

The objectives of the **Town Centre Development Permit Area** are to:

- Reinforce the Town Centre as the cultural, commercial, and civic heart of White Rock
- Establish an attractive, comfortable, well-connected, pedestrian-oriented environment that fosters vibrant public life
- Ensure the compatibility of new development with adjacent existing buildings
- Enhance quality of life
- Conserve energy, conserve water, and reduce GHGs
- Enhance the character of the built environment and public realm in the City of White Rock

**Please provide a summary of how your proposal achieves the objectives and policies of the Town Centre DPA below:**

*(This area is reserved for the applicant's response to the objectives and policies listed above.)*

NOTE 1: All 'Applicant Response' sections must be filled out by the applicant.

NOTE 2: If your proposal cannot adequately address one of the below-listed DPA guidelines, provide a rationale (and alternative resolution) above, and in the applicable response section.

**Section 22.3.1 - Buildings**

**Town Centre DPA Guideline 22.3.1 (a)**

Ensure buildings are compatible with or complementary to adjacent developments in terms of height, density, and design.

The tallest and densest developments are to be located at the intersection of Johnston and North Bluff Roads, with heights and densities decreasing to the south and west as outlined in Figures 8 and 9.

Vary heights, rooflines, and massing to minimize impacts to views and solar exposure enjoyed by adjacent buildings and open spaces.

**Applicant  
Response**

**Town Centre DPA Guideline 22.3.1 (b)**

Set buildings back from the property line at least 3 metres, with a further stepping above the second or third floor in mixed use areas and above the fourth floor in residential areas. Consider an additional step back above the seventh floor.

Tower portions of all buildings should be slim and be set back a minimum of 3 metres from the edge of the podium level to minimize view impacts and shading, and to facilitate a minimum separation of 30 metres between towers.

**Applicant Response**

**Town Centre DPA Guideline 22.3.1 (c)**

Create visual interest with architectural details. Incorporate windows, doors, bay windows, porches, setbacks, and vary colours, massing, and materials. Non-street facing elevations shall be treated with the same architectural details as the street facing elevations.

**Applicant Response**

**Town Centre DPA Guideline 22.3.1 (d)**

Ensure main entrances of residential and mixed-use buildings are level with the sidewalk.  
Entrances shall be clearly identifiable, and weather protection with overhangs and awnings shall be provided over all entrances and along all commercial frontages. Residential units on the ground floor should be ground-oriented with entrances directly off of the street.

<b>Applicant Response</b>	
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**Town Centre DPA Guideline 22.3.1 (e)**

Address all street edges on properties fronting multiple streets or public walkways.  
Orient buildings toward intersections or design independent frontages along both intersecting streets, and incorporate windows, doorways, landscaping, and architectural detailing along all street frontages and walkways.

<b>Applicant Response</b>	
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**Town Centre DPA Guideline 22.3.1 (f)**

Provide articulation to break up building mass and to establish a rhythm along the street front in commercial areas. Ground-level commercial spaces should reflect traditional patterns of diverse, small-scale retail with storefronts of approximately ten metres wide.

Include no more than six contiguous units fronting a given street without incorporating architectural elements.

**Applicant Response**

**Town Centre DPA Guideline 22.3.1 (g)**

Maximize transparency in commercial areas through extensive use of glazing at grade level, and consider use of mullions and frames to create character and visual interest. Reflective glass or other similar material on the ground floor façade of any building facing a street will not be accepted.

**Applicant Response**

**Town Centre DPA Guideline 22.3.1 (h)**

Provide common outdoor amenity spaces for residents in mixed-use and residential buildings. Shared roof decks with views to the waterfront and other amenities are encouraged where appropriate. Incorporate dining and seating areas with outdoor cooking facilities, play areas for children, areas for air-drying laundry, communal vegetable gardens, and appropriate landscaping.

Provide each apartment unit with a private outdoor space where possible. Incorporating green-roofs to manage stormwater, reduce urban heat island effect, and contribute to biodiversity is encouraged.

<b>Applicant Response</b>	
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**Town Centre DPA Guideline 22.3.1 (i)**

Follow passive solar design principles and orient and site buildings to maximize views to the waterfront. Design roofs to maximize opportunities for solar collection in winter and control solar gain on south-facing facades by blocking high-angle sun in summer. Alternatively, provide operable shading devices or window overhangs to control summer solar gain. Maximize passive ventilation and passive cooling through building orientation.

<b>Applicant Response</b>	
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<b>Town Centre DPA Guideline 22.3.1 (j)</b>	
<p>Incorporate west coast design elements with the use of natural materials, including brick, stone, concrete, exposed heavy timber, and/or steel. Vinyl siding and stucco will not be considered for cladding.</p> <p>Use rich natural tones which reflect the natural landscape and seascape as the dominant colours, with brighter colours used only as accents.</p>	
<b>Applicant Response</b>	
<b>Town Centre DPA Guideline 22.3.1 (k)</b>	
<p>Integrate commercial signage with the building and/or landscaping. Signage shall have a pedestrian scale and be coordinated throughout each development and compatible with signage on adjacent properties to establish a unified and attractive commercial area. The use of natural materials and projecting signs is encouraged.</p>	
<b>Applicant Response</b>	

**Section 22.3.2 – Pedestrian Realm and Landscape**

**Town Centre DPA Guideline 22.3.2 (a)**

Site new development back from the intersection of Johnston Road and North Bluff Road to create a “Gateway” to the City. Design this space as a plaza and incorporate public art and/or a Town Centre welcome feature or sign.

**Applicant Response**

**Town Centre DPA Guideline 22.3.2 (b)**

Create a “Heart” in the Town Centre by setting buildings back on all four corners at the intersection of Johnston Road and Russell Avenue and building a Central Plaza or Park in the block bounded by North Bluff Road, Russell Avenue, Johnston Road, and Foster Street.

Enhance these public spaces with public art and opportunities for programmed uses.

**Applicant Response**



**Town Centre DPA Guideline 22.3.2 (c)**

Provide continuous commercial frontage along both sides of Johnston Road, and allow additional street-front commercial along North Bluff Road and portions of Thrift and Russell Avenues adjacent to Johnston Road. Bicycle parking adjacent to retail entrances is encouraged.

**Applicant Response**

**Town Centre DPA Guideline 22.3.2 (d)**

Improve the public realm along Johnston Road in accordance with the results of the Johnston Road Upgrade.  
 Widen sidewalks throughout the town Centre (minimum 1.8 to 2.5 metres), and install ornamental street lamps and street furniture. Provide spaces for patios adjacent to commercial retail frontages. Curb letdowns are to be designed to accommodate wheelchair and scooter movement.

**Applicant Response**

**Town Centre DPA Guideline 22.3.2 (e)**

Provide consistency with street trees, plant materials, street furniture, and other aspects of the public realm to create cohesive streetscapes. Incorporate public art in both the public and private realm that is reflective of the local landscape and heritage.

**Applicant Response**

**Town Centre DPA Guideline 22.3.2 (f)**

Site buildings to create outdoor public spaces and through-block walking connections, as these spaces create opportunities for variety of pedestrian-oriented activities and uses.  
 Special attention should be paid to establishing linear park connections from Russell Avenue north and Johnston Road west to the Central Plaza/Park, and west from the intersection at Russell Avenue and Foster Street to Centennial Park.

**Applicant Response**

<b>Town Centre DPA Guideline 22.3.1 (g)</b>	
Use light coloured reflective paving materials such as white asphalt or concrete for paths, driveways, and parking areas to reduce heat absorption and urban heat island effect. Ensure all areas not covered by buildings, structures, roads, and parking areas are landscaped. Use landscaping to establish transition from public to private areas.	
<b>Applicant Response</b>	
<b>Town Centre DPA Guideline 22.3.2 (h)</b>	
Increase the quantity, density, and diversity of trees planted in the Town Centre, with both deciduous and coniferous tree species.  Ensure that all trees are planted with sufficient soil volume, using soil cells where appropriate, and incorporate diverse native shrub layers below trees to intercept stormwater. Landscape design should employ CPTED safety principles.	
<b>Applicant Response</b>	

**Town Centre DPA Guideline 22.3.2 (i)**

Select trees that will maximize passive solar gain, natural ventilation, and natural cooling, and increase the entry of natural light into buildings. Maximize the use of drought tolerate and native species requiring minimal irrigation. Use lawn alternatives such as groundcovers or sedums to limit watering requirements and increase biodiversity. The planting of hedges directly adjacent to sidewalks is discouraged, unless they are screening a garage/recycling area.

**Applicant Response**

**Town Centre DPA Guideline 22.3.2 (j)**

Incorporate Low Impact Development Techniques for stormwater management, where appropriate and in accordance with the City’s Integrated Storm Water Management Plan (ISWMP). This includes but is not limited to bio-swales, cisterns, and permeable paving. Narrower lanes/access roads and the use of porous asphalt are encouraged.

**Applicant Response**

<b>Town Centre DPA Guideline 22.3.2 (k)</b>	
<p>Provide sufficient on-site illumination for pedestrian/vehicle safety and good exposure for retail uses.</p> <p>Light facades and highlight building entrances, and avoid “light spill” onto adjacent properties. The use of lighting systems that are powered by renewable energy, such as solar-power, are encouraged.</p>	
<b>Applicant Response</b>	

**Section 22.3.3 – Parking and Functional Elements**

**Town Centre DPA Guideline 22.3.3 (a)**

Locate parkade entrances at the rear or side of buildings where possible, separate from pedestrian entrances. If a parkade entrance faces a street, it shall be subordinate to the pedestrian entrance in terms of size, prominence on the streetscape, location, and design emphasis. The use of landscaping to screen and soften the appearance of the parkade entrance is encouraged. Access ramps must be designed with appropriate sight lines and incorporate security features.

**Applicant Response**

**Town Centre DPA Guideline 22.3.3 (b)**

Provide all off-street parking below grade or enclosed within a building, with the exception of some visitor parking spaces and short-term commercial parking spaces. Bicycle and scooter parking shall be provided for residents within parkades, with temporary bicycle parking available near building entrances. Ensure buildings that accessible from parkades for those with mobility impairments

**Applicant Response**

**Town Centre DPA Guideline 22.3.3 (c)**

Provide sufficient space for garage, recycling, and composting within parkades. These areas are to be located so that they are convenient for users and accessible for water/recycling/compost collection and removal.

Loading areas must also be incorporated within buildings wherever possible.

**Applicant  
Response**

**Town Centre DPA Guideline 22.3.3 (d)**

Locate mechanical equipment to minimize exposure to the street and nearby buildings. Screening of rooftop mechanical equipment must be integrated into the overall architectural form of the building, and be designed to dampen noise where required.

**Applicant  
Response**