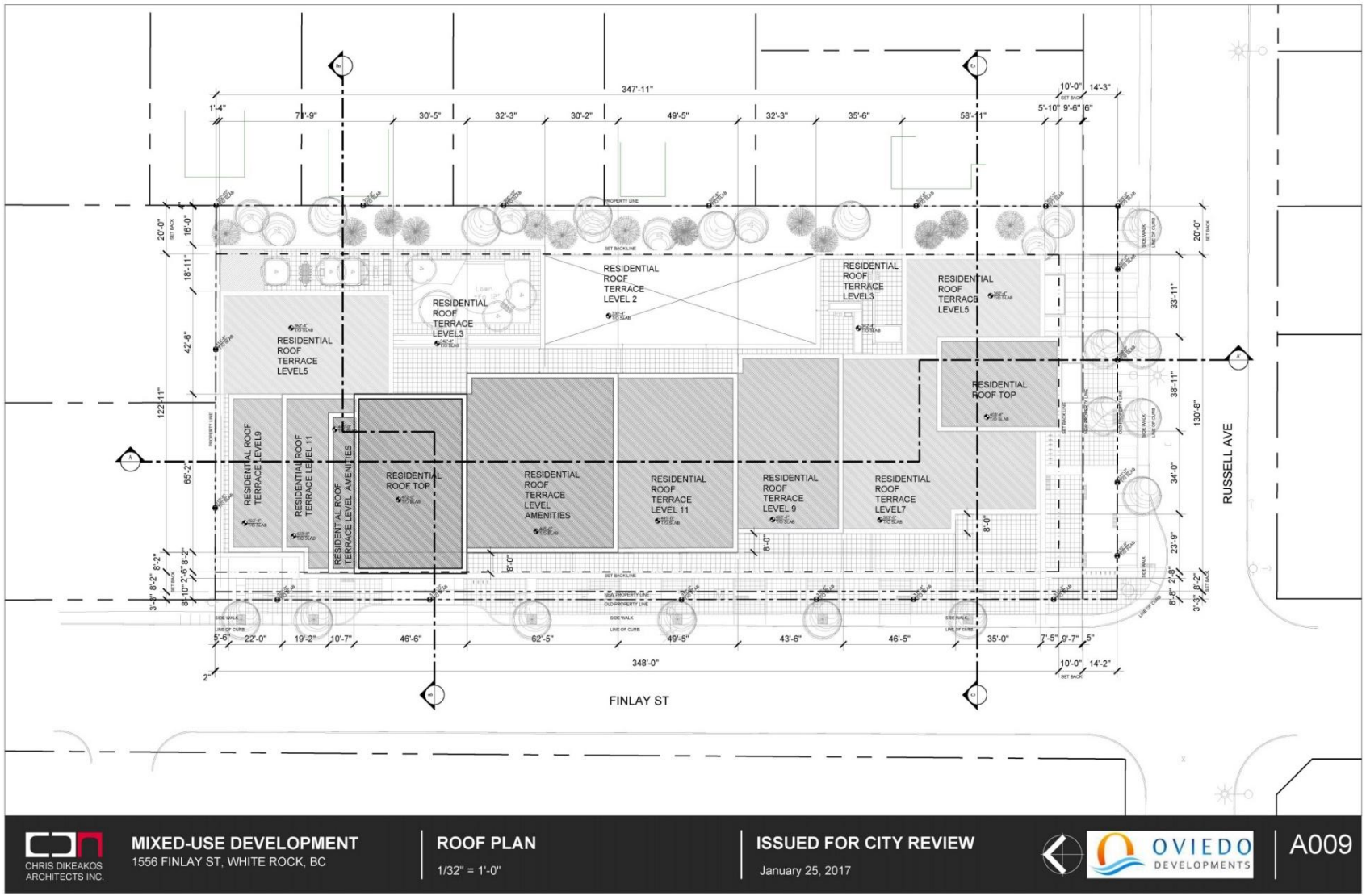
9. Loading:

(a) One (1) loading zone shall be provided for residential use and three (3) loading zones shall be required for commercial use in accordance with Section 4.15

10. General:

(a) Development in this zone that includes the additional (bonus) density referred to in Section 4 shall substantially conform to the Plans prepared by Chris Dikeakos Architects Inc. dated January 25, 2017 that are attached hereto and on file at the City of White Rock

(b) Development in this zone that does not include the additional (bonus) density referred to in Section 3 shall be required to obtain a new Major Development Permit



CHRIS DIKEAKOS ARCHITECTS INC.

MIXED-USE DEVELOPMENT
1556 FINLAY ST, WHITE ROCK, BC

ROOF PLAN
1/32" = 1'-0"

ISSUED FOR CITY REVIEW
January 25, 2017

OVIEDO DEVELOPMENTS

A009

MIXED-USE DEVELOPMENT
1556 FINLAY ST, WHITE ROCK, BC
CHRIS DIKEAKOS ARCHITECTS INC.
WEST ELEVATION
SCALE: 1/16" = 1"
ISSUED FOR CITY REVIEW
January 25, 2017
OVIEDO DEVELOPMENTS
A300
1 WINDOW FRAME & GUARDRAIL SUPPORTS COLOUR : GREY VELVET
2 GLASS: DOUBLE GLAZED WINDOWS - CLEAR GLASS WITH LOW-E COATING
3 SPANDREL GLASS: 6MM CLEAR TEMPERED W/ROLL COAT CERAMIC FRIT #2 PAINTED COLOUR: ANODIZED GREY
4 SPANDREL GLASS: 6MM CLEAR ANNEALED C/W VITRUM 6MM CLEAR TEMPERED SURFACE COLOUR: LIGHT YELLOW
5 ARCHITECTURAL FINISH CONCRETE PAINTED: COLOUR BENJAMIN MOORE - WHITE DIAMOND - 2121-60
6 ARCHITECTURAL FINISH CONCRETE PAINTED: COLOUR BENJAMIN MOORE PILGRIM HAZE - 2132-50
7 SIMULATED WOOD AT UNDERSIDE OF THE OFFICE SOFFIT
8 NATURAL STONE: STONE TILE - LOIRE HONED, LIMESTONE, MOSAIC
9 NATURAL STONE: STONE TILE - BLACK SHADOW HONED, MARBLE
10 ARCHITECTURAL LOUVERS
11 NATURAL STONE VENEER SPLIT FACE GREY (FEATURE WALL)
12 LANDSCAPED WALL
NEW PROPERTY LINE
OLD PROPERTY LINE
PROPERTY LINE
T. O. ROOF
AMENITY LEVEL
LEVEL 12
LEVEL 11
LEVEL 10
LEVEL 9
LEVEL 8
LEVEL 7
LEVEL 6
LEVEL 5
LEVEL 4
LEVEL 3
LEVEL 2
LEVEL 1
LEVEL 0
NATURAL GRADE

1. WINDOW FRAME & GUARDRAIL SUPPORTS COLOUR : GREY VELVET
2. GLASS: DOUBLE GLAZED WINDOWS - CLEAR GLASS WITH LOW-E COATING
3. SPANDREL GLASS: 6MM CLEAR TEMPERED W/ROLL COAT CERAMIC FRIT #2 PAINTED COLOUR: ANODIZED GREY
4. SPANDREL GLASS: 4MM CLEAR ANNEALED C/W VITRUM 6MM CLEAR TEMPERED SURFACE COLOUR: LIGHT YELLOW
5. ARCHITECTURAL FINISH CONCRETE PAINTED : COLOUR BENJAMIN MOORE WHITE DIAMOND - 2121-60
6. ARCHITECTURAL FINISH CONCRETE PAINTED: COLOUR BENJAMIN MOORE PILGRIM HAZE - 2132-50
7. SIMULATED WOOD AT UNDERSIDE OF THE OFFICE SOFFIT
8. NATURAL STONE: STONE TILE - LOIRE HONED, LIMESTONE MOSAIC
9. NATURAL STONE: STONE TILE - BLACK SHADOW HONED, MARBLE
10. ARCHITECTURAL LOUVERS
11. NATURAL STONE VENEER SPLIT FACE GREY (EAST WALL)
12. LANDSCAPED WALL

CHRIS DIKEAKOS ARCHITECTS INC.

MIXED-USE DEVELOPMENT
1556 FINLAY ST, WHITE ROCK, BC

SOUTH ELEVATION
SCALE: 1/16" = 1"

ISSUED FOR CITY REVIEW
January 25, 2017

OVIEDO DEVELOPMENTS

A301

1. WINDOW FRAME & GUARDRAIL SUPPORTS COLOUR : GREY VELVET
2. GLASS: DOUBLE GLAZED WINDOWS - CLEAR GLASS WITH LOW-E COATING
3. SPANDREL GLASS: 6MM CLEAR TEMPERED W/ROLL COAT CERAMIC FRIT #2 PAINTED COLOUR: ANODIZED GREY
4. SPANDREL GLASS: 4MM CLEAR ANNEALED C/W VITRIUM 6MM CLEAR TEMPERED SURFACE COLOUR: LIGHT YELLOW
5. ARCHITECTURAL FINISH CONCRETE PAINTED : COLOUR BENJAMIN MOORE WHITE DIAMOND - 2121-60
6. ARCHITECTURAL FINISH CONCRETE PAINTED: COLOUR BENJAMIN MOORE PILGRIM HAZE - 2132-50
7. SIMULATED WOOD AT UNDERSIDE OF THE OFFICE SOFFIT
8. NATURAL STONE: STONE TILE - LOIRE HONED, LIMESTONE MOSAIC
9. NATURAL STONE: STONE TILE - BLACK SHADOW HONED, MARBLE
10. ARCHITECTURAL LOUVERS
11. NATURAL STONE VENEER SPLIT FACE GREY (EAST WALL)
12. LANDSCAPED WALL

CHRIS DIKEAKOS ARCHITECTS INC.

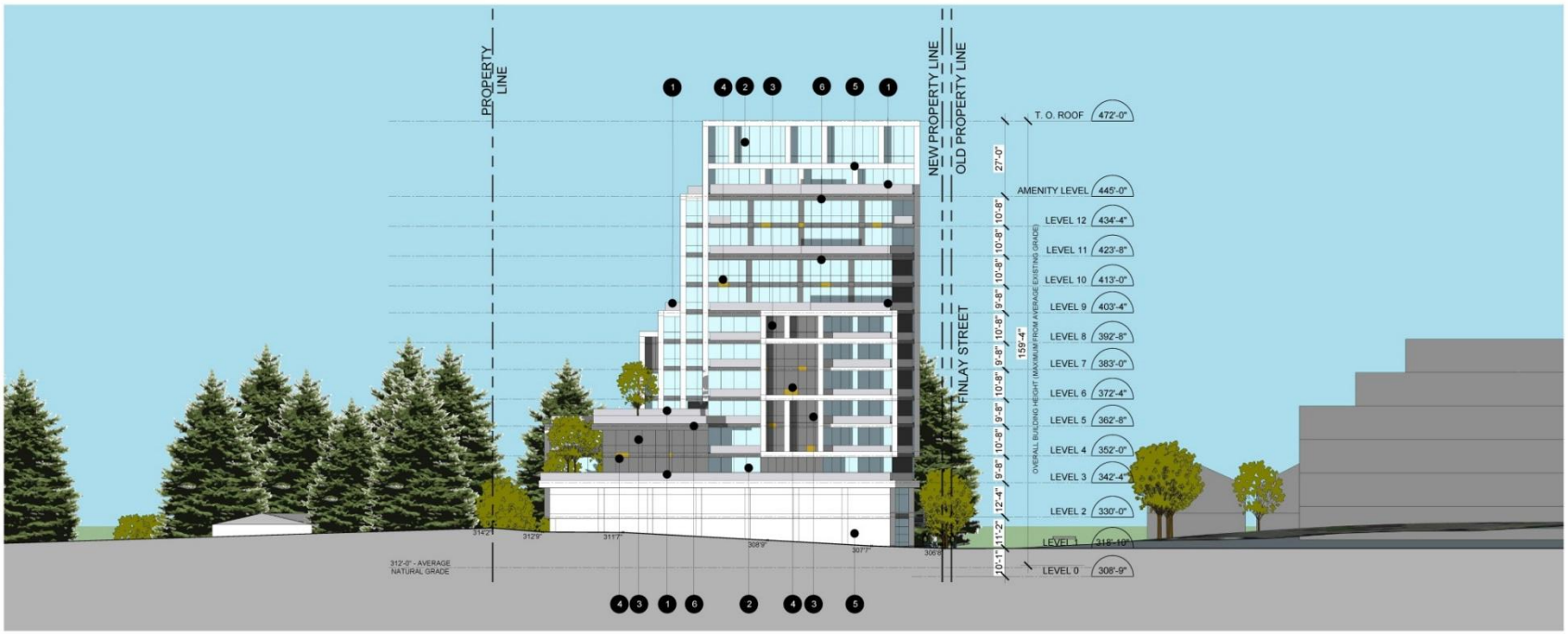
MIXED-USE DEVELOPMENT
1556 FINLAY ST, WHITE ROCK, BC

EAST ELEVATION
SCALE: 1/16" = 1"

ISSUED FOR CITY REVIEW
January 25, 2017

OVIEDO DEVELOPMENTS

A302



1. WINDOW FRAME & GUARDRAIL SUPPORTS COLOUR : GREY VELVET
2. GLASS: DOUBLE GLAZED WINDOWS - CLEAR GLASS WITH LOW-E COATING
3. SPANDREL GLASS: 6MM CLEAR TEMPERED W/ROLL COAT CERAMIC FRIT #2 PAINTED COLOUR: ANODIZED GREY
4. SPANDREL GLASS: 4MM CLEAR ANNEALED C/W VITRUM 6MM CLEAR TEMPERED SURFACE COLOUR: LIGHT YELLOW
5. ARCHITECTURAL FINISH CONCRETE PAINTED : COLOUR BENJAMIN MOORE WHITE DIAMOND - 2121-60
6. ARCHITECTURAL FINISH CONCRETE PAINTED: COLOUR BENJAMIN MOORE PILGRIM HAZE - 2132-50
7. SIMULATED WOOD AT UNDERSIDE OF THE OFFICE SOFFIT
8. NATURAL STONE: STONE TILE - LOIRE HONED, LIMESTONE MOSAIC
9. NATURAL STONE: STONE TILE - BLACK SHADOW HONED, MARBLE
10. ARCHITECTURAL LOUVERS
11. NATURAL STONE VENEER SPLIT FACE GREY (EAST WALL)
12. LANDSCAPED WALL

CHRIS DIKEAKOS ARCHITECTS INC.

MIXED-USE DEVELOPMENT
1556 FINLAY ST, WHITE ROCK, BC

NORTH ELEVATION
SCALE: 1/16" = 1"

ISSUED FOR CITY REVIEW
January 25, 2017

OVIEDO DEVELOPMENTS

A303

7.58 CD-58 COMPREHENSIVE DEVELOPMENT ZONE (1350 Johnston Road)

INTENT

The intent of this zone is to accommodate the development of a mixed-use development on a site of approximately 3,003.7 square metres (0.74 acres) in area.

1. Permitted Uses:

   (a) *multi-unit residential use*
   (b) *retail service group 1 use*
   (c) *licensed establishments*, including *liquor primary, food primary, agent store, u-brew* and *u-vin*
   (d) *medical or dental clinic*
   (e) *accessory home occupation* use in accordance with the provisions of section 5.3 and that does not involve clients directly accessing the *principal building*

2. Lot Coverage:

   (a) *lot coverage* shall not exceed 89.5%

3. Density:

   Maximum *gross floor area* shall not exceed 14,409.81 square metres, with a minimum *commercial floor area* of 917.3 square metres, and the maximum number of *dwelling units* shall not exceed 97, comprised as follows:

   (a) BASE DENSITY: The maximum *gross floor area* shall not exceed 5,256.5 square metres, and the maximum number of *dwelling units* shall not exceed 35 units

   (b) ADDITIONAL (BONUS) DENSITY: Where a contribution of $2,880,000 has been provided to the Community Amenity Reserve Fund to assist with the provision of the amenities in the following table, the maximum *gross floor area* shall not exceed 14,409.81 square metres, with a minimum of 917.3 square metres of *commercial floor area*, and the maximum number of *dwelling units* shall not exceed 97 units

#	Amenity
1	New public open space and walkways
2	Improvement of existing open space and walkways
3	Public art
4	Waterfront improvement, including civic parking facilities
5	Special needs or non-market affordable housing
6	People movement infrastructure to link Uptown to the Waterfront

The amenity must be provided in accordance with an amenity agreement and a section 219 covenant delivered by the owner of the subject real property to secure the amenity

4. Building Height:
   (a) The *principal building* shall not exceed 145.75 metres geodetic
   (b) The *principal building* shall not exceed 12 *storeys*.

5. Siting Requirements:
   (a) Minimum setbacks are as follows:
      (i) Setback from front (west) lot line = 3.3 metres
      (ii) Setback from rear (east) lot line = 0.0 metres
      (iii) Setback from interior side (north) lot line = 0.0 metres
      (iv) Setback from interior side (south) lot line = 0.0 metres
   (b) Notwithstanding the above, the required front (west) lot line setback may be reduced to 0.6 metres for balconies, attached and detached canopies, trellises, and overhangs

6. Ancillary Buildings and Structures:

   (a) One detached, unenclosed canopy structure with a maximum *height* of 3.5 metres is permitted in the front yard

7. Parking:

   Parking shall be provided in accordance with Section 4.14, with the minimum total number of 247 spaces required as follows:

   (a) A minimum of 181 spaces shall be provided for the residential *dwelling units*
   (b) A minimum of 29 spaces shall be provided for visitors to the residential *dwelling units* and marked as 'visitor'
   (c) A minimum of 37 spaces shall be provided for the *retail service group 1 uses, licensed establishments* and *medical or dental clinic* uses
   (d) A minimum of 5 of the required 247 spaces shall be provided for disabled persons parking and shall be clearly marked in accordance with B.C. Building Code requirements

8. Bicycle Parking:

   Bicycle parking shall be provided in accordance with Section 4.16, with the minimum number of spaces required as follows:

   (a) A minimum of 133 Class I spaces shall be provided
   (b) A minimum of 31 Class II spaces shall be provided

9. Loading:

   (a) A total of 3 loading zones shall be provided for residential and commercial uses in accordance with Section 4.15

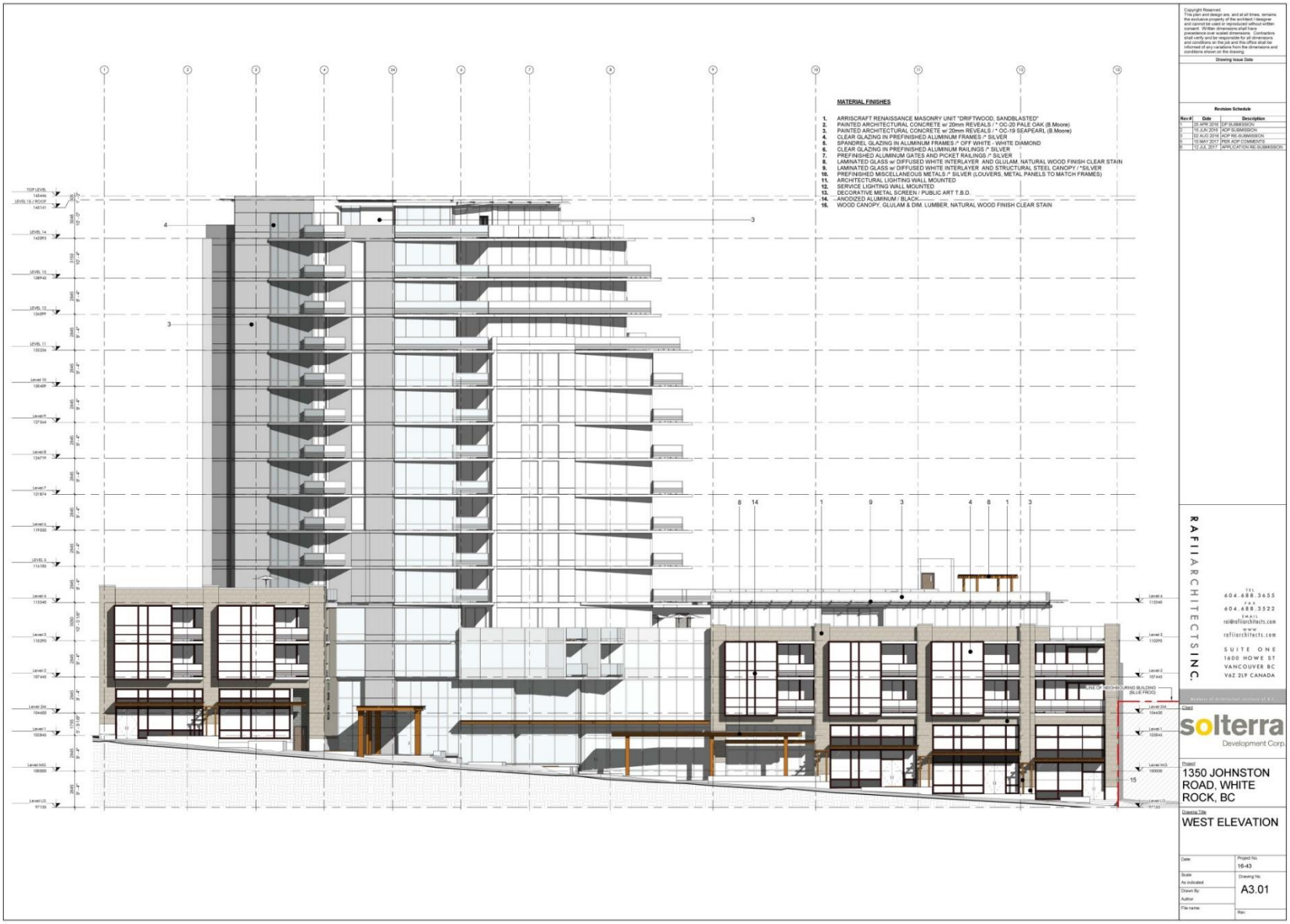
10. General:

(a) Development in this zone that includes the additional (bonus) density referred to in Section 3 shall substantially conform to the Plans prepared by Rafii Architects Inc. dated July 12, 2017 that are attached hereto and on file at the City of White Rock

(b) Notwithstanding (a), the building height of the principal building in this zone that includes the additional (bonus) density referred to in Section 3 shall be limited to the maximum geodetic height noted in section 4 (a) of this zone and as shown on the attached Plans, and the number of storeys in the principal building shall be limited to a maximum of 12.

(c) A new Major Development Permit shall be required for development in this zone that does not include the additional (bonus) density referred to in Section 3.

THRIFT AVENUE
JOHNSTON ROAD
LANE
LANE
GEORGE STREET
ROPER AVENUE
RAFII ARCHITECTS INC.
SUITE ONE
1400 HOWE ST
VANCOUVER
V6Z 2S9 CANADA
604 688 2655
604 688 3322
info@rafiiarchitects.com
www.rafiiarchitects.com
Solterra
Development Corp.
1350 JOHNSTON
ROAD, WHITE
ROCK, BC
SITE PLAN
A1.08



Copyright Reserved
This plan and design are, and at all times, remains the exclusive property of the architect / designer and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job and this office shall be informed of any variations from the dimensions and conditions shown on the drawing.

Drawing Issue Date

Revision Schedule

Rev #	Date	Description
1	19 APR 2016	DP SUBMISSION
2	15 JUN 2016	ADP SUBMISSION
3	02 AUG 2016	ADP RE-SUBMISSION
4	10 MAY 2017	PER ADP COMMENTS
5	12 JUL 2017	APPLICATION RE-SUBMISSION

RAFII ARCHITECTS INC.
TEL 604.688.3655
FAX 604.688.3522
EMAIL rai@rafiiarchitects.com
WWW rafiiarchitects.com
SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

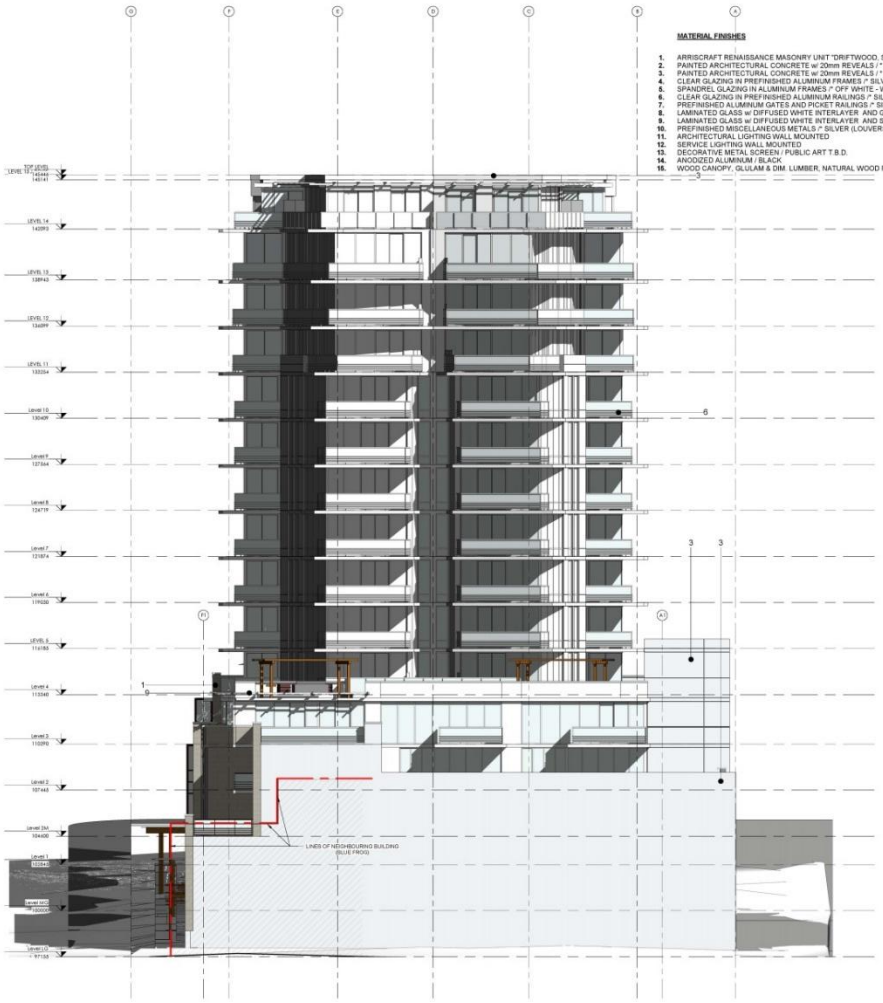
Member of Architectural Institute of B.C.

Client: solterra Development Corp.

Project: 1350 JOHNSTON ROAD, WHITE ROCK, BC

Drawing Title: WEST ELEVATION

Date:	Project No.: 16-43
Scale: As indicated	Drawing No.: A3.01
Drawn By:	
Author:	
File name:	Rev:



Copyright Reserved
This plan and design are, and at all times, remains the exclusive property of the architect / designer and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions on the job and this office shall be informed before the commencement of the work. Do not scale drawing. Contractors shall be informed of any variations from the dimensions and conditions shown on the drawing.

Drawing Issue Date

Revision Schedule

Rev #	Date	Description
1	03 APR 2016	DP SUBMISSION
2	15 JUN 2016	ADP SUBMISSION
3	02 AUG 2016	ADP RE-SUBMISSION
4	12 JUL 2017	APPLICATION RE-SUBMISSION

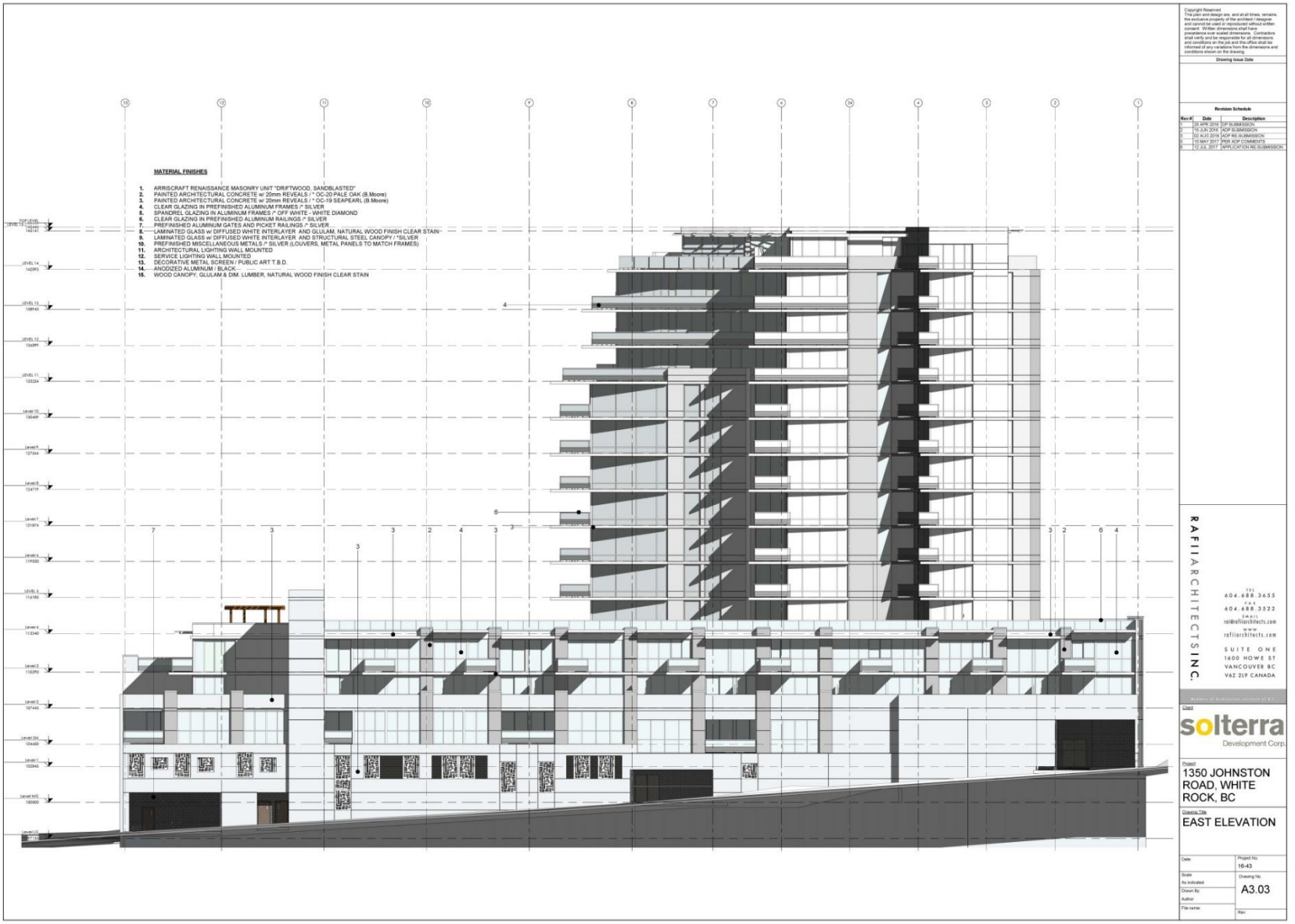
RAFII ARCHITECTS INC.
TEL 604.688.3655
FAX 604.688.3522
EMAIL rai@rafiiarchitects.com
WWW rafiiarchitects.com
SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA
Member of Architectural Institute of B.C.

Client: solterra Development Corp.

Project: 1350 JOHNSTON ROAD, WHITE ROCK, BC

Drawing Title: SOUTH ELEVATION

Date:	Project No.: 16-43
Scale: As indicated	Drawing No.: A3.02
Drawn By: Author	
File name:	Rev:



Copyright Reserved
This plan and design are, and at all times, remains the exclusive property of the architect / designer and cannot be used or reproduced without written consent. Written dimensions shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions on the job and this office shall be notified of any variations from the dimensions and conditions shown on the drawing.

Drawing Issue Date

Revision Schedule

Rev #	Date	Description
1	19 APR 2016	DP SUBMISSION
2	15 JUN 2016	ADP SUBMISSION
3	02 AUG 2016	ADP RE-SUBMISSION
4	10 MAY 2017	PDR ADP COMMENTS
5	12 JUL 2017	APPLICATION RE-SUBMISSION

RAFII ARCHITECTS INC.
TEL 604.688.3655
FAX 604.688.3522
EMAIL rai@rafiiarchitects.com
WWW rafiiarchitects.com
SUITE ONE
1600 HOWE ST
VANCOUVER BC
V6Z 2L9 CANADA

Client: solterra Development Corp.

Project: 1350 JOHNSTON ROAD, WHITE ROCK, BC

Drawing Title: EAST ELEVATION

Date:	Project No.: 16-43
Scale: As indicated	Drawing No.: A3.03
Drawn By: Author	
File name:	Rev:

MATERIAL FINISHES
1. ARRISCRAFT RENAISSANCE MASONRY UNIT CRAFTWOOD - SANDBLASTED
2. PAINTED ARCHITECTURAL CONCRETE w/ 20mm REVEALS ! - OC-20 PALE OAK (B.Moore)
3. PAINTED ARCHITECTURAL CONCRETE w/ 20mm REVEALS ! - OC-18 SEAPEARL (B.Moore)
4. GLASS GUARDRAIL SYSTEM W/ ALUMINUM RAILINGS - SILVER
5. SPANDREL GLAZING IN ALUMINUM FRAMES ! - OFF WHITE - WHITE DIAMOND
6. CLEAR GLAZING IN ALUMINUM FRAMES - SILVER
7. PREFINISHED ALUMINUM GATES AND PICKET RAILINGS ! - SILVER
8. LAMINATED GLASS w/ DIFFUSED WHITE INTERLAYER AND STRUCTURAL STEEL CANOPY ! - SILVER
9. PREFINISHED MISCELLANEOUS METALS ! - SILVER (LOUVERS, METAL PANELS TO MATCH FRAMES)
10. CONCRETE PLANTERS W/ MURAL AS PUBLIC ART T.B.D
11. SERVICE LIGHTING WALL MOUNTED
12. EXPOSED STEEL BEAMS ! - PAINTED WHITE
13. ANODIZED ALUMINUM ! BLACK
14. WOOD CANOPY ! GULAM & DIM. LUMBER, NATURAL WOOD FINISH CLEAR STAIN
MURAL AS A PUBLIC ART T.B.D
RAFII ARCHITECTS INC.
solterra Development Corp.
1350 JOHNSTON ROAD, WHITE ROCK, BC
NORTH ELEVATION
A3.04

7.59 CD-59 COMPREHENSIVE DEVELOPMENT ZONE (15241 Thrift Avenue)

INTENT

The intent of this zone is to accommodate the development of a multi-unit residential development on a site of approximately 2,451 square metres in area.

1. Permitted Uses:

   (a) *multi-unit residential use*
   (b) *accessory home occupation* use in accordance with the provisions of section 5.3 and that does not involve clients directly accessing the *principal building*

2. Lot Coverage:

   (a) *lot coverage* shall not exceed 53%

3. Density:

   (a) Maximum *gross floor area* shall not exceed 5.42 times the lot area, comprised as follows:

      (i) BASE DENSITY: The maximum *gross floor area* shall not exceed 4.97 times the lot area
      (ii) ADDITIONAL (BONUS) DENSITY: Where a contribution of $352,038 has been provided to the Community Amenity Reserve Fund to assist with the provision of the amenities in the following table, the maximum *gross floor area* shall not exceed 5.42 times the lot area

#	Amenity
1	New public open space and walkways
2	Improvement of existing open space and walkways
3	Public art
4	Waterfront improvement, including civic parking facilities
5	Special needs or non-market affordable housing
6	People movement infrastructure to link Uptown to the Waterfront

   The amenity must be provided in accordance with an amenity agreement and a section 219 covenant delivered by the owner of the subject real property to secure the amenity

   (b) The maximum number of *dwelling units* must not exceed 88

4. Building Height:
   (a) The *principal building* shall not exceed a height of 154.85 metres geodetic

5. Siting Requirements:

(a) Minimum setbacks are as follows:

(i)	Setback from front (south) lot line	= 3.12 metres
(ii)	Setback from rear (north) lot line	= 7.54 metres
(iii)	Setback from exterior side (east) lot line	= 2.48 metres
(iv)	Setback from interior side (west) lot line	= 6.36 metres

(b) Notwithstanding the above, balconies may encroach by up to 1.60 metres into the required front (south) lot line setback, 1.57 metres into the required rear (north) lot line setback, 0.96 metres into the required exterior side (east) lot line setback, and 1.72 metres into the required interior side (west) lot line setback

6. Parking:

Parking shall be provided in accordance with Section 4.14, with the minimum number of spaces required as follows:

(a) A minimum of 133 spaces shall be provided for the residential *dwelling units*
(b) A minimum of 27 spaces shall be provided for visitors and marked as 'visitor'
(c) A minimum of five (5) of the required 160 spaces (residential and visitor) shall be provided for disabled persons parking and shall be clearly marked in accordance with B.C. Building Code requirements

7. Bicycle Parking:

Bicycle parking shall be provided in accordance with Section 4.16, with the minimum number of spaces required as follows:

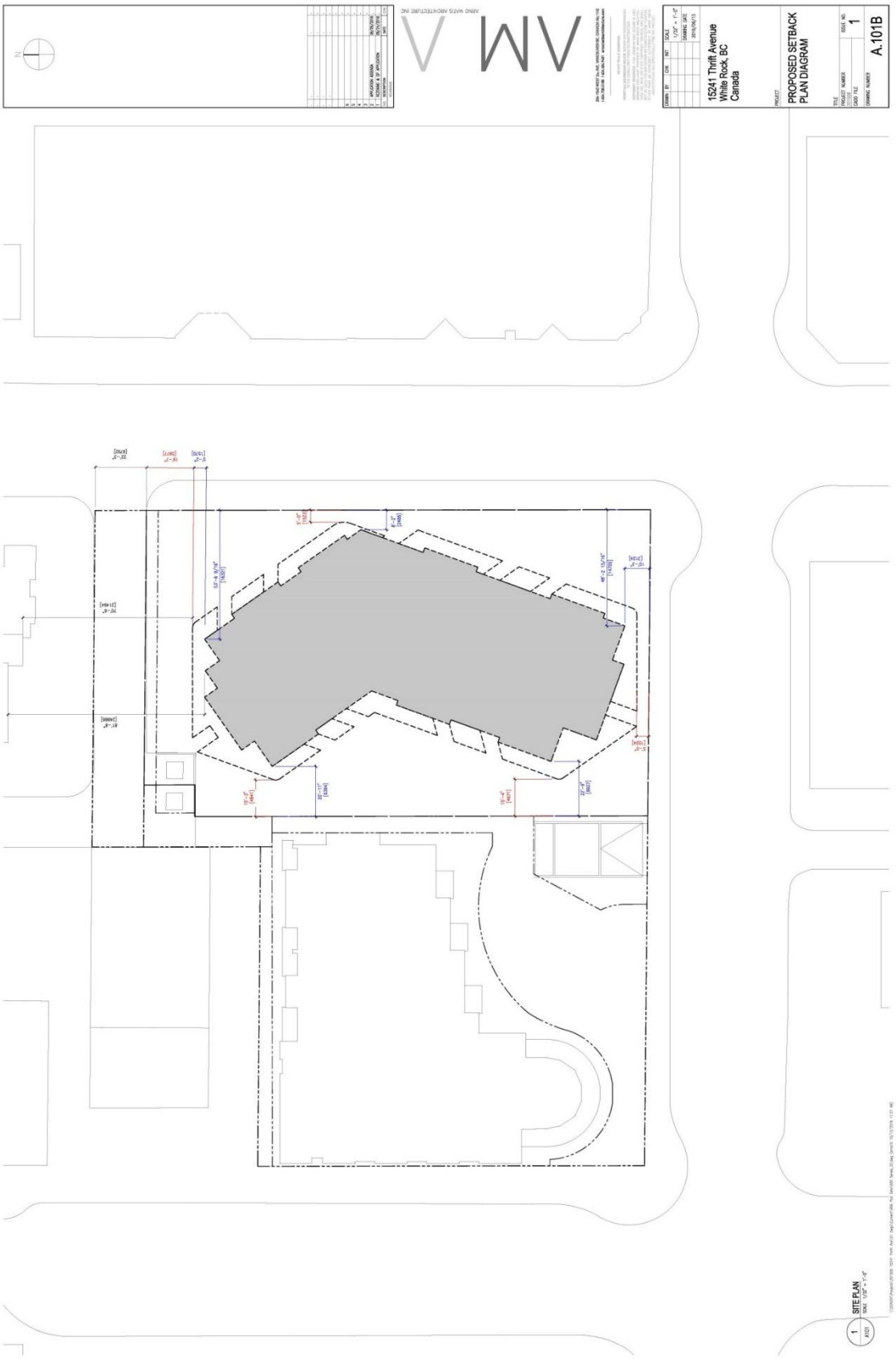
(a) A minimum of 91 Class I spaces shall be provided
(b) A minimum of 19 Class II spaces shall be provided

8. Loading:

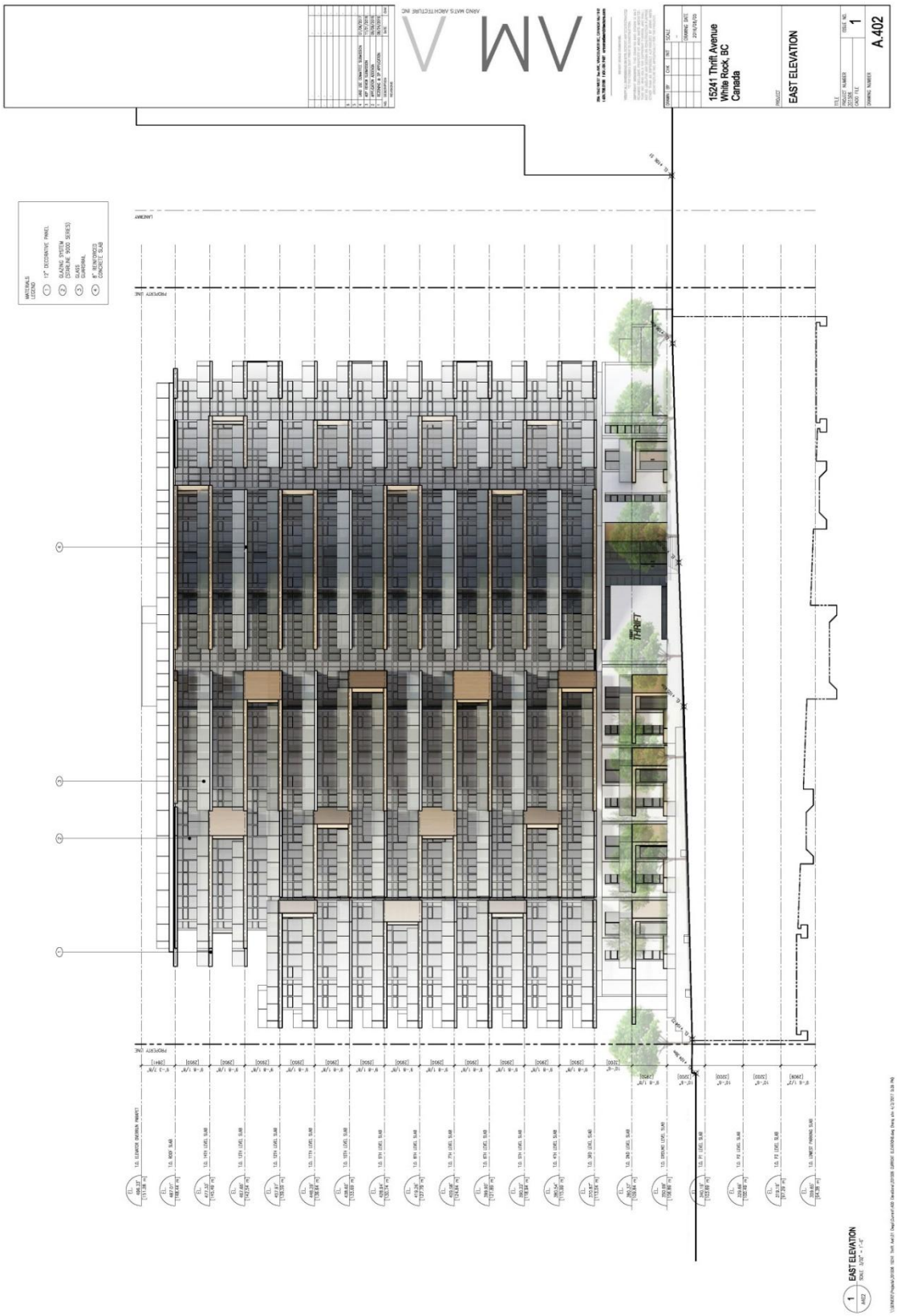
(a) One (1) loading zone shall be provided for residential use in accordance with Section 4.15

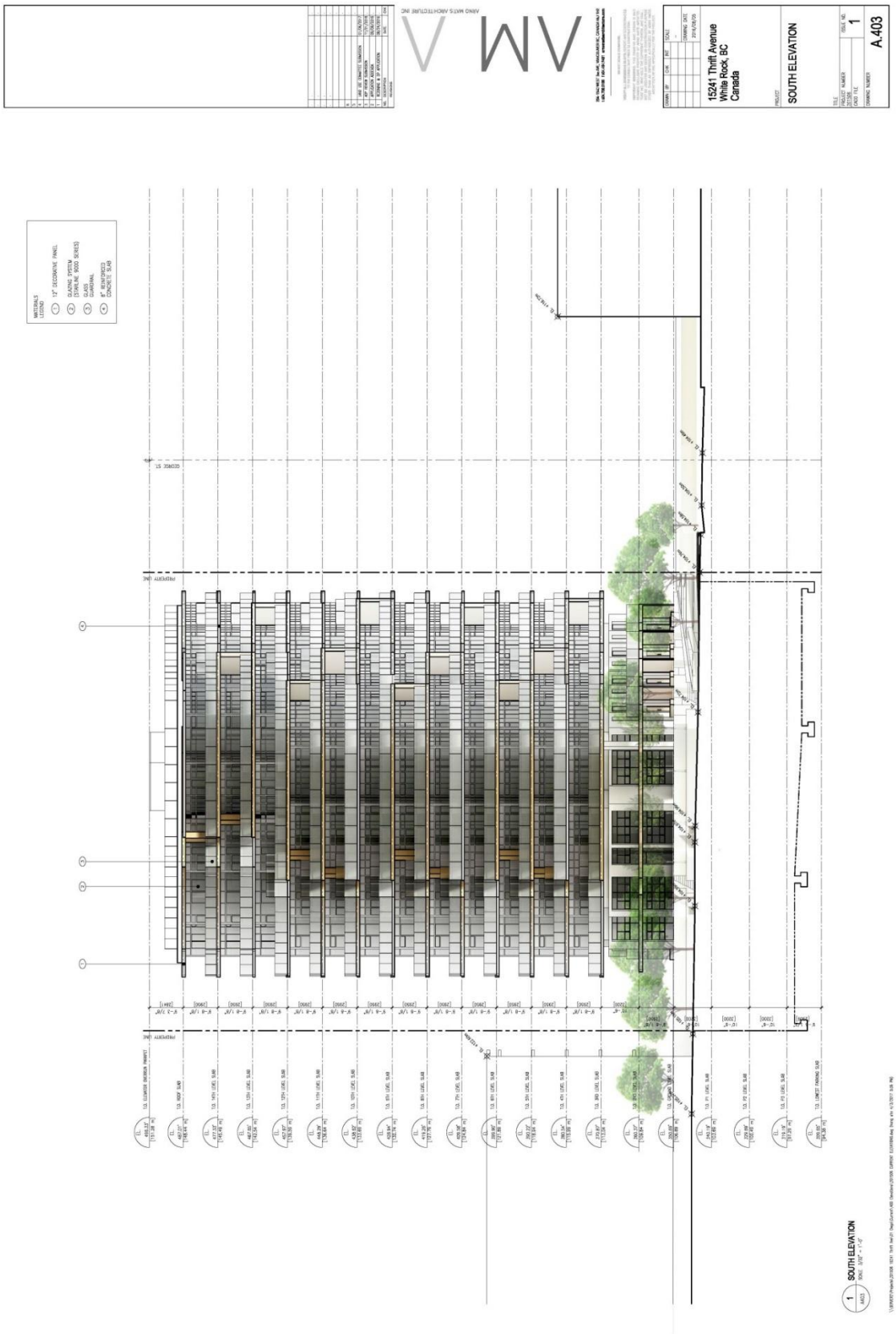
9. General:

(a) Development in this zone that includes the additional (bonus) density referred to in Section 3 shall substantially conform to the Plans prepared by Arno Matis Architecture Inc. dated January 6, 2017 that are attached hereto and on file at the City of White Rock
(b) Development in this zone that does not include the additional (bonus) density referred to in Section 3 shall be required to obtain a new Major Development Permit


15241 Thrift Avenue
White Rock, BC
Canada
PROPOSED SETBACK
PLAN DIAGRAM
A.101B
SITE PLAN

15241 Thrift Avenue
White Rock, BC
Canada
WEST ELEVATION
A.401
WEST ELEVATION


15241 Thrift Avenue
White Rock, BC
Canada
EAST ELEVATION
A.402
MATERIALS
LEGEND
1 12" DECORATIVE PANEL
2 GLAZING SYSTEM (STANLINE 9000 SERIES)
3 GLASS GUARDRAIL
4 8" REINFORCED CONCRETE SLAB
LANEWAY
PROPERTY LINE
THRIFT
1 EAST ELEVATION
SCALE: 1/16" = 1'-0"


15241 Thrift Avenue
White Rock, BC
Canada
SOUTH ELEVATION
A.403
SOUTH ELEVATION

15241 Thrift Avenue
White Rock, BC
Canada
NORTH ELEVATION
A.404
MATERIALS
LEGEND
1 12" DECORATIVE PANEL
2 GLAZING SYSTEM
(STANLINE 9000 SERIES)
3 GLASS
HANDRAIL
4 8" REINFORCED
CONCRETE SLAB
NORTH ELEVATION
SCALE: 3/32" = 1'-0"

7.61 CD-61 COMPREHENSIVE DEVELOPMENT ZONE (1310 Johnston Road)

INTENT

The intent of this zone is to accommodate the development of a mixed-use development on a site of approximately 1,516.1 square metres (0.375 acres) in area.

1. Permitted Uses:

   (a) *multi-unit residential use*
   (b) *retail service group 1 use*
   (c) *licensed establishments*, including *liquor primary, food primary, agent store, u-brew* and *u-vin*
   (d) *medical* or *dental clinic*
   (e) *accessory home occupation* use in accordance with the provisions of section 5.3 and that does not involve clients directly accessing the *principal building*

2. Lot Coverage:

   (a) *lot coverage* shall not exceed 80%

3. Density:

   (a) Maximum *gross floor area* shall not exceed 5,306.3 square metres, with a minimum *commercial floor area* of 431.5 square metres, and the maximum number of *dwelling units* shall not exceed 30, comprised as follows:

      (i) BASE DENSITY: The maximum *gross floor area* shall not exceed 2,653.1 square metres, and the maximum number of dwelling units shall not exceed 11 units

      (ii) ADDITIONAL (BONUS) DENSITY: Where a contribution of $850,000 has been provided to the Community Amenity Reserve Fund to assist with the provision of the amenities in the following table, the maximum *gross floor area* shall not exceed 5,306.3 square metres, with a minimum of 431.5 square metres of *commercial floor area*, and the maximum number of dwelling units shall not exceed 30 units

#	Amenity
1	New public open space and walkways
2	Improvement of existing open space and walkways
3	Public art
4	Waterfront improvement, including civic parking facilities
5	Special needs or non-market affordable housing
6	People movement infrastructure to link Uptown to the Waterfront

The amenity must be provided in accordance with an amenity agreement and a section 219 covenant delivered by the owner of the subject real property to secure the amenity

4. Building Height:
   (a) The *principal building* shall not exceed six storeys

5. Siting Requirements:
   (a) Minimum setbacks are as follows:

(i)	Setback from front (south) lot line	= 1.7 metres
(ii)	Setback from rear (north) lot line	= 0.0 metres
(iii)	Setback from interior side (east) lot line	= 0.0 metres
(iv)	Setback from exterior side (west) lot line	= 1.8 metres

   (b) Notwithstanding the above, deck cornices may encroach by up to 0.36 metres into the required front (south) and exterior side (west) lot line setbacks

6. Parking:

   Parking shall be provided in accordance with Section 4.14, with the minimum total number of spaces required as follows:

   (a) A minimum of 1.5 spaces per unit shall be provided for the *residential dwelling units*
   (b) A minimum of 0.3 spaces per unit shall be provided for visitors to the *residential dwelling units* and marked as 'visitor'
   (c) A minimum of 15 spaces shall be provided for the *retail service group 1 uses*, *licensed establishments* and *medical or dental clinic uses*
   (d) A minimum of two (2) of the required spaces shall be provided for disabled persons parking and shall be clearly marked in accordance with B.C. Building Code requirements

7. Bicycle Parking:

   Bicycle parking shall be provided in accordance with Section 4.16, with the minimum number of spaces required as follows:

   (a) A minimum of 48 Class I spaces shall be provided
   (b) A minimum of 2 Class II spaces shall be provided

8. Loading:

   (a) One (1) off-street loading space shall be provided for the residential use and commercial use, and shall meet the loading space dimension requirements accordance with Section 4.15.3

7.62 CD-62 COMPREHENSIVE DEVELOPMENT ZONE (1453 Stayte Road)

INTENT

The intent of this zone is to accommodate the development of three-storey townhouse development on a site of approximately 3,163 square metres.

1. Permitted Uses:

   (a) *Townhouse use*
   (b) *accessory home occupation* use in accordance with the provisions of section 5.3 and that does not involve clients directly accessing the *principal building*

2. Lot Coverage:

   (f) *lot coverage* shall not exceed 42%

3. Density:

   (a) The maximum *gross floor area* shall not exceed 0.905 times the lot area.
   (b) The maximum number of *dwelling units* must not exceed 20.

5. Building Height:

   (h) The *principal building* shall not exceed a height of 73.5 metres geodetic.
   (i) *Ancillary buildings* and *structures* shall not exceed a height of 5.0 metres from the *finished grade*.

6. Siting Requirements:

   (e) Minimum setbacks are as follows:

(i)	Setback from front (east) lot line	= 1.5 metres
(ii)	Setback from rear (west) lot line	= 6.0 metres
(iii)	Setback from interior side (north) lot line	= 4.0 metres
(iv)	Setback from interior side (south) lot line	= 3.0 metres

   (f) Notwithstanding the above, the following siting exemptions are permitted:
      (ii) Balconies may encroach by up 1'-6" (0.46 m) and roofs projecting 1'-0" (0.31 m) into the setback from front (east) lot line (Block 1).
      (jj) Balconies may encroach by up 3' (0.92 m) and roofs projecting 1'-0" (0.31 m) into the setback from interior side (north) lot line. (Block 4).
      (kk) Balconies may encroach by 3' (0.92 m) and roofs projecting 1'-0" (0.31 m) into the 3.0m Setback from interior side (south) lot line (Block 3).
      (ll) Eaves may encroach by up to 1.6 metres into all required lot line setbacks.
      (iv) *Ancillary buildings* and *structures* may be located on the subject property in accordance with the Plans prepared by Atelier Pacific Architecture dated February 21, 2020 that are attached hereto and on file at the City of White Rock, with the exception that no *ancillary buildings* or *structures* are permitted within a 2.0 metre distance from the front (east) lot line

7. Parking:

Parking shall be provided in accordance with Sections 4.14 and 4.17, with the minimum number of spaces required as follows:

(g) A minimum of forty (40) spaces shall be provided for the *multi-unit residential use*
(h) A minimum of one (1) of the required forty (40) spaces shall be provided as accessible parking spaces and shall be clearly marked in accordance with the B.C. Building Code Requirements.
(i) A minimum of four (4) stalls must have electric charging capacity.
(j) A minimum of four (4) stalls must be roughed for electric charging capacity.

8. Bicycle Parking:

Bicycle parking shall be provided in accordance with Section 4.16, with the minimum number of spaces required as follows:

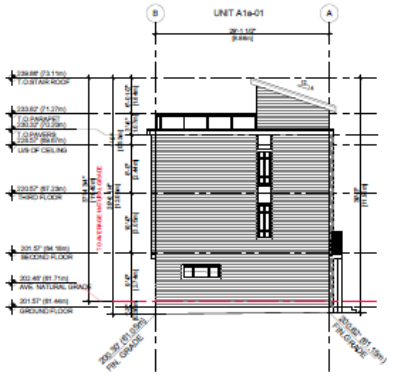
(c) A minimum of twenty (20) Class I spaces shall be provided
(d) A minimum of four (4) Class II spaces shall be provided

9. Loading:

(a) One loading space shall be provided for the *multi-unit residential use* in accordance with Section 4.15

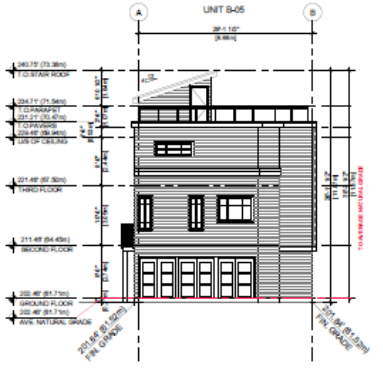
OVERALL SITE PLAN
VDZ+A
LEGEND
HARDSCAPE MATERIALS
SOFTSCAPE MATERIALS
SITE FURNISHINGS
GRADING
Project:
1453 Stayte Road
Location:
1453 Stayte Road
White Rock, B.C.
STAYTE ROAD
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4

1 DP3.1 BLOCK 1 - WEST ELEVATION
1/8" = 1'-0"



3 DP3.1 BLOCK 1 - SOUTH ELEVATION
1/8" = 1'-0"

2 DP3.1 BLOCK 1 - EAST ELEVATION
1/8" = 1'-0"



4 DP3.1 BLOCK 1 - NORTH ELEVATION
1/8" = 1'-0"

Proposed Residential Development

1453 STAYTE ROAD, WHITE ROCK, B.C.

VANHOME PROPERTIES INC.
ATELIER PACIFIC ARCHITECTURE INC.

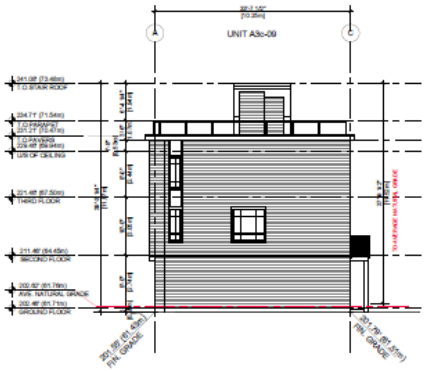
March 16, 2022

DP3.1

ELEVATIONS
BLOCK 1

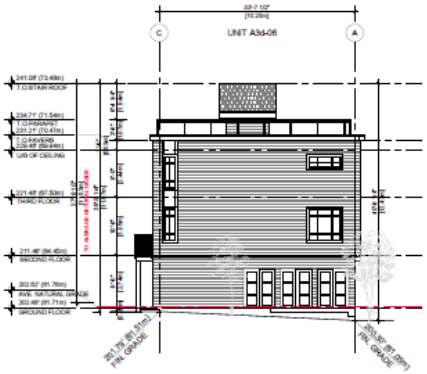
SCALE: 1/8" = 1'-0"

1 DP3.2 BLOCK 2 - EAST ELEVATION
1/8" = 1'-0"



3 DP3.2 BLOCK 2 - NORTH ELEVATION
1/8" = 1'-0"

2 DP3.2 BLOCK 2 - WEST ELEVATION
1/8" = 1'-0"



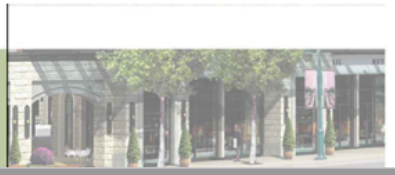
4 DP3.2 BLOCK 2 - SOUTH ELEVATION
1/8" = 1'-0"

Proposed Residential Development

1453 STAYTE ROAD, WHITE ROCK, B.C.

VANHOME PROPERTIES INC.
ATELIER PACIFIC ARCHITECTURE INC.

March 16, 2022

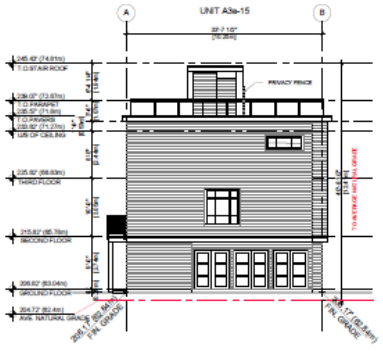


DP3.2

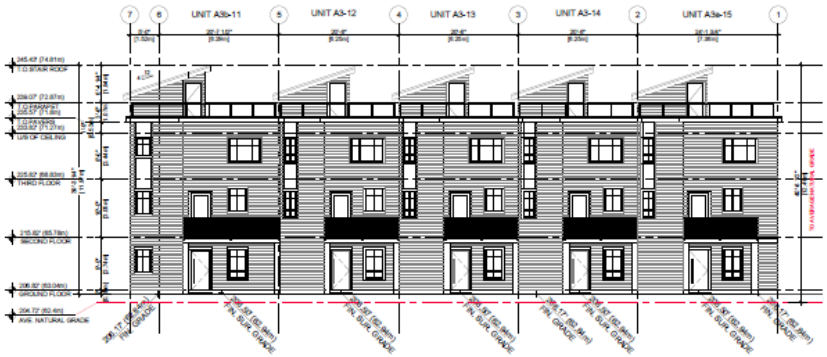
ELEVATIONS
BLOCK 2

SCALE: 1/8" = 1'-0"

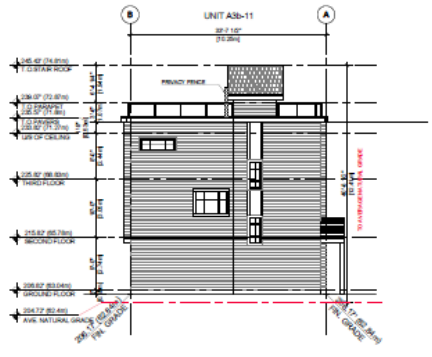
1 DP3.3 BLOCK 3 - WEST ELEVATION
1/8" = 1'-0"



3 DP3.3 BLOCK 3 - NORTH ELEVATION
1/8" = 1'-0"



2 DP3.3 BLOCK 3 - EAST ELEVATION
1/8" = 1'-0"



4 DP3.3 BLOCK 3 - SOUTH ELEVATION
1/8" = 1'-0"

Proposed Residential Development

1453 STAYTE ROAD, WHITE ROCK, B.C.

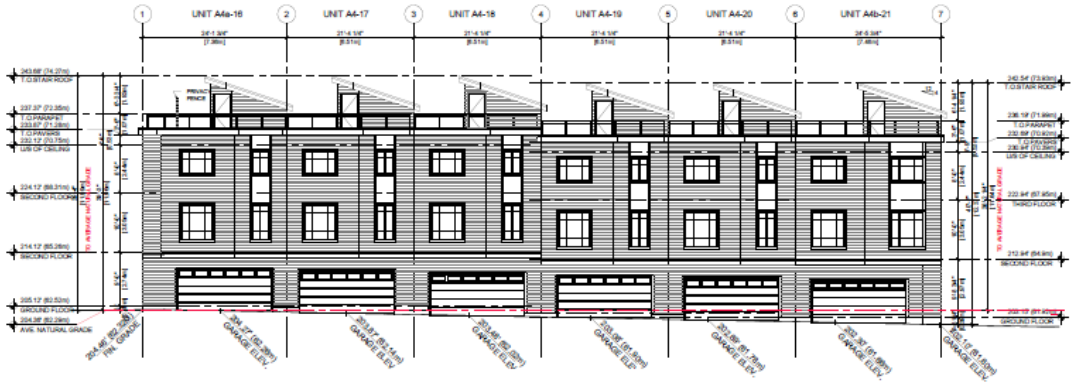
VANHOME PROPERTIES INC.
ATELIER PACIFIC ARCHITECTURE INC.

March 16, 2022

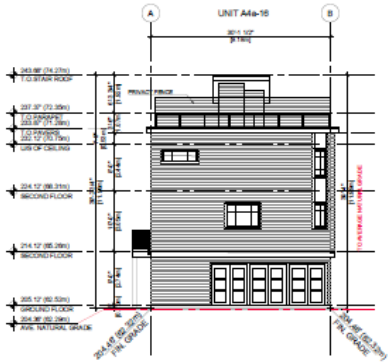
DP3.3

ELEVATIONS
BLOCK 3

SCALE: 1/8" = 1'-0"

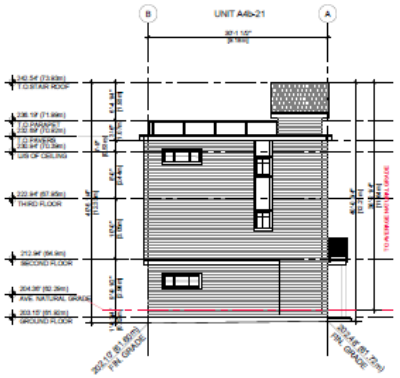


1 DP3.4 BLOCK 4 - SOUTH ELEVATION
1/8" = 1'-0"



3 DP3.4 BLOCK 4 - WEST ELEVATION
1/8" = 1'-0"

2 DP3.4 BLOCK 4 - NORTH ELEVATION
1/8" = 1'-0"



4 DP3.4 BLOCK 4 - EAST ELEVATION
1/8" = 1'-0"

Proposed Residential Development

1453 STAYTE ROAD, WHITE ROCK, B.C.

VANHOME PROPERTIES INC.
ATELIER PACIFIC ARCHITECTURE INC.

March 16, 2022

DP3.4

ELEVATIONS
BLOCK 4

SCALE: 1/8" = 1'-0"

7.64 CD-64 COMPREHENSIVE DEVELOPMENT ZONE (1485 Fir Street)

INTENT

The intent of this zone is to accommodate the development of a multi-unit residential building on a site of approximately 2,036 square metres, with the provision of affordable housing and a housing agreement bylaw in accordance with section 482 of the *Local Government Act*.

1. Permitted Uses:

   (1) *multi-unit residential use; and*
   (2) *accessory home occupation* use in accordance with the provisions of section 5.3 and that does not involve clients directly accessing the *principal building*

2. Lot Coverage:

   (g) For *multi-unit residential uses*, *lot coverage* shall not exceed 49%

3. Maximum Base Density:

   The following base density regulation applies generally for the zone:

   Maximum *residential floor area* shall not exceed 1.1 times the lot area, and maximum *gross floor area* shall not exceed 1.5 times the lot area.

4. Maximum Increased Density:

   Despite section 7.64.3, the reference to the maximum *gross floor area* of "1.5 times the lot area" is increased to a higher density of a maximum of 5,700 m^2 (61,356.85 ft^2) of *gross floor area* (2.8 FAR; or gross floor area ratio) and 80 apartment dwelling units where a housing agreement has been entered into and filed with the Land Title Office to secure eighty (80) dwelling units as rental tenure for the life of the building, with four (4) of these dwelling units being secured for a period of 10 years as having maximum rents set at the average rent for a private apartment in White Rock as indicated by the most current rental market report from Canada Mortgage and Housing Corporation.

5. Building Height:

   (j) The *principal buildings* for *multi-unit residential uses*, inclusive of elevator shafts, stair housing, and all mechanical equipment, shall not exceed a *height* of 129.2 metres geodetic; and

   (k) Ancillary buildings and *structures* for *multi-unit residential uses* shall not exceed a height of 5.0 metres from *finished grade.*

6. Siting Requirements:

(g) Minimum setbacks for *multi-unit residential uses* are as follows:

(i)	Setback from north lot line	= 5.05 metres
(ii)	Setback from south lot line	= 5.25 metres
(iii)	Setback from west lot line	= 3.08 metres
(iv)	Setback from east lot line	= 3.47 metres

(h) *Ancillary structures* may be located on the subject property in accordance with the Plans prepared by Billard Architecture dated August 11, 2020 that are attached hereto and on file at the City of White Rock, with the exception that no *ancillary buildings* or *structures* are permitted within a 1.0 metre distance from a lot line.

7. Parking:

Parking for *multi-unit residential uses* shall be provided in accordance with Sections 4.14 and 4.17, with the minimum number of spaces required as follows:

(k) A minimum of ninety-six (96) spaces shall be provided for residents of the *multi-unit residential use;*

(l) A minimum of twenty-four (24) spaces shall be provided for visitors and marked as "visitor";

(m) A minimum of three (3) of the required one hundred and eight (108) spaces shall be provided as accessible parking spaces, shall be clearly marked, and shall have a minimum length of 5.5 metres. Of the three accessible parking spaces, one space shall be provided as a van-accessible loading space with a minimum width of 2.8 metres, and the other two spaces shall have a minimum width of 2.5 metres, provided that the three parking spaces have a shared or non-shared access aisle with a minimum width of 1.5 metres; and

(n) The minimum height clearance at the accessible parking spaces and along the vehicle access and egress routes from the accessible parking spaces must be at least 2.3 metres to accommodate over-height vehicles equipped with a wheelchair lift or ramp.

8. Bicycle Parking:

Bicycle parking shall be provided in accordance with Section 4.16, with the minimum number of spaces required as follows:

(e) A minimum of 94 Class I spaces shall be provided; and

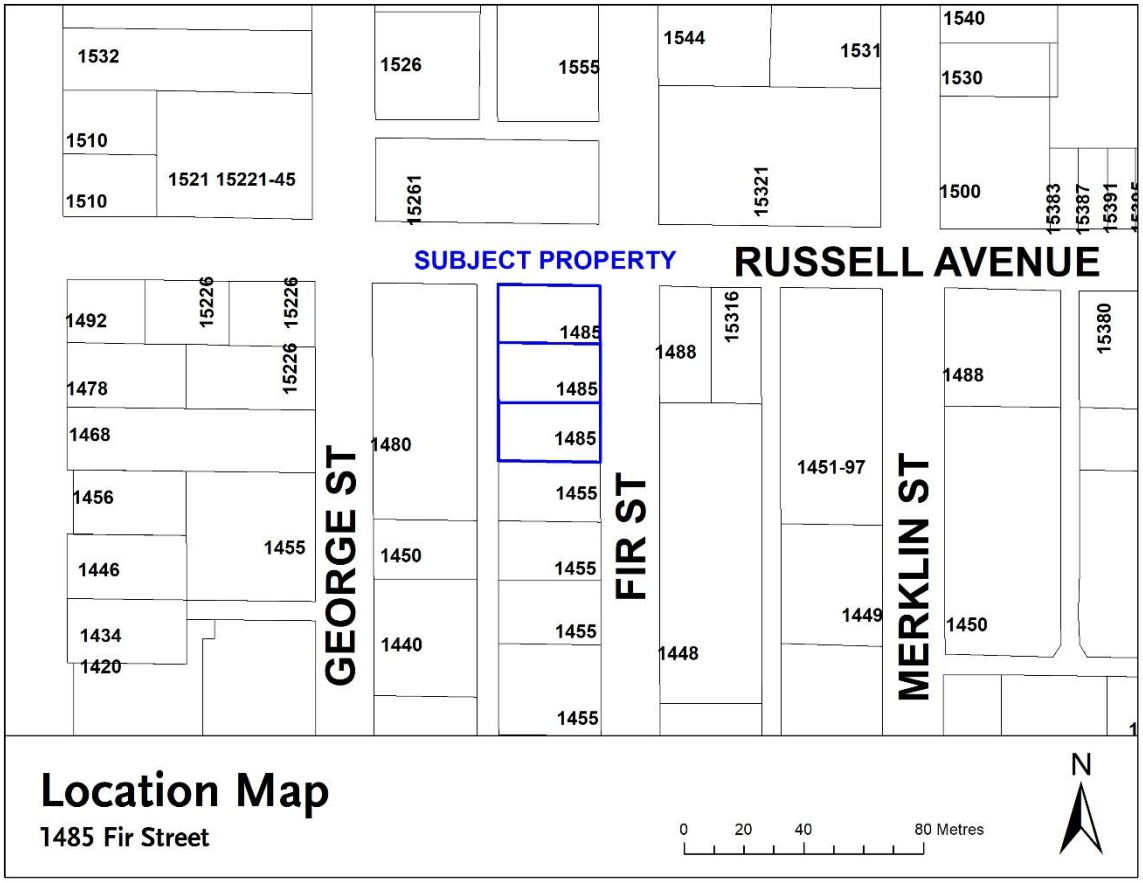
(f) A minimum of 16 Class II spaces shall be provided

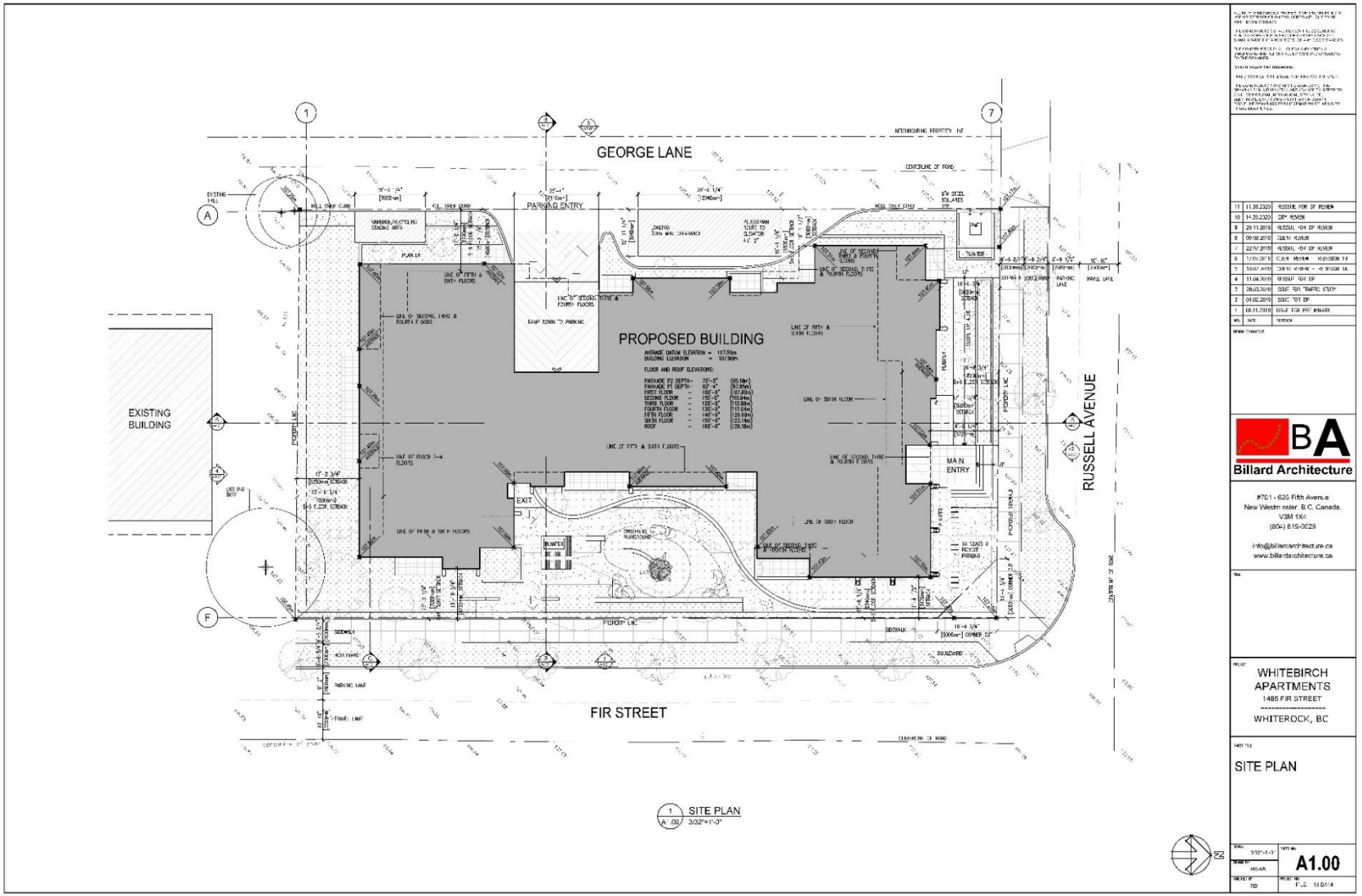
9. Loading:

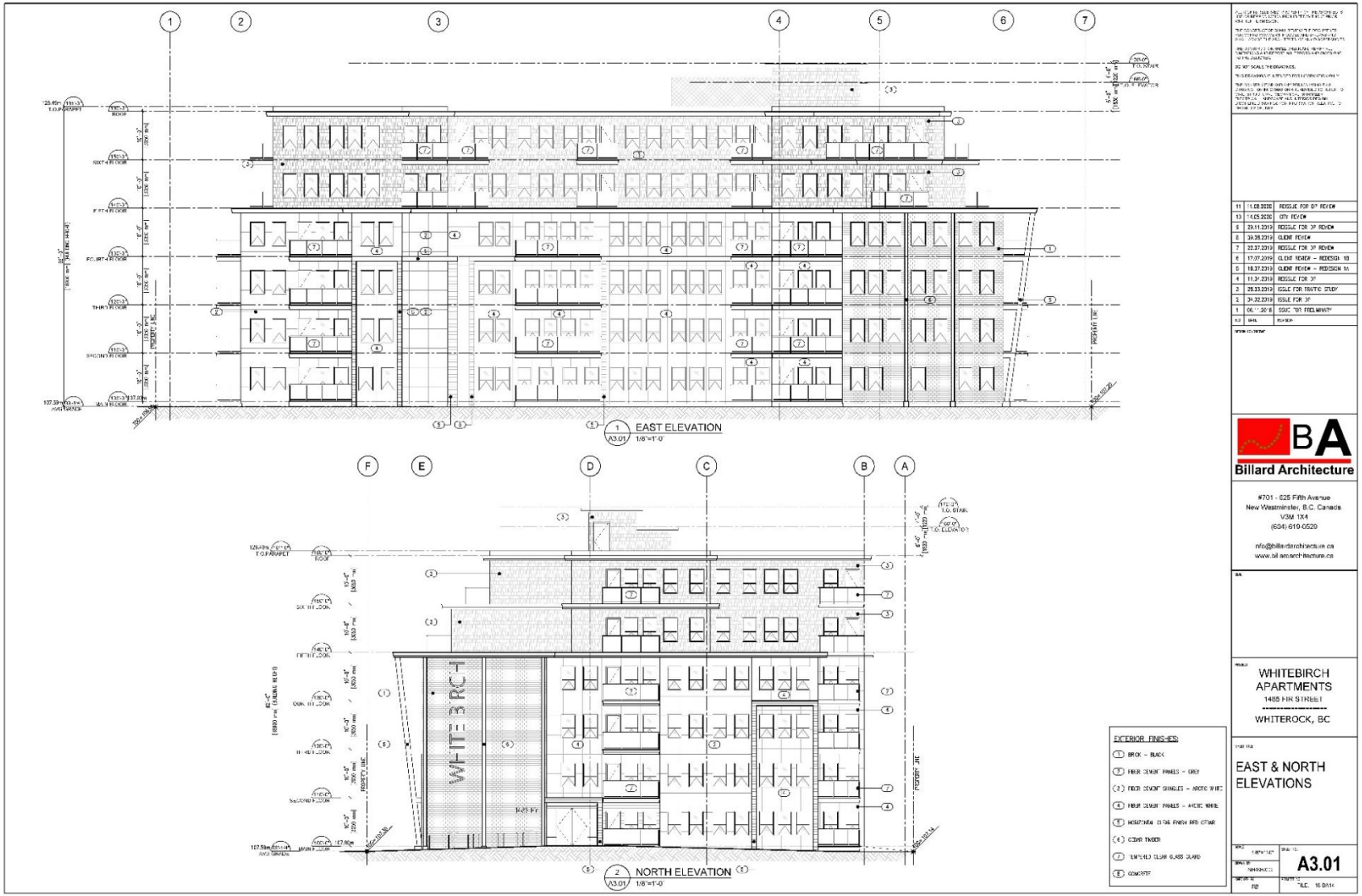
(a) One loading space shall be provided for a *multi-unit residential use* in accordance with Section 4.15

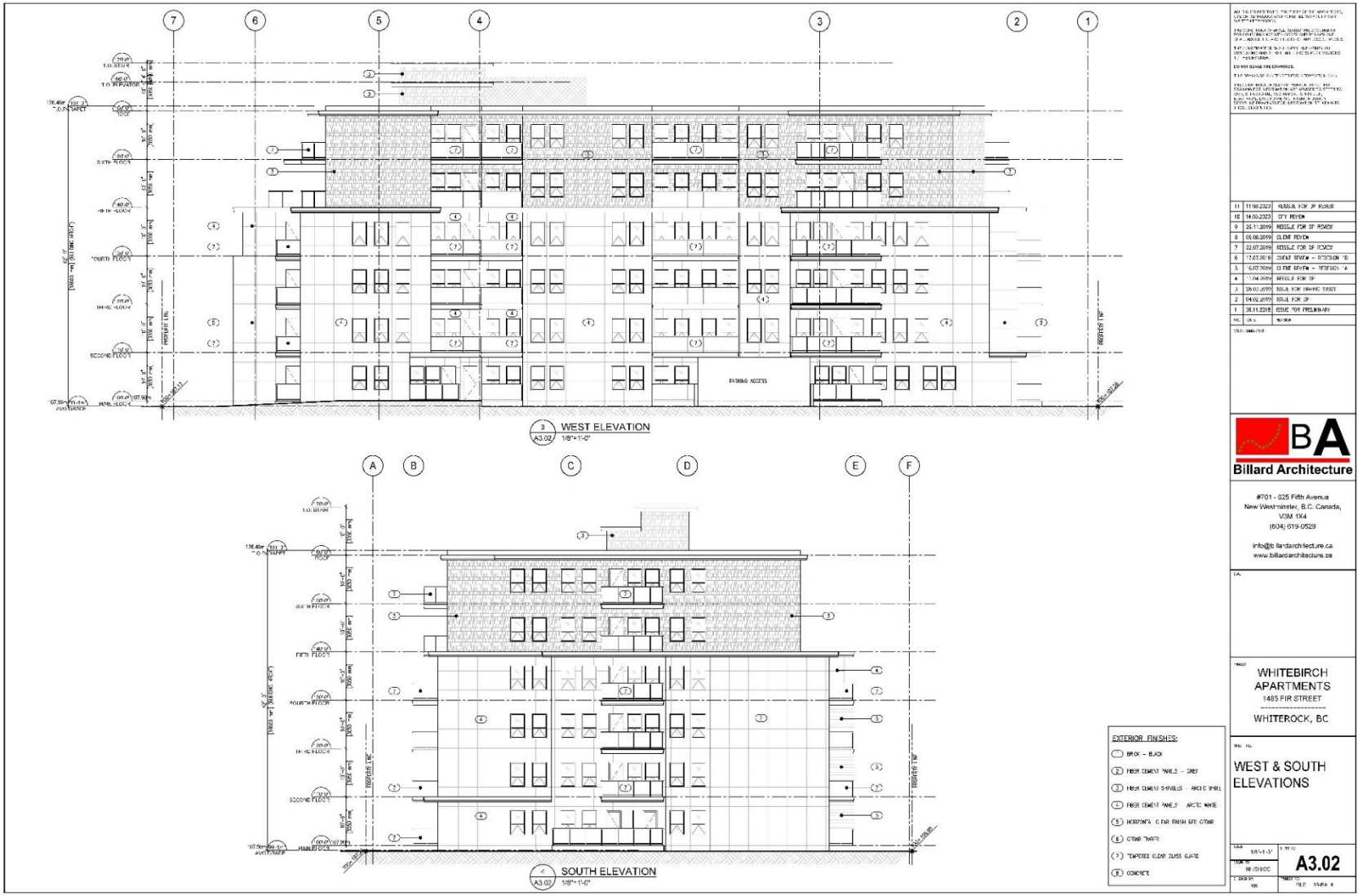
10. General:

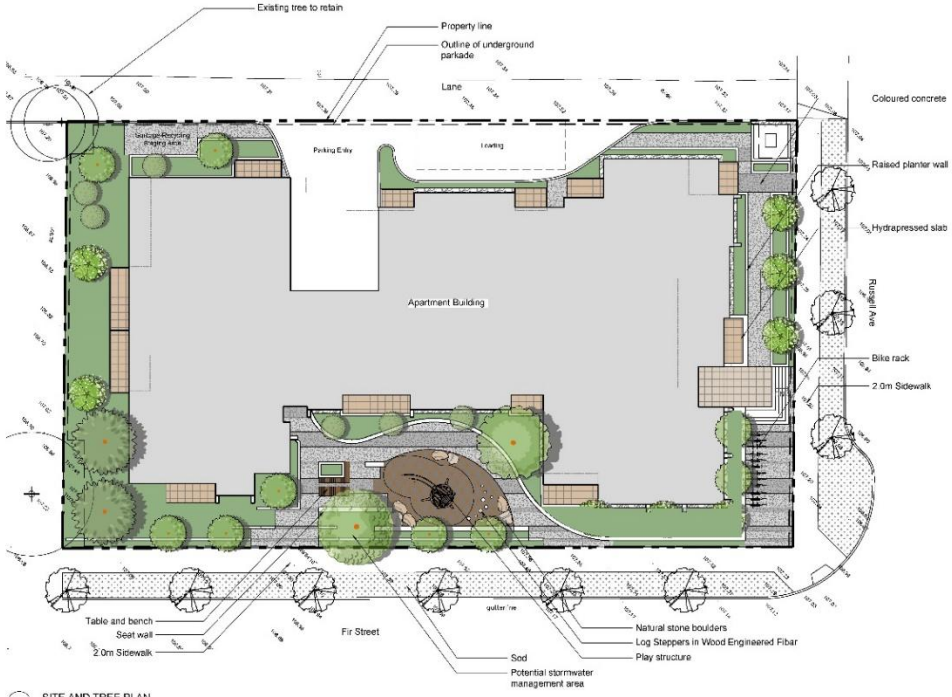
Development in this zone that includes the additional (bonus) density referred to in Section 4 shall substantially conform to the Plans prepared by Billard Architecture dated August 11, 2020 that are attached hereto and on file at the City of White Rock




GEORGE LANE
PARKING ENTRY
PROPOSED BUILDING
EXISTING BUILDING
RUSSELL AVENUE
FIR STREET
MAIN ENTRY
EXIT
LANE
SITE PLAN
1 A1.00 3/32"=1'-0"
N
Billard Architecture
#701 - 625 Fifth Avenue
New Westminster B.C. Canada, V3M 1X4
(604) 619-0629
info@billardarchitecture.ca
www.billardarchitecture.ca
WHITEBIRCH APARTMENTS
1485 FIR STREET
WHITEROCK, BC
SITE PLAN
A1.00


1 EAST ELEVATION
A3.01 1/8"=1'-0"
2 NORTH ELEVATION
A3.01 1/8"=1'-0"
EXTERIOR FINISHES:
1 BRICK - BLACK
2 FIBER CEMENT PANELS - GREY
3 FIBER CEMENT SHINGLES - ARCTIC WHITE
4 FIBER CEMENT PANELS - ARCTIC WHITE
5 HORIZONTAL STAIN FINISH AND CEDAR
6 CEDAR TIMBER
7 TEMPERED CLEAR GLASS GUARD
8 CONCRETE
11 11.08.2020 REISSUE FOR DP REVIEW
10 14.05.2020 CITY REVIEW
9 29.11.2019 REISSUE FOR DP REVIEW
8 29.08.2019 CLIENT REVIEW
7 22.07.2019 REISSUE FOR DP REVIEW
6 17.07.2019 CLIENT REVIEW - REDESIGN 1B
5 18.07.2019 CLIENT REVIEW - REDESIGN 1A
4 11.07.2019 REISSUE FOR DP
3 28.03.2019 ISSUE FOR TRAFFIC STUDY
2 24.02.2019 ISSUE FOR DP
1 06.11.2018 ISSUE FOR PRELIMINARY
NO. DATE REVISION
Billard Architecture
#701 - 625 Fifth Avenue
New Westminster, B.C. Canada
V3M 1X4
(604) 619-0529
info@billardarchitecture.ca
www.billardarchitecture.ca
WHITEBIRCH APARTMENTS
1485 FIR STREET
WHITEROCK, BC
EAST & NORTH ELEVATIONS
A3.01


7
6
5
4
3
2
1
WEST ELEVATION
A3.02
1/8"=1'-0"
A
B
C
D
E
F
SOUTH ELEVATION
A3.02
1/8"=1'-0"
EXTERIOR FINISHES:
1 BRICK - BLACK
2 FIBER CEMENT PANELS - GREY
3 FIBER CEMENT SHINGLES - ARCTIC WHITE
4 FIBER CEMENT PANELS - ARCTIC WHITE
5 HORIZONTAL CLEAR FINISH EXTERIOR
6 OTHER TYPES
7 TEMPERED CLEAR GLASS GUARD
8 CONCRETE
11 11.06.2020 ISSUED FOR DP REVIEW
10 14.02.2020 CITY REVIEW
9 25.11.2019 REISSUE FOR DP REVIEW
8 05.06.2019 CLIENT REVIEW
7 22.07.2019 REISSUE FOR DP REVIEW
6 17.07.2019 CLIENT REVIEW - REVISION 1B
5 5.07.2019 CLIENT REVIEW - REVISION 1A
4 7.04.2019 REISSUE FOR DP
3 28.02.2019 ISSUE FOR PLANNING REVIEW
2 04.02.2019 ISSUE FOR DP
1 26.11.2018 ISSUE FOR PRELIMINARY
Billard Architecture
#701 - 025 Fifth Avenue
New Westminster, B.C. Canada,
V3M 1X4
(604) 619-0529
info@billardarchitecture.ca
www.billardarchitecture.ca
WHITEBIRCH
APARTMENTS
1485 FIR STREET
WHITEROCK, BC
WEST & SOUTH
ELEVATIONS
1/8"=1'-0"
A3.02



1 SITE AND TREE PLAN
Scale 1:150

TREE SCHEDULE

TREE	BOTANICAL / COMMON NAME	CONT	SIZE	QTY	REMARKS
	Acer palmatum 'Seiryu' / Seiryu Japanese Maple	B&B	2.5m ht	9	Uniform branching, nursery grown, dense tree
	Acer rubrum 'Autumn Flame' / Autumn Flame Maple	B&B	6cm cal.	1	Uniform branching, nursery grown, dense tree, 1.5m (5') std.
	Cornus kousa 'Satomi' / Red Kousa Dogwood	B&B	6cm cal.	8	Uniform branching, nursery grown, dense tree, 1.5m (5') std.
	Ginkgo biloba / Maidenhair Tree	B&B	6cm cal.	1	Uniform branching, nursery grown, dense tree, 1.5m (5') std.
	Magnolia grandiflora 'Little Gem' / Dwarf Southern Magnolia	B&B	6cm cal.	6	
	Magnolia grandiflora 'Victoria' / Southern Magnolia	B&B	6cm cal.	2	Uniform branching, nursery grown, dense tree, 1.5m (5') std.

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1,2 LD-02	COLOURED CONCRETE
	3 LD-02	
	4 LD-01	GRAVEL / DRIP STRIP

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
		EXISTING TREE to retain
	1,2 LD-01	PROPOSED TREE
	4 LD-02	WOOD ENGINEERED FIBAR
		SOD See Cross Landscape Notes for Specifications
	3 LD-01	SHRUB PLANTING
		STREET TREE Species to be determined by City
	6 LD-02	LOG STEPPERS

Precedent Images

Planter wall

Play Structure

Notes:
1. Sidewalks are to be reconstructed from curb to property line fully at the applicant's expense

1:150 0 1.5m 3 4.5 6 7.5 9 10.5 12 13.5 15 16.5 18 19.5 21 22.5

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN PLANNING
FORT LANGLEY STUDIO MOUNT PLEASANT STUDIO

[illegible]

No.	By	Description	Date
5	DV	Issued for DP Resubmission	Oct. 2, 2023
4	DV	Issued for DP Re-submission	Aug. 11, 2023
3	MV	Issued for Review	May 29, 2023
2	SH	Issued for Review	2023-03-03
1	SH	For Public Information Meeting	2019-12-12

REVISIONS TABLE FOR DRAWINGS
[illegible]

No.	By	Description	Date
		REVISIONS TABLE FOR SHEET	

Project:
1485 Fir Street

Location:
1485 Fir Street (Southwest),
White Rock, BC

Drawn: FW
Stamp
Checked: SH
Approved: MVDZ
Original Sheet Size: 24"x36"
Scale: 1:150

Drawing Title: LANDSCAPE SITE PLAN
VDZ Project #: DP2019-57
Drawing #: L-02

7.66 CD-66 COMPREHENSIVE DEVELOPMENT ZONE (1539 Maple Street)

INTENT

The intent of this zone is to accommodate the development of a multi-unit residential use within five stacked townhouse blocks on a site of approximately 4,566 square metres (0.45ha).

1. Permitted Uses:

   (a) *multi-unit residential use;* and
   (b) *accessory home occupation* use in accordance with the provisions of section 5.3 and being a use that does not involve clients directly accessing the *principal building.*

2. Building Height:

   (a) The *principal buildings* for *multi-unit residential uses*, inclusive of elevator shafts, stair housing, and all mechanical equipment, shall not exceed the maximum geodetic heights as outlined below. The Block references noted correspond with those illustrated in the Plans forming part of this CD-66 Zone:

      (i) Block 1: 104.51 metres (342.88 feet)
      (ii) Block 2: 104.51 metres (342.88 feet)
      (iii) Block 3: 104.51 metres (342.88 feet)
      (iv) Block 4: 105.01 metres (344.52 feet)
      (v) Block 5: 105.51 metres (346.16 feet)

   For reference, the *average natural grade* applicable to the development is 93.4 metres (306.35 feet) geodetic.

   (b) *Ancillary buildings* and *structures* for *multi-unit residential uses* shall not exceed a height of 5.0 metres from *finished grade.*

3. Maximum Density (Floor Area):

   (a) The maximum *gross floor area* shall not exceed 5,953.4 square metres or 1.304 times the lot area; and
   (b) The maximum number of dwelling units shall not exceed 53 units.

4. Siting Requirements:

   (a) Minimum setbacks for *multi-unit residential uses* are as follows:

      (i) Setback from the north lot line = 1.82 metres (6.00 feet)
      (ii) Setback from the south lot line (Russell Avenue) = 1.82 metres (6.00 feet)
      (iii) Setback from the west lot line = 2.43 metres (8.00 feet)
      (iv) Setback from the east lot line (Maple Street) = 3.04 metres (10.00 feet)

   (b) Despite section 7.66.4(a), limited portions of *principal buildings*, ancillary *structures,* and exterior walkways are permitted within the minimum setbacks in accordance with the Plans prepared by Ankenman Marchand Architects, dated Aug. 19, 2021, attached hereto and on file at the City of White Rock, with the exception that no ancillary buildings or structures are permitted within 1.0 metres of a lot line.

5. Lot Coverage:

   (a) For *multi-unit residential uses*, *lot coverage* shall not exceed 61%.

6. Standard and Accessible Off-Street Parking:

   Parking for *multi-unit residential uses* shall be provided in accordance with Section 4.14 of this Bylaw, with the minimum number of spaces required as follows:

   (a) A minimum of 108 standard parking spaces shall be provided for residents*;*
   (b) A minimum of 18 standard parking spaces shall be provided for visitors;
   (c) A minimum of 3 parking spaces must be provided as accessible spaces, shall be clearly marked, and must have a minimum length of 5.5 metres. Two of these spaces shall be provided as a van-accessible space with a minimum width of 3.4 metres, and the other space shall have a minimum width of 2.5 metres. Each accessible parking space must be located adjacent to an access aisle having a minimum width of 1.5 metres; and
   (d) The access and egress route to and from accessible parking spaces must have a vertical clearance of 2.3 metres.

7. Off-Street Loading:

   (a) Notwithstanding any provision within Section 4.15 to the contrary, one loading space shall be provided for a *multi-unit residential use* with the minimum dimensions of this space being 3.0 metres wide and 9.0 metres long; and
   (b) The access and egress route to and from the loading space must have a vertical clearance of 3.7 metres.

8. Bicycle Parking:

   Bicycle parking shall be provided in accordance with Section 4.16 of this Bylaw with the minimum number of spaces required as follows:

   (a) A minimum of 53 Class I spaces shall be provided; and
   (b) A minimum of 14 Class II spaces shall be provided

9. Electric Vehicle Parking

   Electric vehicle (EV) parking shall be provided in accordance with Section 4.17 of this Bylaw, with the minimum number of EV parking spaces required as follows:

   (a) A minimum of 25 percent of the required parking supply shall be provided an energized outlet capable of providing a Level 2 charge, or higher for electric vehicle charging; and
   (b) A minimum of 75 percent of the required parking supply shall be located within three (3) metres of an electrical outlet roughed-in for electric vehicle charging

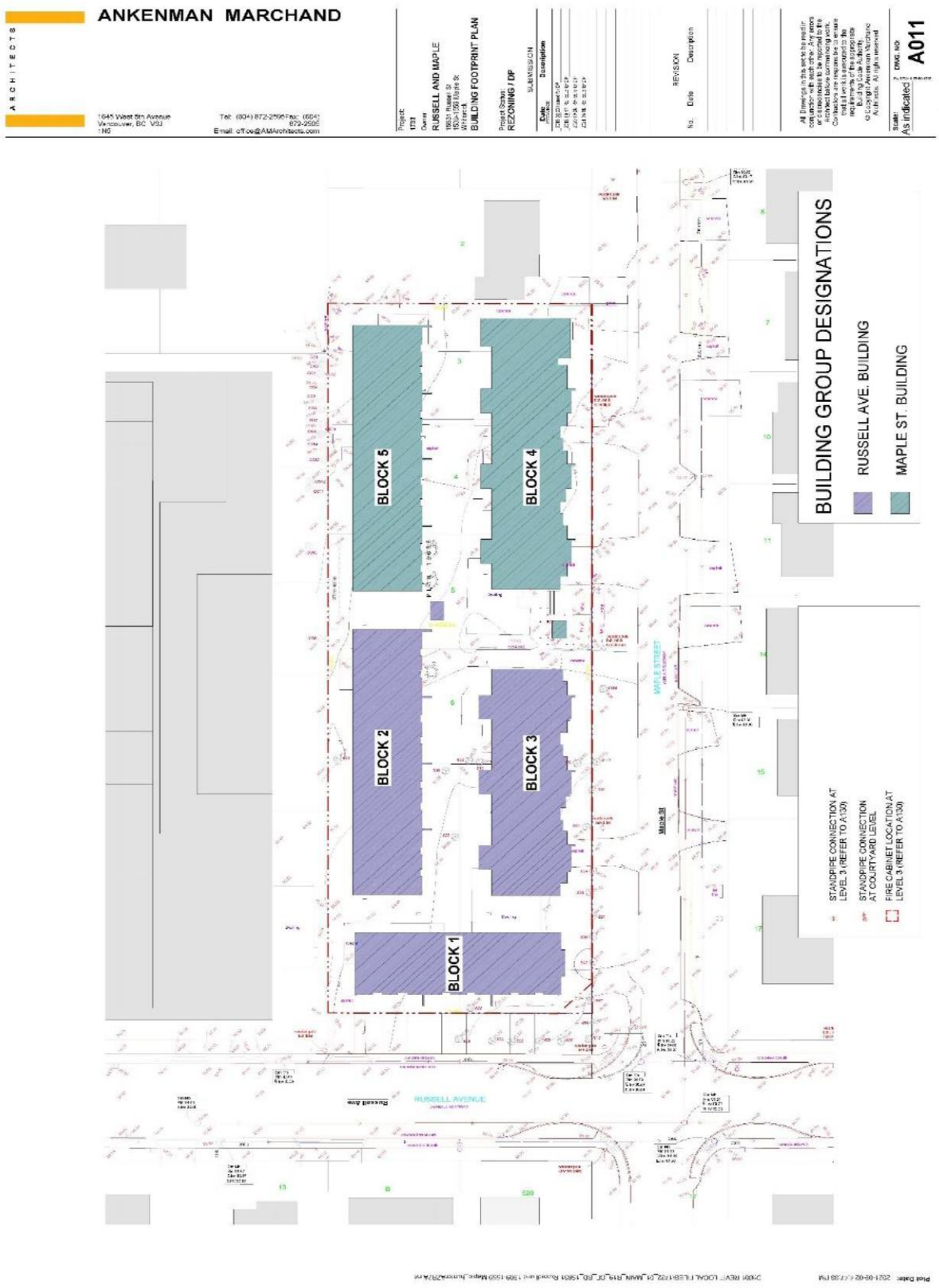
   .

10. Conformity to Design Plans

    Development in the CD-66 Zone shall substantially conform to the Plans prepared by Ankenman Marchand Architects, dated Aug. 19, 2021 attached hereto and on file at the City of White Rock.

11. Road Dedication

The siting and lot coverage standards established within this CD-66 Zone shall apply to the legal perimeter (outermost) boundaries, and total area, of the assembled parcels as they existed at the time of first and second reading of this Bylaw and prior to any road dedications.


ANKENMAN MARCHAND
ARCHITECTS
1645 West 5th Avenue
Vancouver, BC V6J
1N6
Tel: (604) 872-2566 Fax: (604)
872-2565
Email: office@AMArchitects.com
Project:
1733
Owner
RUSSELL AND MAPLE
1503-1559 Russell St
1504-1558 Maple St
Vancouver, B
BUILDING FOOTPRINT PLAN
Project Status:
REZONING / DP
SUBMISSION
Date Description
REVISION
No. Date Description
All Drawings in this set to be read in conjunction with each other. Any errors or omissions are to be reported to the Architect before commencing work. Contractors are required to verify all levels and dimensions on site prior to commencement of any work. Do not scale drawings. Refer to Building Code Authority.
© Copyright Ankenman Marchand Architects. All rights reserved
Scale:
As indicated
DWG. NO.
A011
BUILDING GROUP DESIGNATIONS
RUSSELL AVE. BUILDING
MAPLE ST. BUILDING
BLOCK 5
BLOCK 4
BLOCK 2
BLOCK 3
BLOCK 1
MAPLE STREET
Maple St
RUSSELL AVENUE
STANDPIPE CONNECTION AT LEVEL 3 (REFER TO A100)
STANDPIPE CONNECTION AT COURTYARD LEVEL
FIRE CABINET LOCATION AT LEVEL 3 (REFER TO A100)

ANKENMAN MARCHAND
ARCHITECTS
RUSSELL AVE BUILDING
ELEVATIONS
REZONING / DP
BLOCK 1
BLOCK 2
BLOCK 3
A210

ANKENMAN MARCHAND
ARCHITECTS
1645 West 6th Avenue
Vancouver, BC V6J
1N5
Tel: (604) 872-2566Fax: (604)
872-2505
Email: office@AMArchitects.com
Project:
1732
Owner:
RUSSELL AND MAPLE
RUSSELL AVE. BUILDING
ELEVATIONS
Project Status:
REZONING / DP
SUBMISSION
REVISION
No. Date Description
Scale:
1/8" = 1'-0"
DWG. NO.
A220
BLOCK 1
BLOCK 2
BLOCK 3
1 - RUSSELL AVE BUILDING - BLOCK 1 NORTH ELEVATION
2 - RUSSELL AVE BUILDING - BLOCK 1 SOUTH ELEVATION
3 - RUSSELL AVE BUILDING - BLOCK 2 NORTH ELEVATION
4 - RUSSELL AVE BUILDING - BLOCK 3 NORTH ELEVATION
MATERIAL LEGEND
WATERIAL LEGEND

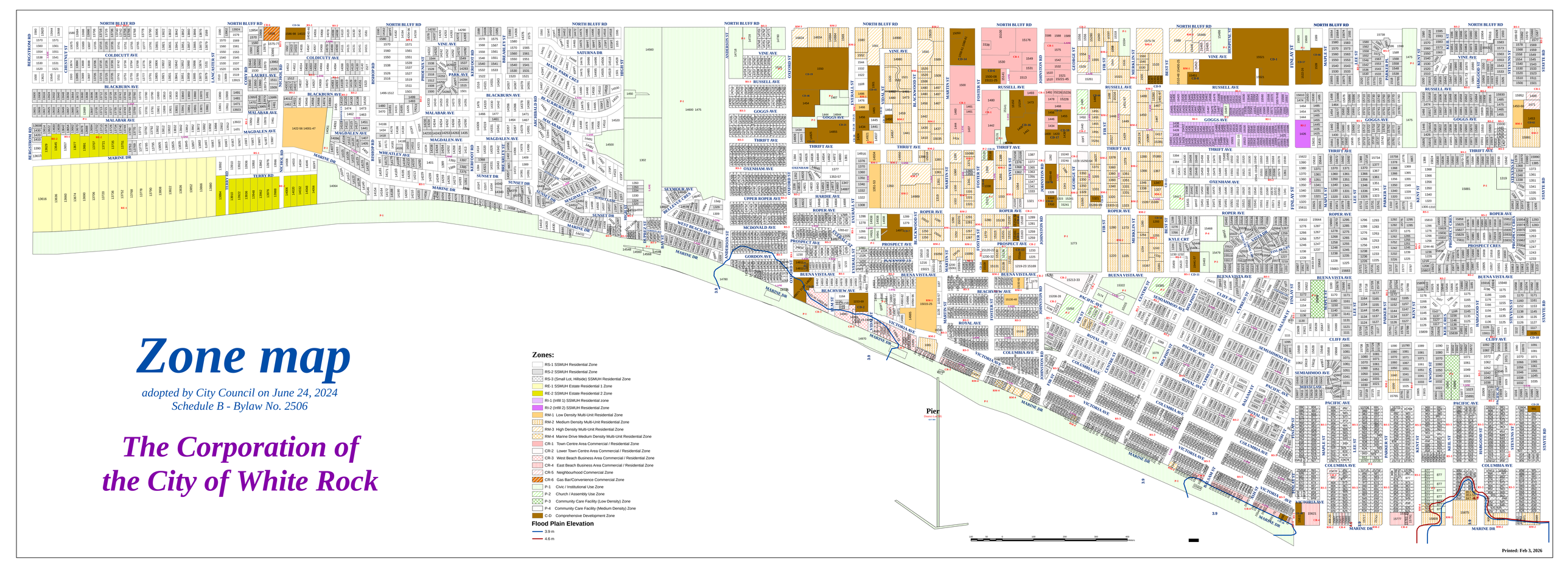
ANKENMAN MARCHAND
ARCHITECTS
1645 West 8th Avenue
Vancouver, BC V6J
1N8
Tel: (604) 872-2585Fax: (604)
872 2505
Email: office@AMArchitects.com
Project:
1732
Owner
RUSSELL AND MAPLE
1569 Russell St
1500-1590 Maple St
North Vancouver, BC
RUSSELL AVE. BUILDING
ELEVATIONS
Project Status:
REZONING / DP
SUBMISSION
Date: Description
REVISION
No. Date Description
Scale:
1/8" = 1'-0"
DWG. NO:
A230
BLOCK 3
BLOCK 2
BLOCK 2
BLOCK 3
RUSSELL AVE BUILDING - BLOCK 2 NORTH ELEVATION
RUSSELL AVE BUILDING - BLOCK 3 WEST ELEVATION (NORTH YARD)
MAPLE ST. BUILDING SOUTH ELEVATION
RUSSELL AVE BUILDING - BLOCK 2 & 3 WEST ELEVATION (ROAD)
MATERIAL LEGEND
Key Value
Keynote Text
1 PREFINISHED METAL CLADDING PANEL - COLOUR: CHARCOAL GREY
2 PREFINISHED METAL FIN - COLOUR: CHARCOAL GREY
3 JAMES HARDIE REVEAL PANEL AND ASSOCIATED FLASHINGS AND TRIM - COLOUR: ARCTIC WHITE
4 JAMES HARDIE REVEAL PANEL AND ASSOCIATED FLASHINGS AND TRIM - COLOUR: PEWTER
5 JAMES HARDIE REVEAL PANEL AND ASSOCIATED FLASHINGS AND TRIM - COLOUR: TIMBER BARK
6 MAC ARCHITECTURAL METAL SIDING - COLOUR: CEDAR
7 MAC ARCHITECTURAL METAL SIDING - COLOUR: TORRIFIED
8 MAC ARCHITECTURAL METAL SIDING - COLOUR: SMOKED BIRCH
9 BRICK VENEER - COLOUR: SIENNA IRONSPOT
10 CAST-IN-PLACE ARCHITECTURAL CONCRETE WALLS, PLANTERS AT GRADE, WITH REVEALS
11 BELGIUM CORE CEDAR WOOD DOOR - PAINTED (GREY, GREEN, BLUE, RED) - AS SHOWN
12 BALCONY ROOF DECK GUARD, CLEAR GLASS INFILL ON PREFINISHED ALUMINUM FRAME - COLOUR: CHARCOAL GREY
13 PREFINISHED VINYL FRAME WINDOWS - COLOUR: CHARCOAL GREY
14 STEEL CANOPY, CLEAR GLASS OVERHANG - COLOUR: CHARCOAL GREY
15 FASCIA BOARD FLASHING 12" - COLOUR: CHARCOAL GREY
16 PAINTED WOOD SOFFIT PANELS - COLOUR: CEDAR, TORRIFIED, SMOKED BIRCH - AS SHOWN
17 VINYL FULLY GLAZED PATIO SLIDING DOOR WITH TOP LIGHT - FRAME COLOUR: CHARCOAL GREY
18 VINYL FULLY GLAZED PATIO SLIDE DOOR - FRAME COLOUR: CHARCOAL GREY
19 ALUMINUM STORE FRONT GLAZING, EXTERIOR ELEVATOR - FRAME COLOUR: CHARCOAL
20 WOOD SLAT WALL - COLOUR: CEDAR, TORRIFIED, SMOKED BIRCH - AS SHOWN
All Drawings as instruments of service are and shall remain the property of Ankenman Marchand Architects. All rights reserved.
Contractors are responsible to ensure that all work is executed in accordance with applicable Building Code Authority.
© Copyright Ankenman Marchand Architects. All rights reserved.

ANKENMAN MARCHAND
ARCHITECTS
1645 West 5th Avenue
Vancouver, BC V6J
1N5
Tel: (604) 872-2585Fax: (604)
872-2535
Email: office@AMArchitects.com
Project
1732
Owner
RUSSELL AND MAPLE
15331 Russell St
15291 Russell St
MAPLE ST. BUILDING
ELEVATIONS
Project Status:
REZONING / DP
SUBMISSION
Date Description
REVISION
No Date Description
All Drawings and the work are to be read in conjunction with each other. Any errors or discrepancies are to be reported to the Architect before commencing work.
Contractors are responsible to ensure that all work is executed to the requirements of the applicable Building Code Authority
© Copyright Ankenman Marchand Architects. All rights reserved
Scale:
1/8" = 1'-0"
DWG. NO.
A240
ENTRY RAMP
BLOCK 4
1 MAPLE ST. BUILDING - BLOCK 4 EAST ELEVATION
1/8" = 1'-0"
2 MAPLE ST. BUILDING - BLOCK 4 WEST ELEVATION (COURTYARD)
1/8" = 1'-0"
MATERIAL FINISH (GRADE)
Key Value Keynote Text
1 PREFINISHED METAL CLADDING PANEL - COLOUR: CHARCOAL GREY
2 PREFINISHED METAL TRIM - COLOUR: CHARCOAL GREY
3 JAMES HARDIE REVEAL PANEL AND ASSOCIATED FLASHINGS AND TRIM - COLOUR: ARCTIC WHITE
4 JAMES HARDIE BOARD & BATTEN PANEL AND ASSOCIATED FLASHINGS AND TRIM - COLOUR: ARCTIC WHITE
5 JAMES HARDIE REVEAL PANEL AND ASSOCIATED FLASHINGS AND TRIM - COLOUR: TIMBER BARK
6 MAZ ARCHITECTURAL METAL SIDING - COLOUR: CEDAR
7 MAZ ARCHITECTURAL METAL SIDING - COLOUR: CHARCOAL GREY
8 MAZ ARCHITECTURAL METAL SIDING - COLOUR: SMOKED BIRCH
9 BRICK VENEER - COLOUR: SIERRA MIDNIGHT
10 CAST-IN-PLACE ARCHITECTURAL CONCRETE WALLS, PLANTERS AT GRADE, PATIO PAVERS
11 ROOF DECK: 2" RIGID WOOD PAVERS - COLOUR: CEDAR
MATERIAL FINISH (GRADE)
Key Value Keynote Text
12 BALCONY / ROOF DECK GUARD, CLEAR GLASS INFILL ON PREFINISHED ALUMINUM FRAME - COLOUR: CHARCOAL GREY
13 PREFINISHED ALUMINUM AWNINGS - COLOUR: CHARCOAL GREY
14 STEEL GUARD C/W CLEAR GLASS OVERHANG - COLOUR: CHARCOAL GREY
15 FASCIA BOARD FLASHING - 12" - COLOUR: CHARCOAL GREY
16 PREFINISHED SOFFIT SUPPORT - COLOUR: CEDAR TONE FINISH
17 VINYL FULLY GLAZED PATIO SWING DOOR WITH TOP LIGHT - FRAME COLOUR: CHARCOAL GREY
MATERIAL FINISH (GRADE)
Key Value Keynote Text
18 VINYL FULLY GLAZED PATIO SLIDE DOOR - FRAME COLOUR: CHARCOAL GREY
19 ALUMINUM RAILING - COLOUR: CHARCOAL GREY
20 WOOD SLAT WALL - COLOUR: CEDAR, TORREFIED, SMOKED BIRCH - AS SHOWN

ANKENMAN MARCHAND
ARCHITECTS
1545 Willet 5th Avenue
Vancouver, BC V6J
1N5
Tel: (604) 872 2505 fax: (604)
872-2505
Email: office@AMArchitects.com
Project
1732
Owner
RUSSELL AND MAPLE
9931 Russel St
9931-9939 Maple St
Vancouver, BC
MAPLE ST. BUILDING
ELEVATIONS
Project Status
REZONING / DP
SUBMISSION
REVISION
No. Date Description
All Drawings in this set to be read in conjunction with construction documents and specifications prepared by the Architect before commencing work.
Contractors are responsible to assure that all work is executed to the requirements of the appropriate building code Authority.
© Copyright Ankenman Marchand Architects. All rights reserved.
Scale:
1/8" = 1'-0"
DWG. NO:
A250
BLOCK 5
BLOCK 5
MAPLE ST BUILDING - BLOCK 5 EAST ELEVATION (COURTYARD)
1/8" = 1'-0"
MAPLE ST BUILDING - BLOCK 5 WEST ELEVATION
1/8" = 1'-0"
MATERIAL LEGEND
Key Value
Keynote Text
1 PREFINISHED METAL CLADDING PANEL - COLOUR: CHARCOAL GREY
2 PREFINISHED METAL FIN - COLOUR: CHARCOAL GREY
3 JAMES HARDIE REVEAL PANEL AND ASSOCIATED FLASHINGS AND TRIM - COLOUR: ARCTIC WHITE
4 JAMES HARDIE REVEAL PANEL AND ASSOCIATED FLASHINGS AND TRIM - COLOUR: AGED PEWTER
5 JAMES HARDIE REVEAL PANEL AND ASSOCIATED FLASHINGS AND TRIM - COLOUR: IRON GRAY
6 RAC ARCHITECTURAL METAL SIDING - COLOUR: CEDAR
7 RAC ARCHITECTURAL METAL SIDING - COLOUR: TORREFIED
8 RAC ARCHITECTURAL METAL SIDING - COLOUR: SMOKED BIRCH
9 BRICK VENEER - COLOUR: SIENNA PENNEFOT
10 CAST-IN-PLACE ARCHITECTURAL CONCRETE WALLS, PLANTERS AT GRADE - COLOUR: NATURAL CONCRETE
11 SOLID CORE CEDAR WOOD DOOR - PAINTED: IVORY, GREEN, BLUE, RED - AS PER ADMIN
12 BALCONY / ROOF DECK GUARD: CLEAR GLASS INFILL ON HIDDEN SILL ON ALUMINUM HOWL - COLOUR: DIAMOND GRAY
13 PREFINISHED VINYL FRAME WINDOWS - COLOUR: CHARCOAL GREY
14 STEEL CANOPY: CLEAR GLASS OVERHANG - COLOUR: CHARCOAL GREY
15 FASCIA BOARD FLASHING - 12" - COLOUR: CHARCOAL GREY
16 PREFINISHED BALCONY GUARD - COLOUR: CEDAR, TORREFIED
17 SNOWBULUNG1 - AS PER ADMIN
VINYL FULLY GLAZED PATIO SWING DOOR WITH TOP LIGHT - FRAME COLOUR: CHARCOAL GREY
MATERIAL LEGEND
Key Value
Keynote Text
10 VINYL FULLY GLAZED PATIO SLIDE DOOR - FRAME COLOUR: CHARCOAL GREY
19 ALUMINUM STORE FRONT GLAZING EXTERIOR ELEVATOR - FRAME COLOUR: CHARCOAL
20 WOOD SLAT WALL - COLOUR: CEDAR, TORREFIED, SMOKED BIRCH - AS SHOWN

ANKENMAN MARCHAND
ARCHITECTS
1540 West 6th Avenue
Vancouver, BC V6J
1N5
Tel: (604) 872-2005
Fax: (604)
872 2905
Email: office@AMArchitects.com
Project
1732
Owner
RUSSELL AND MAPLE
1931 Russell St
1924 1936 Maple St
MAPLE ST. BUILDING
ELEVATIONS
Project Status
REZONING / DP
SUBMISSION
Date
Description
REVISION
No.
Date
Description
Scale
1/8" = 1'-0"
DATE
DWG. NO.
A260
1 - MAPLE ST. BUILDING NORTH ELEVATION
1/8" = 1'-0"
2 - MAPLE ST. BUILDING SOUTH (MAIN ENTRY) ELEVATION
1/8" = 1'-0"
3 - RUSSELL AVE. BUILDING SOUTH (MID COURTYARD) ELEVATION
1/8" = 1'-0"
4 - MAPLE ST. BUILDING - BLOCK B NORTH ELEVATION
1/8" = 1'-0"
MATERIAL LEGEND
Key Value
Keynote Text
1 PREFINISHED METAL CLADDING PANEL - COLOUR: CHARCOAL GREY
2 PREFINISHED METAL FIN - COLOUR: CHARCOAL GREY
3 JAMES HARDIE REGAL PANEL AND ASSOCIATED FLASHINGS AND TRIM - COLOUR: ARCTIC WHITE
4 JAMES HARDIE REGAL PANEL AND ASSOCIATED FLASHINGS AND TRIM - COLOUR: ARCTIC WHITE
5 JAMES HARDIE REGAL PANEL AND ASSOCIATED FLASHINGS AND TRIM - COLOUR: TIMBER BARK
6 MAC ARCHITECTURAL METAL SIDING - COLOUR: CEDAR
7 MAC ARCHITECTURAL METAL SIDING - COLOUR: TORRIFIED
8 MAC ARCHITECTURAL METAL SIDING - COLOUR: SMOKED BIRCH
9 BRICK VENEER - COLOUR: SIENNA IRONSPOT
10 CAST-IN-PLACE ARCHITECTURAL CONCRETE WALLS, PLINTERS AT GRADE - COLOUR: AS SHOWN
11 SOLID CORE CEDAR WOOD DOOR, PAINTED IVORY, GREEN BLUE RED - AS SHOWN
12 BALCONY ROOF DECK GUARD, CLEAR GLASS INFILL ON PREFINISHED ALUMINUM FRAME - COLOUR: CHARCOAL GREY
13 PREFINISHED VINYL FRAME WINDOWS - COLOUR: CHARCOAL GREY
14 STEEL CANOPY, CLEAR GLASS GUIDE RAIL - COLOUR: CHARCOAL
15 FASCIA BOARD FLASHING - 12" - COLOUR: CHARCOAL GREY
16 PREFINISHED BALCONY GUARD - COLOUR: CEDAR, TORRIFIED, SMOKED BIRCH - AS SHOWN
17 VINYL FULLY GLAZED PATIO SWING DOOR WITH TOP LIGHT - FRAME COLOUR: CHARCOAL GREY
18 VINYL FULLY GLAZED PATIO SLIDE DOOR - FRAME COLOUR: CHARCOAL GREY
19 ALUMINUM STOREFRONT GLAZING UNITS - COLOUR: CHARCOAL GREY
20 WOOD SOFFIT - COLOUR: CEDAR, TORRIFIED, SMOKED BIRCH - AS SHOWN
All Drawings & Notes to be read in conjunction with each other - Any errors or omissions must be reported to the Architect immediately for clarification. Contractors are responsible to ensure that all work is executed in accordance with the requirements of the Building Code, Authority Having Jurisdiction and all applicable by-laws.
© Copyright Ankenman Marchand Architects. All rights reserved.

VDZ+A
SITE PLAN NORTH
L-02A
DP2018-05
Key Plan (NTS)
L-02A
L-02B
HARDSCAPE MATERIALS
FENCING / WALLS
SOFTSCAPE MATERIALS
SITE FURNISHINGS
Site Plan South, see L-02B
Block 4
Block 5
Block 3
Block 2
Maple St.



Zone map

adopted by City Council on June 24, 2024
Schedule B - Bylaw No. 2506

The Corporation of the City of White Rock

Printed: Feb 3, 2026