

**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2506**



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

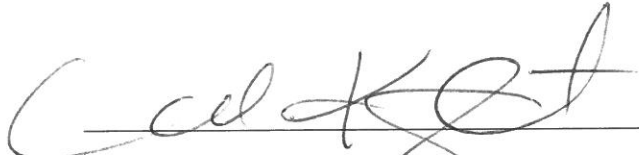
WHEREAS pursuant to Part 14, Division 5 of the *Local Government Act* in relation to Zoning and other Development Regulations, the Council of the City of White Rock is empowered to make regulations thereto;

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*;

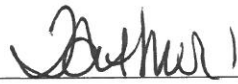
NOW THEREFORE the Council of the Corporation of the City of White Rock, in open meeting assembled, enacts as follows:

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 That “White Rock Zoning Bylaw, 2012, No. 2000” and all subsequent amendments are hereby repealed.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.....	15
4.1	Uses Permitted/Not Permitted – General.....	15
4.2	Comprehensive Zone Coverage.....	17
4.3	Existing Lots of Record.....	17
4.4	Construction within an Identified Floodplain.....	17
4.5	Established Building Line.....	17
4.6	Lot Line Setbacks on Strata Lots.....	17
4.7	Lot Line Setbacks on Pan-Handle (Fee Simple) Lots.....	18
4.8	Building Heights.....	19
4.9	Angle of Containment	20
4.10	Floor Area in CD Zones for One-, Two-, and Three-Unit Residential Uses, and in SSMUH Residential Zones	20

4.11	Floor Area in Multi-Unit Residential, Commercial, Public and Mixed Use Zones.....	21
4.12	Screening & Fencing	21
4.13	Siting Exceptions and Permitted Projections.....	22
4.14	Off-Street Parking Requirements	23
4.15	Off-Street Loading Requirements.....	27
4.16	Bicycle Parking.....	28
4.17	Provision of Electric Vehicle Charging Infrastructure	28
5.0	Specific Use Provisions & Regulations.....	30
5.1	Community Care Facilities	30
5.2	Community Services.....	31
5.3	Accessory Home Occupation Use	31
5.4	Accessory Boarding Use.....	32
5.5	Accessory Registered Secondary Suite	32
5.6	Accessory Dwelling Unit.....	32
5.7	Accessory Bed & Breakfast Use.....	32
5.8	Short Term Rental	33
5.9	Community Gardens.....	34
6.0	General Zones – Uses Permitted & Zone Provisions	35
6.1	RS-1 SSMUH Residential Zone	35
6.2	RS-2 SSMUH Residential Zone	38
6.3	RS-3 (Small lot, Hillside) SSMUH Residential Zone	41
6.4	RI-1 (Infill 1) SSMUH Residential Zone – South of Hospital Lands.....	44
6.5	RI-2 (Infill 2) SSMUH Residential Zone	47
6.6	RE-1 SSMUH Estate Residential 1 Zone	50
6.7	RE-2 SSMUH Estate Residential 2 Zone	52
6.8	RM-1 Low Density Multi-Unit Residential Zone.....	55
6.9	RM-2 Medium Density Multi-Unit Residential Zone	57

6.10	RM-3 High Density Multi-Unit Residential Zone.....	59
6.11	RM-4 Marine Drive Medium Density Multi-Unit Residential Zone.....	61
6.12	CR-1 Town Centre Area Commercial / Residential Zone	63
6.13	CR-2 Lower Town Centre Area Commercial / Residential Zone.....	69
6.14	CR-3 West Beach Business Area Commercial / Residential Zone.....	71
6.15	CR-4 East Beach Business Area Commercial / Residential Zone	73
6.16	CR-5 Neighborhood Commercial Zone.....	75
6.17	CR-6 Gas Bar/Convenience Commercial 1 Zone.....	77
6.18	P-1 Civic / Institutional Use Zone	79
6.19	P-2 Church / Assembly Use Zone	81
6.20	P-3 Community Care Facility (Low Density) Zone	82
6.21	P-4 Community Care Facility (Medium Density) Zone	84
7.0	Comprehensive Development (“CD”) Zones	86
7.1	CD-1 COMPREHENSIVE DEVELOPMENT ZONE (Peace Arch Hospital)	86
7.2	CD-2 COMPREHENSIVE DEVELOPMENT ZONE (Vidal & Beachview)	96
7.3	CD-3 COMPREHENSIVE DEVELOPMENT ZONE (EPCOR – Oxford & Buena Vista).....	97
7.4	CD-4 COMPREHENSIVE DEVELOPMENT ZONE (15154 – 58 Roper Avenue).....	98
7.5	CD-5 COMPREHENSIVE DEVELOPMENT ZONE (15161 Prospect Avenue).....	99
7.6	CD-6 COMPREHENSIVE DEVELOPMENT ZONE (15111 – 25 Russell Avenue).....	100
7.7	CD-7 COMPREHENSIVE DEVELOPMENT ZONE (14971 Prospect Avenue).....	102
7.8	CD-8 COMPREHENSIVE DEVELOPMENT ZONE (15451 Russell Avenue).....	103
7.9	CD-9 COMPREHENSIVE DEVELOPMENT ZONE (15383 – 99 Russell Avenue).....	104
7.11	CD-11 COMPREHENSIVE DEVELOPMENT ZONE (15441 – 57 Buena Vista Ave).....	106
7.12	CD-12 COMPREHENSIVE DEVELOPMENT ZONE (open for use)	108
7.13	CD-13 COMPREHENSIVE DEVELOPMENT ZONE (15164 Prospect Avenue).....	109
7.14	CD-14 COMPREHENSIVE DEVELOPMENT ZONE (Martin, Foster, & North Bluff)	110
7.15	CD-15 COMPREHENSIVE DEVELOPMENT ZONE (1347 Best Street).....	113

7.16	CD-16 COMPREHENSIVE DEVELOPMENT ZONE (Johnston, Thrift & Russell).....	114
7.17	CD-17 COMPREHENSIVE DEVELOPMENT ZONE (1400/20 Johnston Rd)	120
7.18	CD-18 COMPREHENSIVE DEVELOPMENT ZONE (1115 Stayte Road).....	126
7.19	CD-19 COMPREHENSIVE DEVELOPMENT ZONE (1550 Oxford).....	128
7.20	CD-20 COMPREHENSIVE DEVELOPMENT ZONE (991 Stayte Road).....	131
7.21	CD-21 COMPREHENSIVE DEVELOPMENT ZONE (Thrift, Everall, Goggs).....	133
7.22	CD-22 COMPREHENSIVE DEVELOPMENT ZONE (open for use)	139
7.23	CD-23 COMPREHENSIVE DEVELOPMENT ZONE (Johnston – George)	140
7.24	CD-24 COMPREHENSIVE DEVELOPMENT ZONE (15109 Buena Vista Ave).....	149
7.25	CD-25 COMPREHENSIVE DEVELOPMENT ZONE (1456 Everall Street)	150
7.28	CD-28 COMPREHENSIVE DEVELOPMENT ZONE (1434 Everall Street)	159
7.29	CD-29 COMPREHENSIVE DEVELOPMENT ZONE (Marine & Oxford).....	167
7.30	CD-30 COMPREHENSIVE DEVELOPMENT ZONE (1424 Everall Street)	174
7.31	CD-31 COMPREHENSIVE DEVELOPMENT ZONE (1450 Vidal Street).....	183
7.32	CD-32 COMPREHENSIVE DEVELOPMENT ZONE (1455 – 65 Vidal Street).....	189
7.33	CD-33 COMPREHENSIVE DEVELOPMENT ZONE (application deferred)	198
7.34	CD-34 COMPREHENSIVE DEVELOPMENT ZONE (1321 Fir Street)	199
7.35	CD-35 COMPREHENSIVE DEVELOPMENT ZONE (15118 Thrift Avenue)	205
7.36	CD-36 COMPREHENSIVE DEVELOPMENT ZONE (15577 – 85 Marine Drive).....	211
7.37	CD-37 COMPREHENSIVE DEVELOPMENT ZONE (application deferred)	219
7.38	CD-38 COMPREHENSIVE DEVELOPMENT ZONE (open for use)	220
7.40	CD-40 COMPREHENSIVE DEVELOPMENT ZONE (1330 – 46 Foster Street).....	221
7.41	CD-41 COMPREHENSIVE DEVELOPMENT ZONE (1467 – 1519 Vidal Street).....	225
7.46	CD-46 COMPREHENSIVE DEVELOPMENT ZONE (1500 Oxford Street)	236
7.48	CD-48 COMPREHENSIVE DEVELOPMENT ZONE (15611 Marine Drive).....	244
7.51	CD-51 COMPREHENSIVE DEVELOPMENT ZONE (14825 & 14835 Thrift Avenue)	248
7.54	CD-54 COMPREHENSIVE DEVELOPMENT ZONE (Best & Roper)	253

7.56 CD-56 COMPREHENSIVE DEVELOPMENT ZONE (Nichol & North Bluff) 258

7.57 CD-57 COMPREHENSIVE DEVELOPMENT ZONE (Finlay/Russell) 264

7.58 CD-58 COMPREHENSIVE DEVELOPMENT ZONE (1350 Johnston Road)..... 272

7.59 CD-59 COMPREHENSIVE DEVELOPMENT ZONE (15241 Thrift Avenue) 280

7.61 CD-61 COMPREHENSIVE DEVELOPMENT ZONE (1310 Johnston Road)..... 287

7.62 CD-62 COMPREHENSIVE DEVELOPMENT ZONE (1453 Stayte Road)..... 289

7.64 CD-64 COMPREHENSIVE DEVELOPMENT ZONE (1485 Fir Street) 296

7.66 CD-66 COMPREHENSIVE DEVELOPMENT ZONE (1539 Maple Street) 303

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 offence 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 dwelling unit located in an independent and separate structure to the principal residential structure located on the same free hold titled parcel of land.

“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 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 *average natural grade*.

“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*.

“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 *habitable rooms* used for the residential accommodation of one or more persons as an independent and separate residence containing cooking, living, sleeping and sanitary facilities, consisting of one stove and kitchen sink, and one or more sets of sanitary facilities for the exclusive use of such person or persons, but specifically excludes a recreational vehicle and does not include a room in a hotel.

“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*.

“habitable room” means a room used for cooking, eating, sleeping or living and includes a kitchen, dining room, bedroom, living room, family room and den, but excludes a recreation room, bathroom, utility room, workroom, furnace room and storage room.

“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.

“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 10m². The home office would be an ancillary use for a primary business or office use located elsewhere.

“house-plex” means a single residential structure, located on a free hold parcel of land, containing no less than two dwelling units, one of which can be an *accessory registered secondary suite*, but no more than six dwelling units each of which has direct access to the outside, but does not include an *apartment*, *townhouse* or a *hotel*.

“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.

“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.

“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.

“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 *one-unit residential use or house-plex*, excluding a non-habitable *basement*, cellar, crawl spaces, carport, garage, bay window, bow window or box window, 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, laundrettes, 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.

“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 any construction fixed to, supported by or sunk into land or water which is greater than 0.6m in height, excluding *buildings*, *retaining walls*, landscape trellises or arbors, in-ground swimming pools, and other similar works.

“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.

“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 three 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).

- 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.

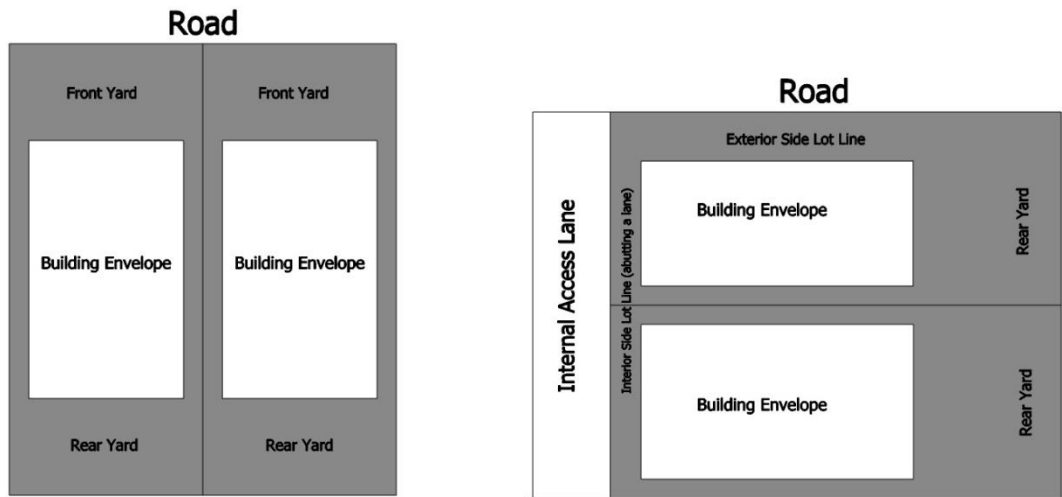
4.5 Established Building Line

- 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

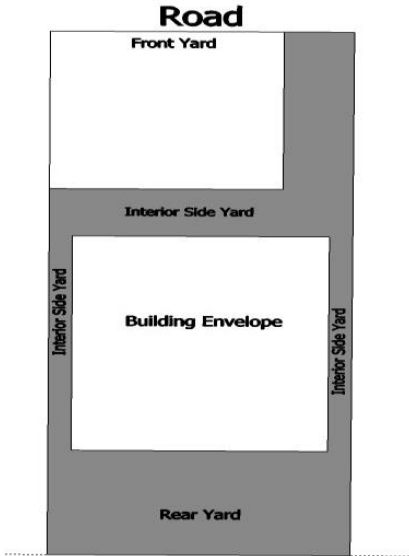
- 4.6.1 The interpretation of front, rear and side yard setbacks for strata lots is dependent on the requirements of the zone applicable to the subject lands, and adjacency to a public road.
- 4.6.2 Where a strata lot is adjacent to, and access is provided from, a public road, the front, rear and side 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:
- 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;
 - 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;
 - 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.

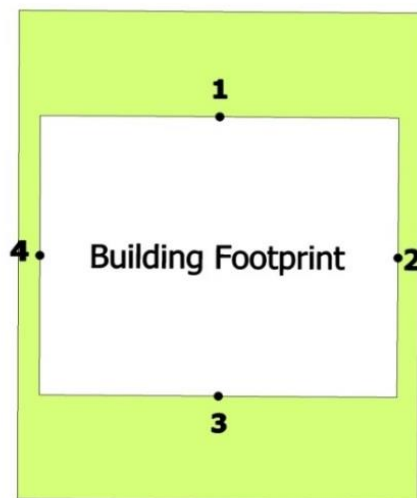


4.7.2 In cases where lot widths and lot depths (exclusive of the access area) are equal, or where lot lines are so irregular that proper interpretation cannot be made, the City’s Approving Officer may make interpretation regarding the location of front, rear and side yards for the purposes of siting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

4.8 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.

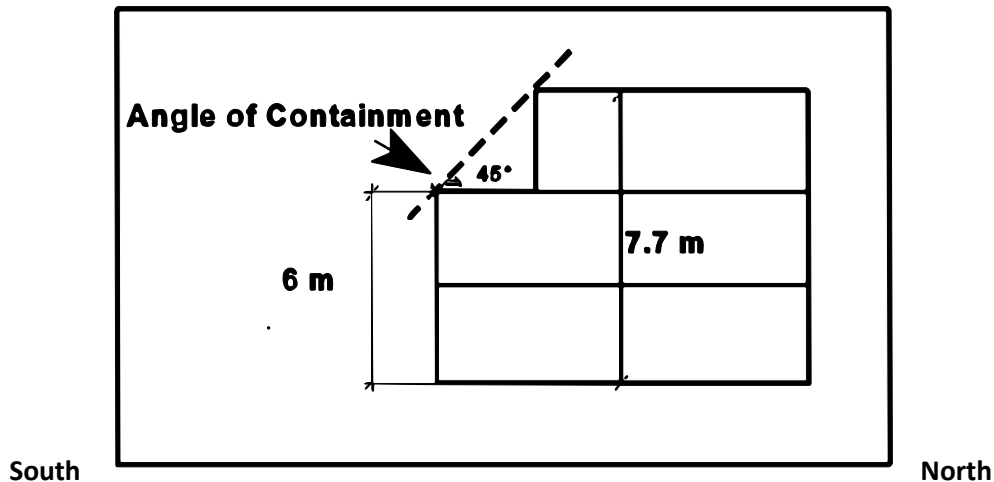
4.8.2 For the purposes of this Bylaw, average natural grade shall be calculated as the average grade, as determined by measuring the natural grade at the midpoints of the walls on all sides of the building or structure, then divided by the number of all sides, as illustrated below using four sides as 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) non-habitable *basements*
- b) cellars or crawl spaces
- c) carports or garages
- d) bay, bow or box windows
- 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:

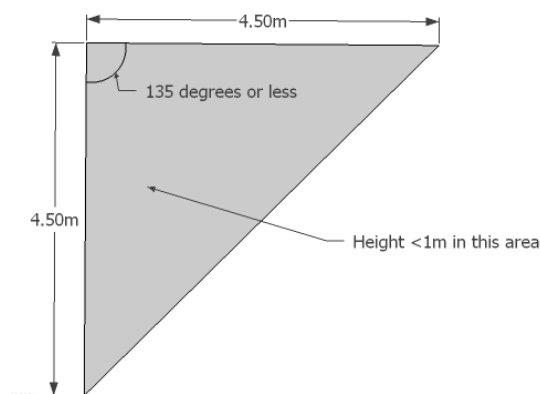
- a) unenclosed balconies
- b) common stairwells
- c) elevator shafts
- d) common corridors
- e) enclosed parking facilities
- f) common recreation or amenity areas

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).

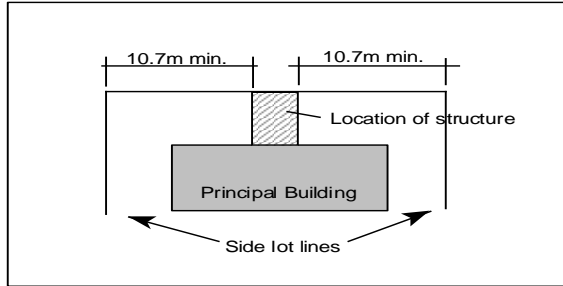
4.13 Siting Exceptions and Permitted Projections

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).

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	2 per dwelling unit
Two-unit residential	
Three-unit residential	
Townhouse	
House-Plex - located outside the 400m radius from a <i>prescribed bus stop</i> .	1 per dwelling unit for 3 dwelling units 0.75 per dwelling unit for 4 dwelling units

House-Plex - located within the 400m radius from a <i>prescribed bus stop</i> .	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 37m ² of commercial (retail) floor area, except 1 per 74m ² of commercial (retail) floor area for lots fronting onto Marine Drive
Commercial – office	1 per every 37m ² of commercial (office) floor area, except 1 per 74m ² 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 37m ² 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 46m ² of institutional floor area used for an assembly use
Elementary school	1 per every 92m ² 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

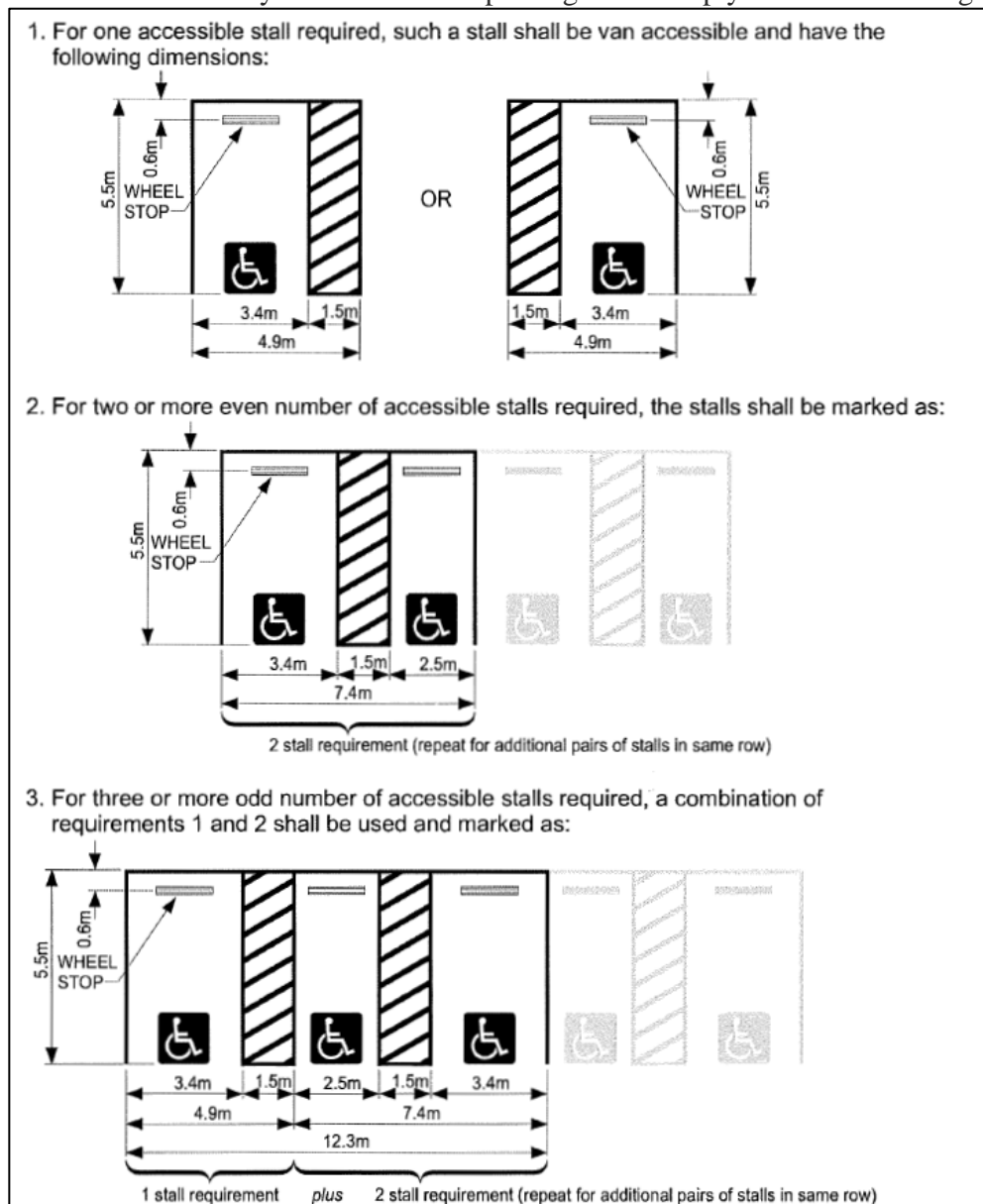
increases in the floor area and/or density of the development. If there is a change of use or increase in floor area or density, an existing development will be required to comply with the parking requirements outlined in Paragraph 4.14.1.

- 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 of 2.5m.
 - 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. <ul style="list-style-type: none"> • "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, any fraction less than 0.5 shall be disregarded and any fraction of 0.5 or greater shall require one (1) full parking space.

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
< 500m ²	1 loading space
500-2000m ²	2 loading spaces
2001-3500m ²	3 loading spaces
>3500m ²	1 additional loading space for every additional 5000m ² 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 200m ² gross floor area	0.75 spaces per 200m ² gross floor area
Commercial – office	0.75 spaces per 200m ² gross floor area	0.25 spaces per 200m ² gross floor area
Civic, assembly, recreation, education uses	0.25 spaces per 200m ² gross floor area	0.75 spaces per 200m ² gross floor area
Community Care Facility, Hospital	0.25 spaces per 200m ² gross floor area	0.75 spaces per 200m ² 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.

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* 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 accessory to a *one-unit residential use* or *house-plex* 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 allowed over garages or carports to allow *accessory dwelling units* in *ancillary building*.
 - d) be allowed a vestibule (entrance foyer and stairway) on the main (garage or carport) level to reflect situations where an *accessory dwelling unit* is situated above a garage;
 - e) 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) *principal use* is permitted on a parcel of land:
 - a) a *one-unit residential use*; or,
 - b) *house-plex*.

6.1.2 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-plex* use only the following *accessory use* 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;

6.1.3 Lot Size:

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

Lot width	18.0m (59.04.2ft)
Lot depth	30.5m (100.4ft)
Lot area	742.0m ² (7,986.82ft 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 <i>prescribed bus stop</i>	
i)	Lots greater than 280m ² and less than 4,050m ²	Upto 4 dwelling units
b)	Within 400m radius from a <i>prescribed bus stop</i>	
i)	Lots at least 281m ² or greater	Upto 6 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.
- 2) maximum permitted floor area of a 2nd storey for a *principal building* shall not exceed 80% of the footprint for the 1st storey including the attached garage and that portion of any covered porch, deck or carport.

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	Ancillary Buildings, Structures, or Accessory Dwelling Unit
Front lot line	6.0m (19.69ft)	Not Permitted
Rear lot line	6.0m (19.69ft)	1.5m (4.92ft)
Rear lot line on a lot with an exterior side yard requirement of 6.0m (19.69ft.), where the rear lot	3.8m (12.47ft)	1.5m (4.92ft)

line abuts the interior side lot line of an adjacent residential lot		
Interior side lot line	1.5m (4.92ft)	1.5m (4.92ft)
Interior side lot line (abutting a lane)	2.4m (7.87ft)	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 interior or rear lot line for a commercial use)	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)	1.5m (4.92ft)

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 subsections 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*; or,
 - b) *house-plex*

6.2.2 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-plex* use only the following accessory use 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.

6.2.3 Lot Size:

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

Lot width	12.1m (39.7ft)
Lot depth	27.4m (89.9ft)
Lot area	410m ² (4,413.20 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 <i>prescribed bus stop</i>	
i)	Lots greater than 280m ² and less than 4,050m ²	Upto 4 dwelling units
b)	Within 400m radius from a <i>prescribed bus stop</i>	
i)	Lots at least 281m ² or greater	Upto 6 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 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	Ancillary Buildings, Structures, or Accessory Dwelling Unit
Front lot line	6.0m (19.69ft)	Not Permitted
Rear lot line	6.0m (19.69ft)	1.5m (4.92ft)
Rear lot line on a lot with an exterior side yard requirement of 6.0m (19.69ft.), where the rear lot line abuts the interior side lot line of an adjacent residential lot	3.8m (12.47ft)	1.5m (4.92ft)
Interior side lot line	1.2m (3.94ft)	1.2m (3.94ft)
Interior side lot line (abutting a lane)	2.4m (7.87ft)	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)
Exterior side lot line (where the rear lot line abuts the interior side lot line of an adjacent residential lot)	3.8m (12.47ft)	1.5m (4.92ft)

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 subsections 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-plex* 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 (918.64ft 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 <i>prescribed bus stop</i>	
i)	Lots upto 280m ²	Upto 3 dwelling units
ii)	Lots greater than 280m ² and less than 4,050m ²	Upto 4 dwelling units
b)	Within 400m radius from a <i>prescribed bus stop</i>	
i)	Lots greater than 280m ² and less than 281m ²	Upto 4 dwelling units
ii)	Lots at least 281m ² or greater	Upto 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 subsections 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-plex* 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	333.0m ² (3,584.38ft ²)

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 <i>prescribed bus stop</i>	
i)	Lots upto 280m ²	Upto 3 dwelling units
ii)	Lots greater than 280m ² and less than 4,050m ²	Upto 4 dwelling units
b)	Within 400m radius from a <i>prescribed bus stop</i>	
i)	Lots greater than 280m ² and less than 281m ²	Upto 4 dwelling units
ii)	Lots at least 281m ² or greater	Upto 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 subsections 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-plex* 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	256.0m ² (2,755.56ft ²)	335.0m ² (3,606.0ft ²)

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 <i>prescribed bus stop</i>	
i)	Lots upto 280m ²	Upto 3 dwelling units
ii)	Lots greater than 280m ² and less than 4,050m ²	Upto 4 dwelling units
b)	Within 400m radius from a <i>prescribed bus stop</i>	
i)	Lots greater than 280m ² and less than 281m ²	Upto 4 dwelling units
ii)	Lots at least 281m ² or greater	Upto 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 3 rd parking space, or 1.2m (3.94ft) to accommodate a 2 nd 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 3 rd 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 subsections 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* shall 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 subsections 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* shall 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 4,050m² 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 4,050m², 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 4,050m².

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-plex* 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 <i>prescribed bus stop</i>	
i)	Lots greater than 280m ² and less than 4,050m ²	Upto 4 dwelling units
b)	Within 400m radius from a <i>prescribed bus stop</i>	
i)	Lots at least 281m ² or greater	Upto 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 subsections 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	742.0m ² (7,986.82ft ²)

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 m² (1,797.57 ft²) 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	742.0m ² (7,986.82ft ²)

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 80.0m² (861.14 ft²) 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 37.0m² (398.26ft²) total where common recreation facilities are provided within a *principal building* for the exclusive use of the occupants;
 - ii) by not more than 5.6m² (60.28ft²) 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	742.0m ² (7,986.82ft ²)

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 44.4m² (478.4ft²) 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 37.0m² (398.26ft²) total where common recreation facilities are provided within a *principal building* for the exclusive use of the occupants;
 - ii) by not more than 5.6m² (60.28ft²) 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	295.0m ² (3,175.35ft ²)

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 m² (861.14 ft²) 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 37.0m² (398.26ft²) total where common recreation facilities are provided within a *principal building* for the exclusive use of the occupants;
 - ii) by not more than 5.6m² (60.28ft²) 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) *use accessory to a retail service group 1 use* and limited to a storey above the portion of a building used for the *retail service group 1 use*.
- 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 m² (200 ft²) of commercial floor area.

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:

<i>Lot width</i>	18.0m (59.0ft)
<i>Lot depth</i>	30.48m (100.0ft)
<i>Lot area</i>	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 3,035m² (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, maximum *gross floor area* may be increased if:
 - a) the owner of the *lot*
 - i. provides a community amenity described in the City’s *Community Amenity Reserve Fund Bylaw, 2017, No. 2190*, as amended, or
 - ii. elects to pay to the City cash in lieu of the provision of the amenity under that bylaw in the amount of \$430 per square metre of *gross floor area* above 1.75 times the *lot area* in accordance with an amenity agreement and a section 219 covenant granted to the City by the owner of the subject real property to secure the amenity;
 - b) the *lot size* meets the minimums in the table below; and

Minimum Lot Area	Maximum density (<i>gross floor area</i>)
3,035m ² (0.75 acres)	2.3 times the <i>lot area</i>
5,058m ² (1.25 acres)	3.5 times the <i>lot area</i>
8,094m ² (2.0 acres)	4.0 times the <i>lot area</i> *

*maximum density may exceed 3.5 times the *lot area* only for lots north of Russell Avenue

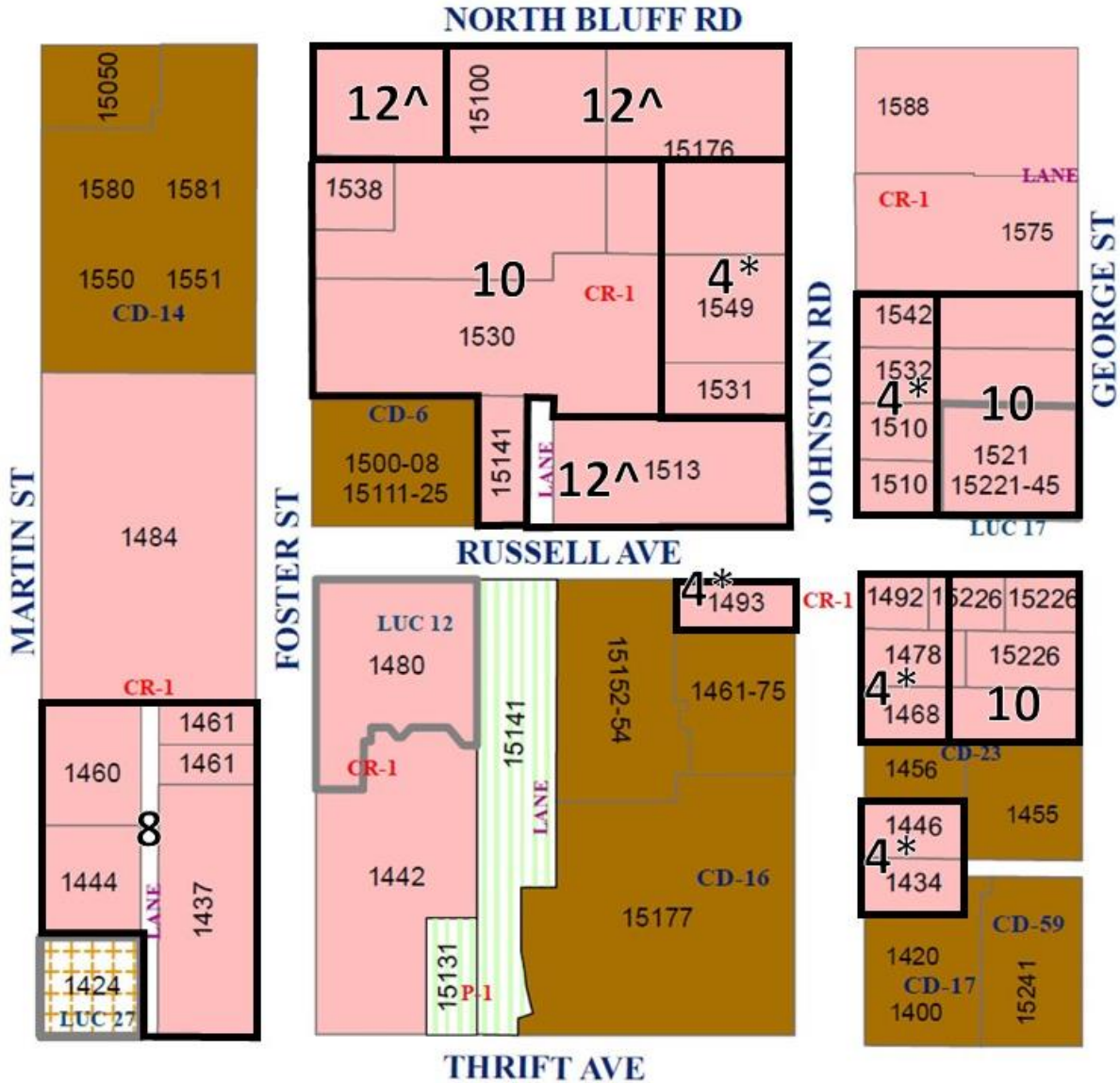
- c) the uses within a principal building on a *lot* include:
 - i. a minimum of 30% of the dwelling units secured through a housing agreement registered on title as residential rental tenure for the life of the building; or
 - ii. a minimum of 10% of the dwelling units secured through a housing agreement registered on title as residential rental tenure for the life of the building at rents 10% below the average rents for the primary rental market in the City as determined by Canada Mortgage and Housing Corporation; or
 - iii. only non-residential uses.
- 3) Despite Section 6.12.4.1 and 6.12.4.2, 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 *lot* qualifies for the increased density described in section 6.12.4.2, the maximum permitted number of *storeys* for a *principal building* on the *lot* shall be in accordance with the number of *storeys* indicated by the following diagram, and in no case shall a *principal building* exceed a *height* of 40.0m (131.2ft).
- 4) 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.



For certainty, the ^ symbol on the diagram above identifies where additional height is permitted if an on-site *community amenity space* (such as a City-owned conference centre, art gallery, or City Hall) is provided in addition to the amenity contribution in section 6.12.4(2)(a), with a minimum floor area of 1,400 square metres (15,069 square feet). The maximum height in *storeys* on these *lots* without such *community amenity space* is ten (10) *storeys*.

The * symbol on the diagram above identifies where a fourth *storey* is permitted if the building complies with the additional setback requirements in section 6.12.5.2; The maximum height in *storeys* on these *lots* without such setbacks is three (3) *storeys* and 10.7m, per section 6.12.5.1.

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*:
 - g) *accessory home occupation* in accordance with the provisions of Section 5.3.;
 - h) *accessory boarding use* in accordance with the provisions of Section 5.4.
- 7) a *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	534.2m ² (5,750.5ft ²)

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 *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	534.2m ² (5,750.5ft ²)

6.14.3 Lot Coverage:

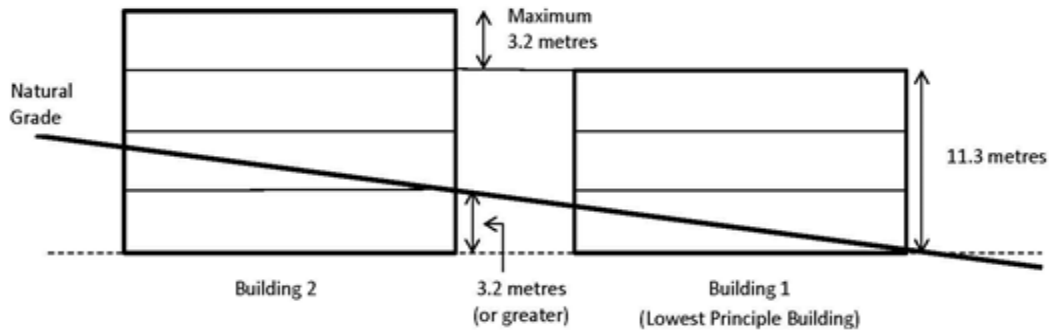
- 1) Maximum *lot coverage* per fee-simple lot is 75%.

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 lesser 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) Structures 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 *use* or a *two-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	167.2m ² (1,800.0ft ²)

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) *principal 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 *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	464.0m ² (4,994.45ft ²)	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 6.0m² (64.58ft²)

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 4.0m² (13.12ft²).

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	1,114.0m ² (11,990.0ft ²)

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	742.0m ² (7,986.82ft ²)

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 subsections 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	742.0m ² (7,986.82ft ²)

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	742.0m ² (7,986.82ft ²)

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) *structures* 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	742.0m ² (7,986.82ft ²)

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 subsections 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 *structures*, 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.

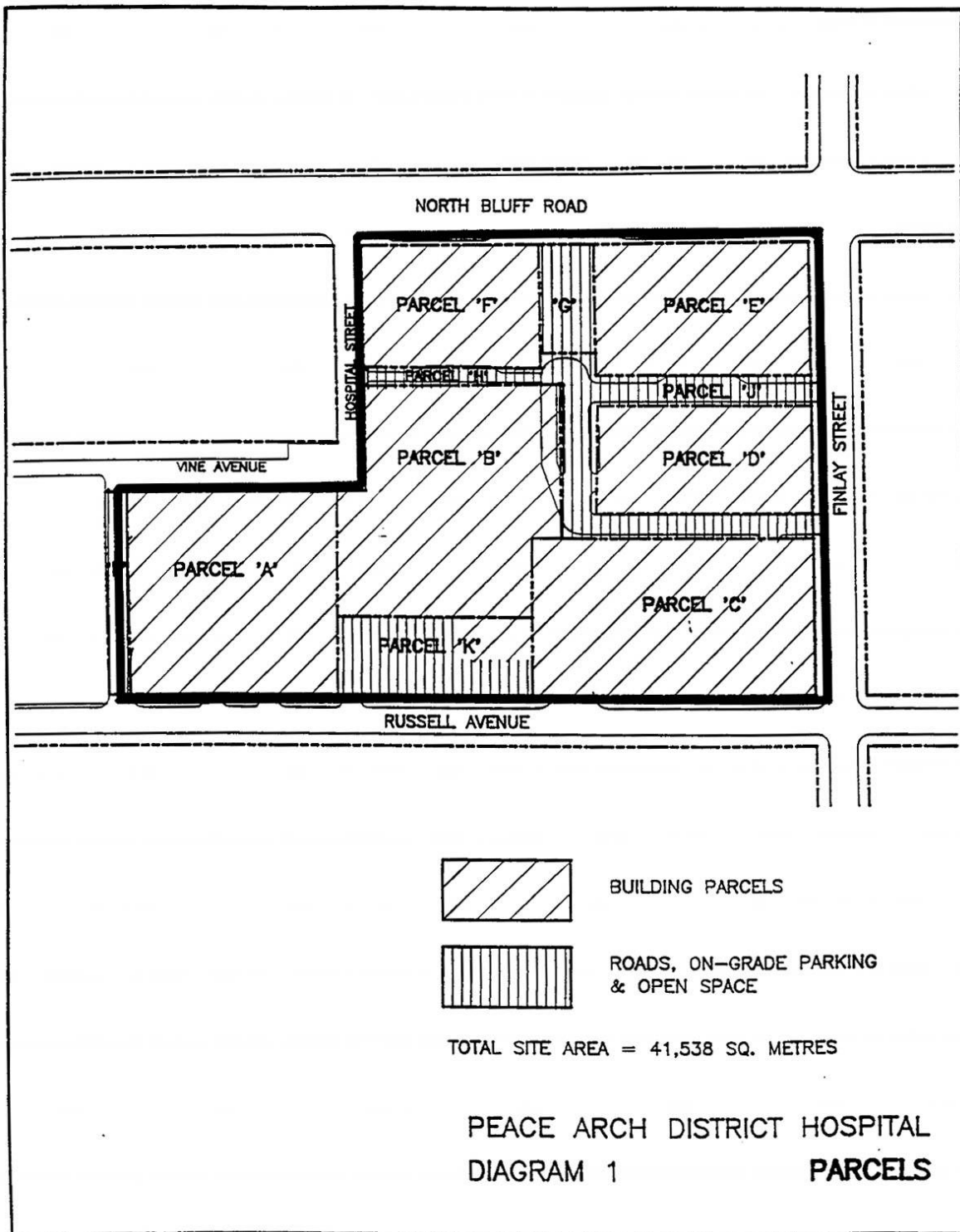
6. OPEN SPACES

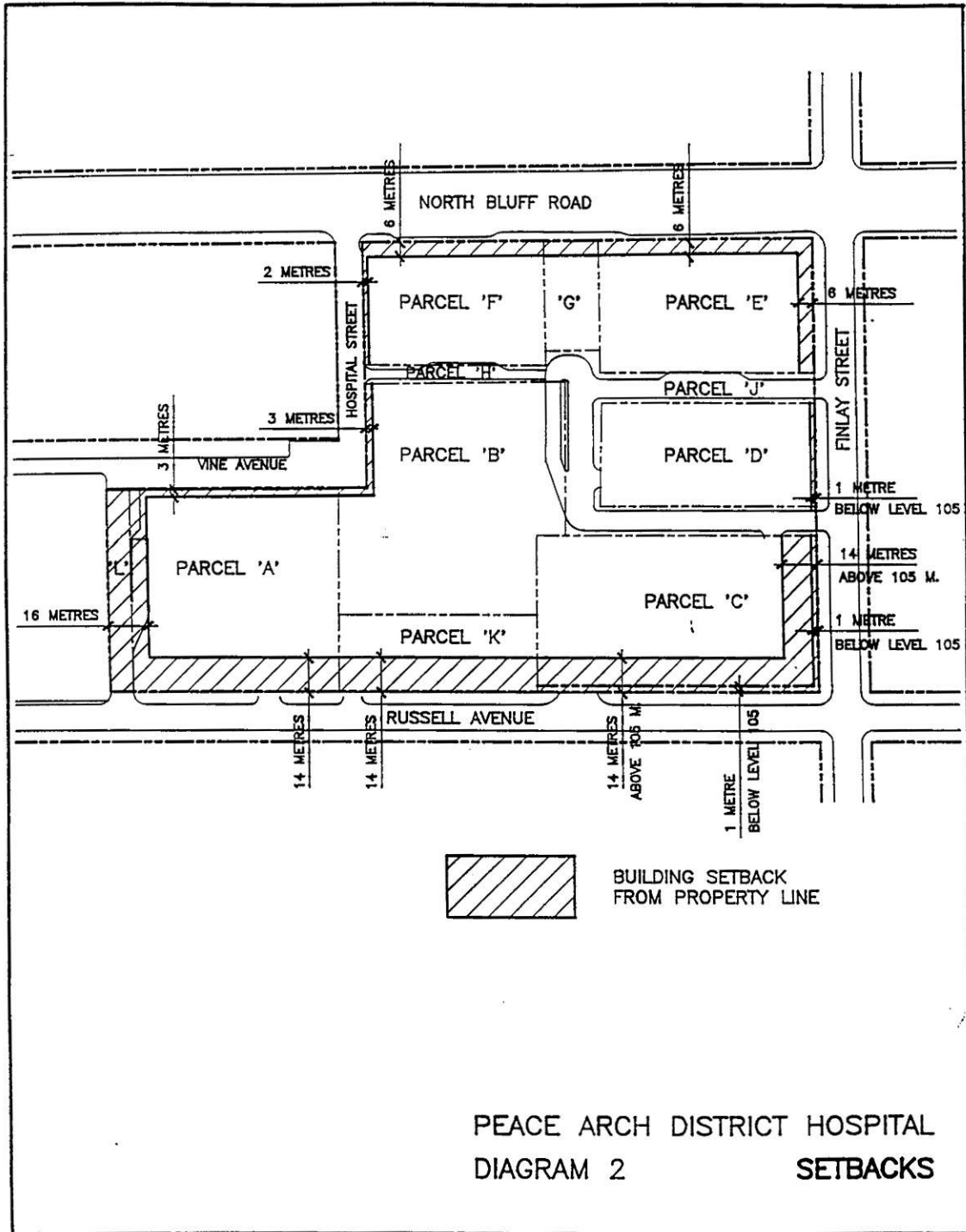
Open spaces shall be provided in conformity with diagrams 3 and 4, and form part of this Bylaw. The development of these designated open spaces will occur concurrently with the development of the sites which they are a part. Parcel G, open space, will occur concurrently with the development of Parcel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

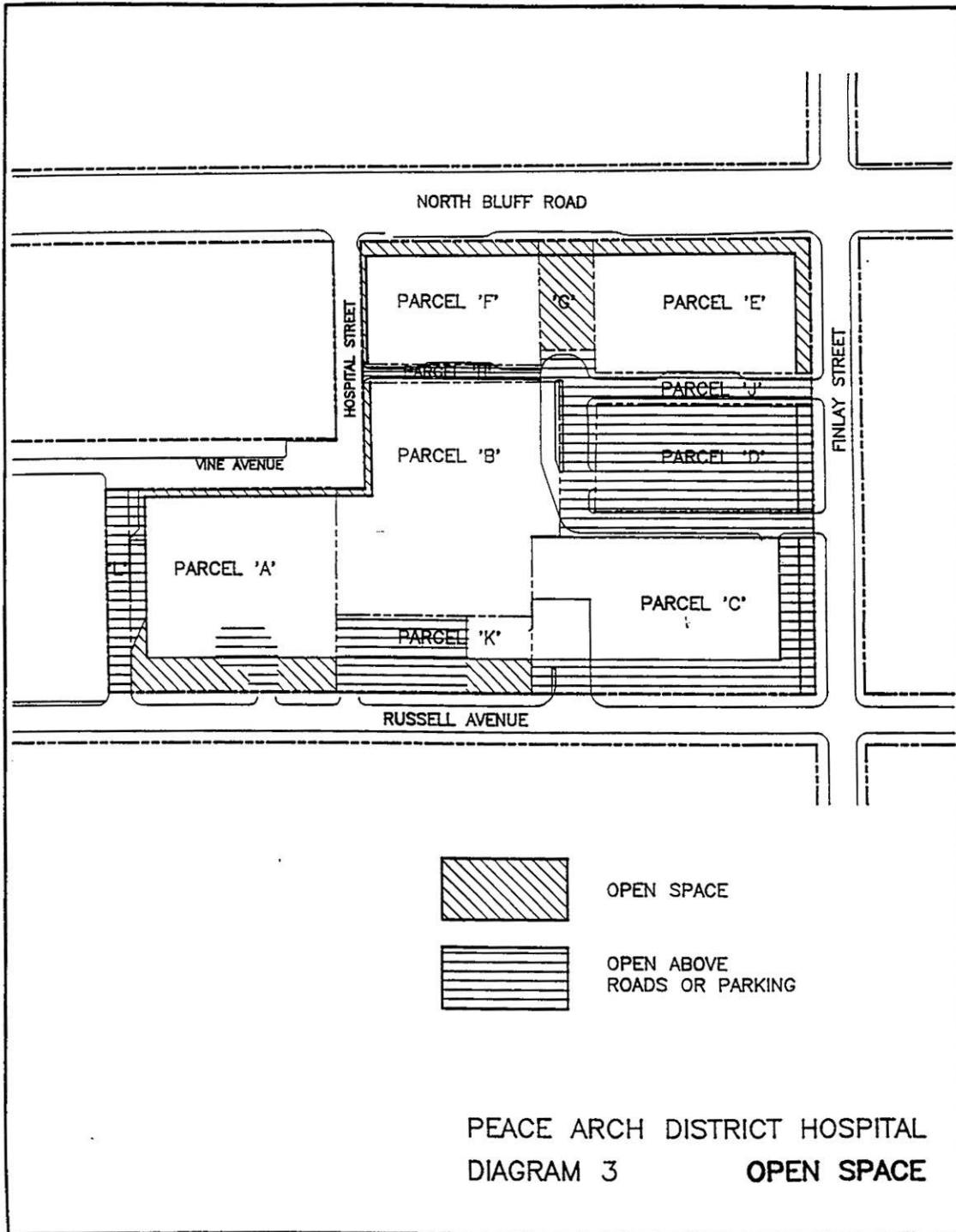
7. PARKING AND TRAFFIC

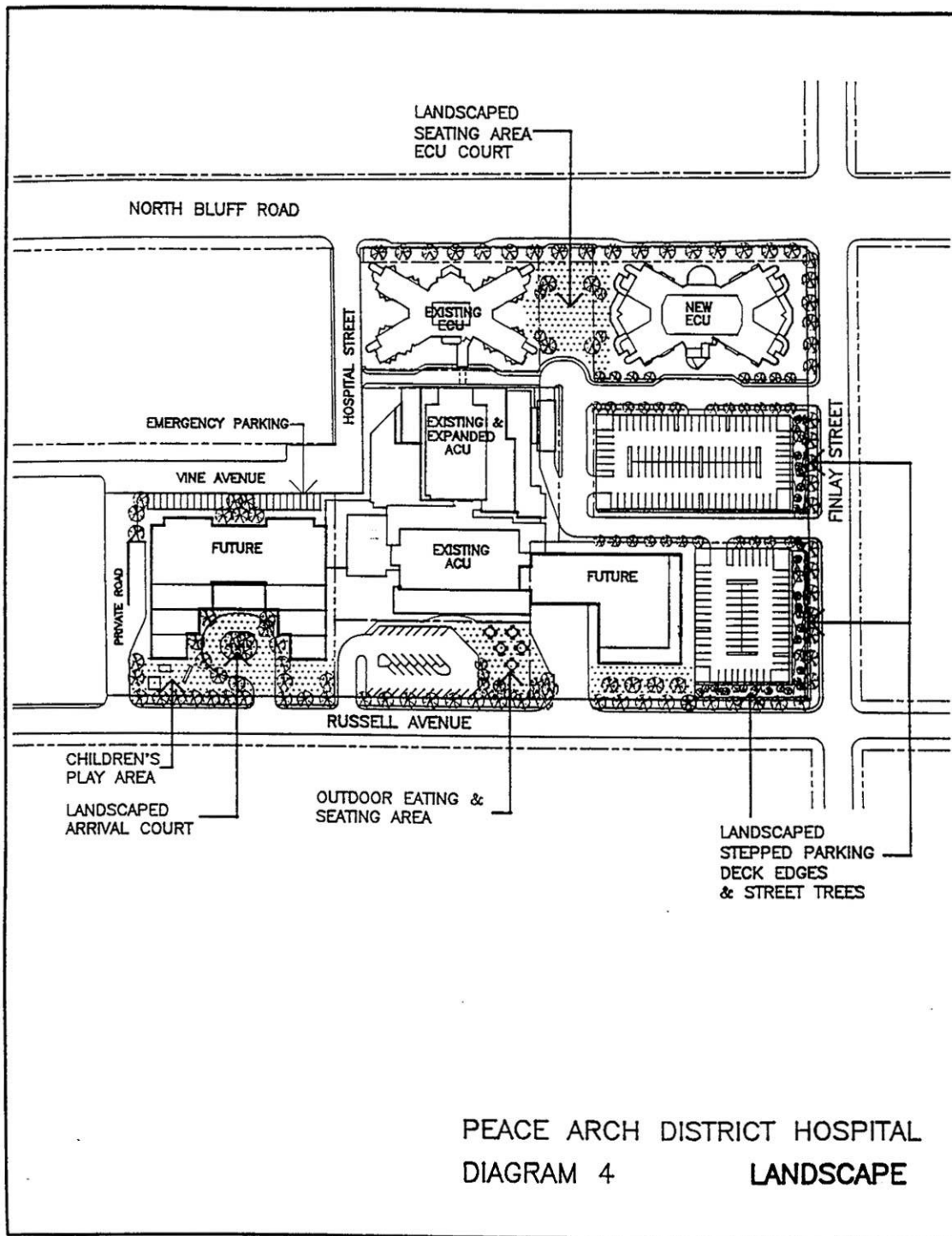
Parking access and internal circulation shall be provided as shown upon diagrams 6 and 7. All parking *structures* shall be lit and finished with a light reflective surface for security purposes. At each application for a development permit it will be verified that turning movements are adequate to the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

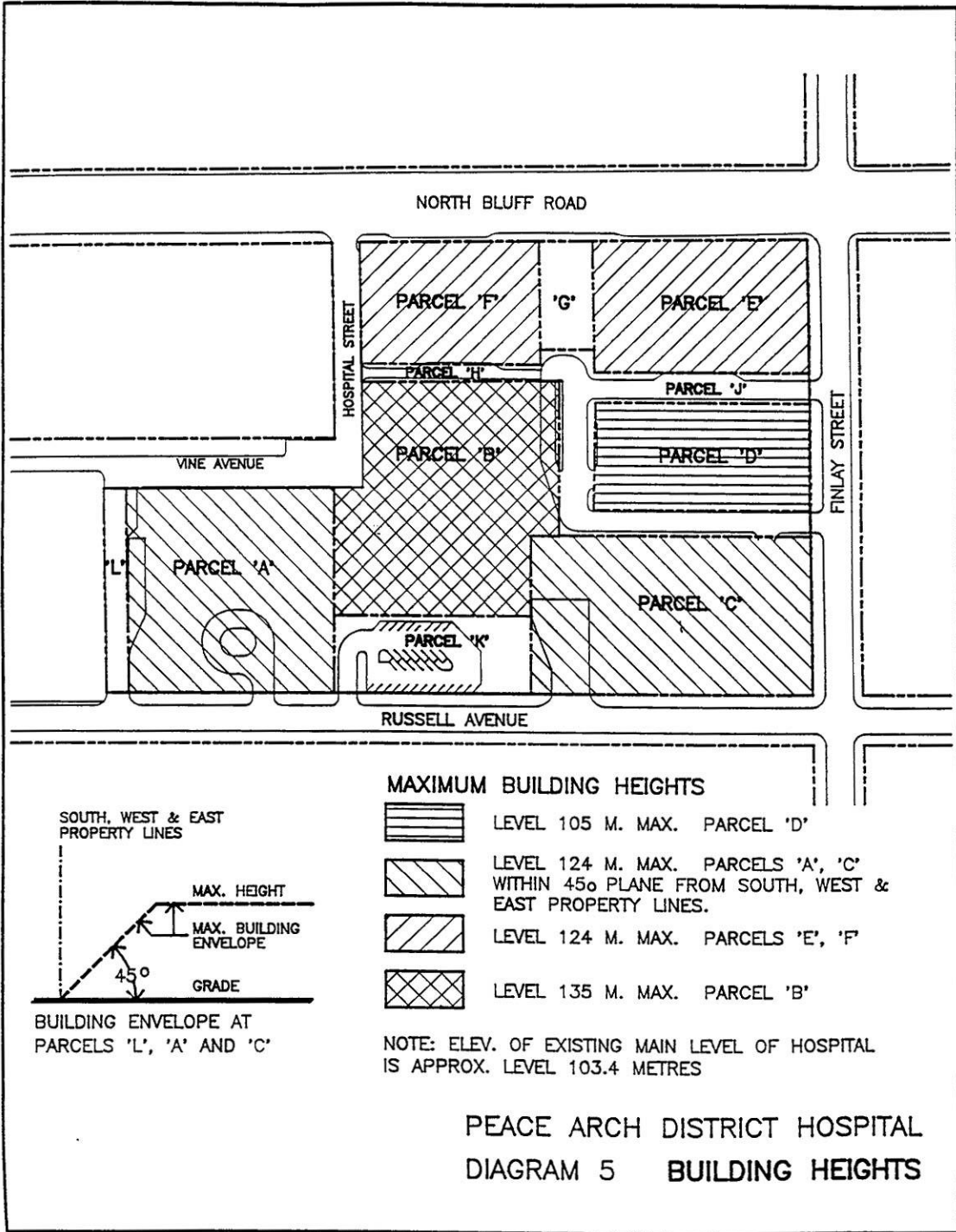
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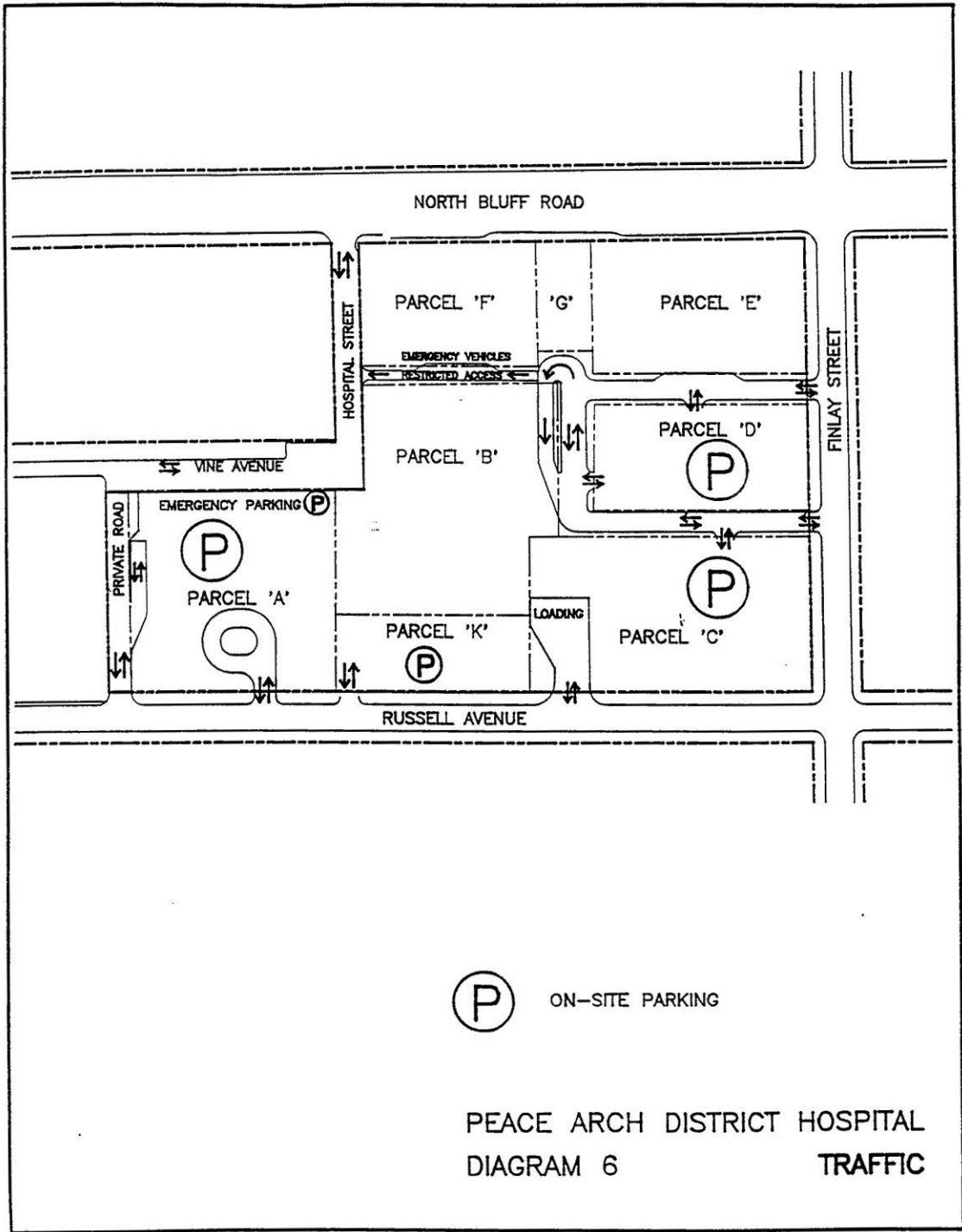


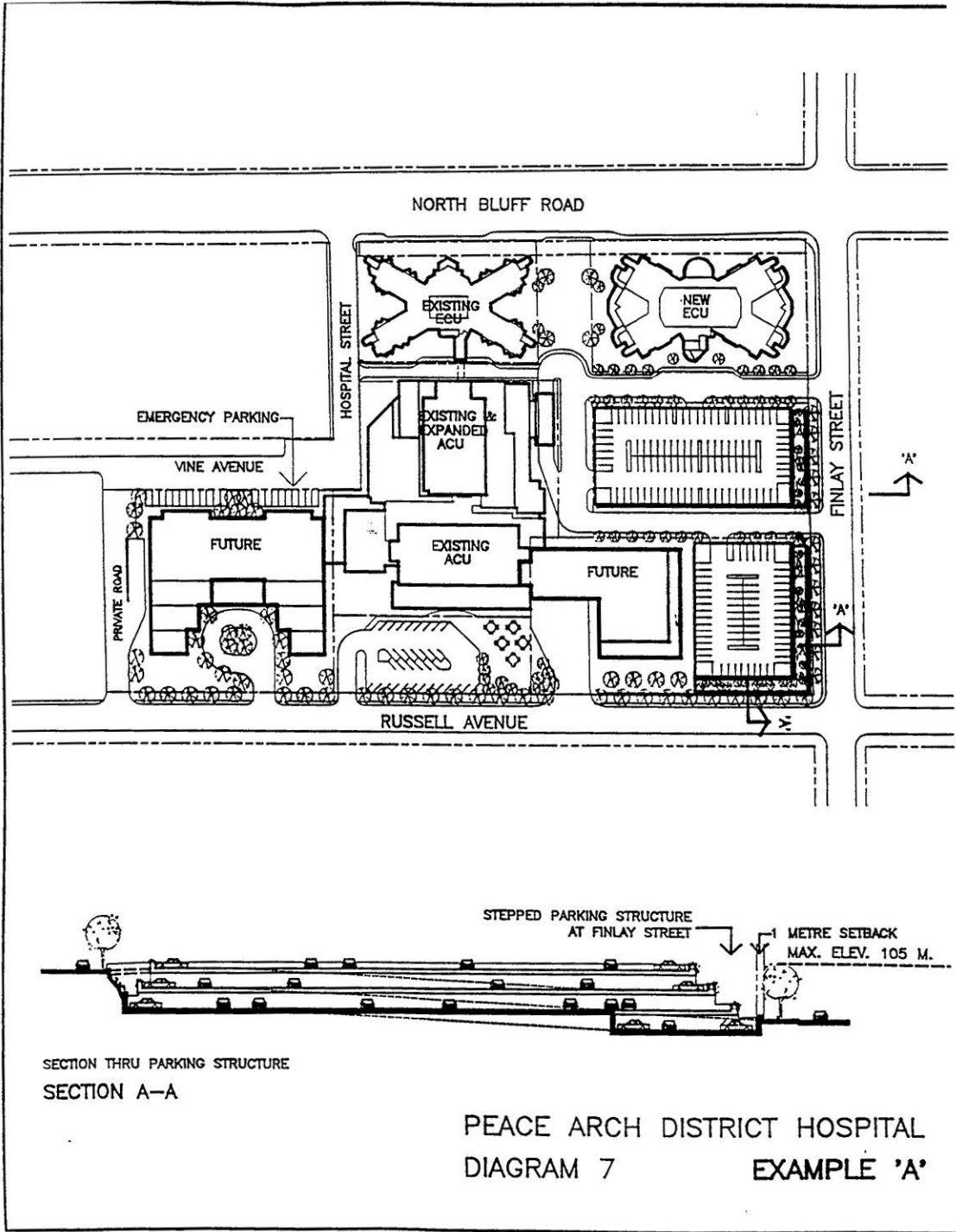


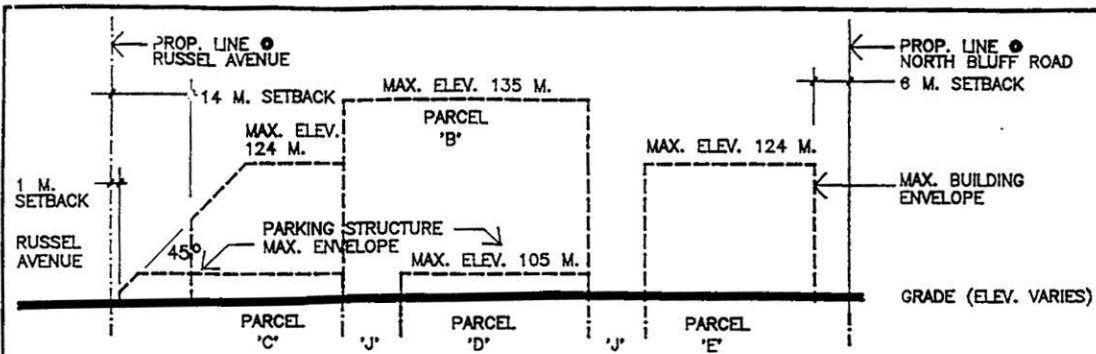




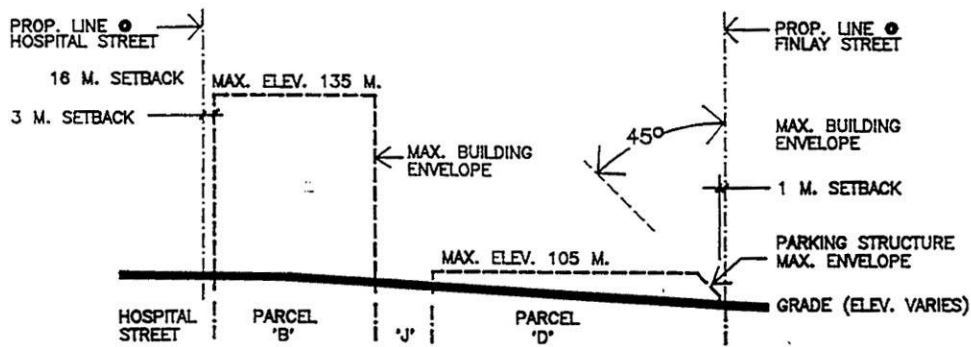




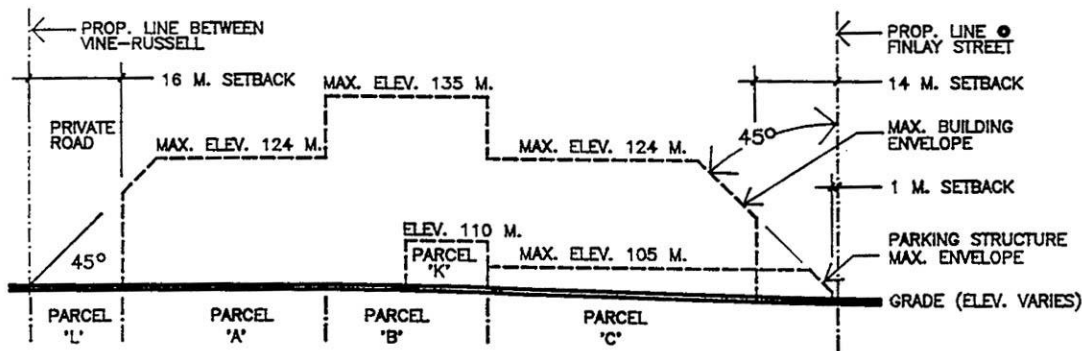




PARCELS E, D & C NORTH/SOUTH



PARCELS B & D EAST/WEST



PARCELS A, B, C & K EAST/WEST

PEACE ARCH DISTRICT HOSPITAL
DIAGRAM 8 BUILDING ENVELOPES

NOTE: N.T.S., VERTICAL HGTS. EXAGGERATED

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 structures* 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 *structures* 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*, 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 Drawings A-01, A-02, A-03, A-04 as prepared by Linda Baker Architect, dated stamped received November 17, 1997 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-02, A-03, A-04, A-05, A-06, A-07, A-08, A-09, A-10, date stamped received November 17, 1997 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 November 17, 1997 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-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:

10) *retail service group 1 uses*;

11) *hotel*;

12) *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.

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	2,917.0m ² (21,710.0ft ²)

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 464.0m² (4995ft²) 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 260m² (2,800ft²).
 - 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 275m² (2,960ft²).
 - (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) *Principal 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 m² (64ft²);
 - 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*.

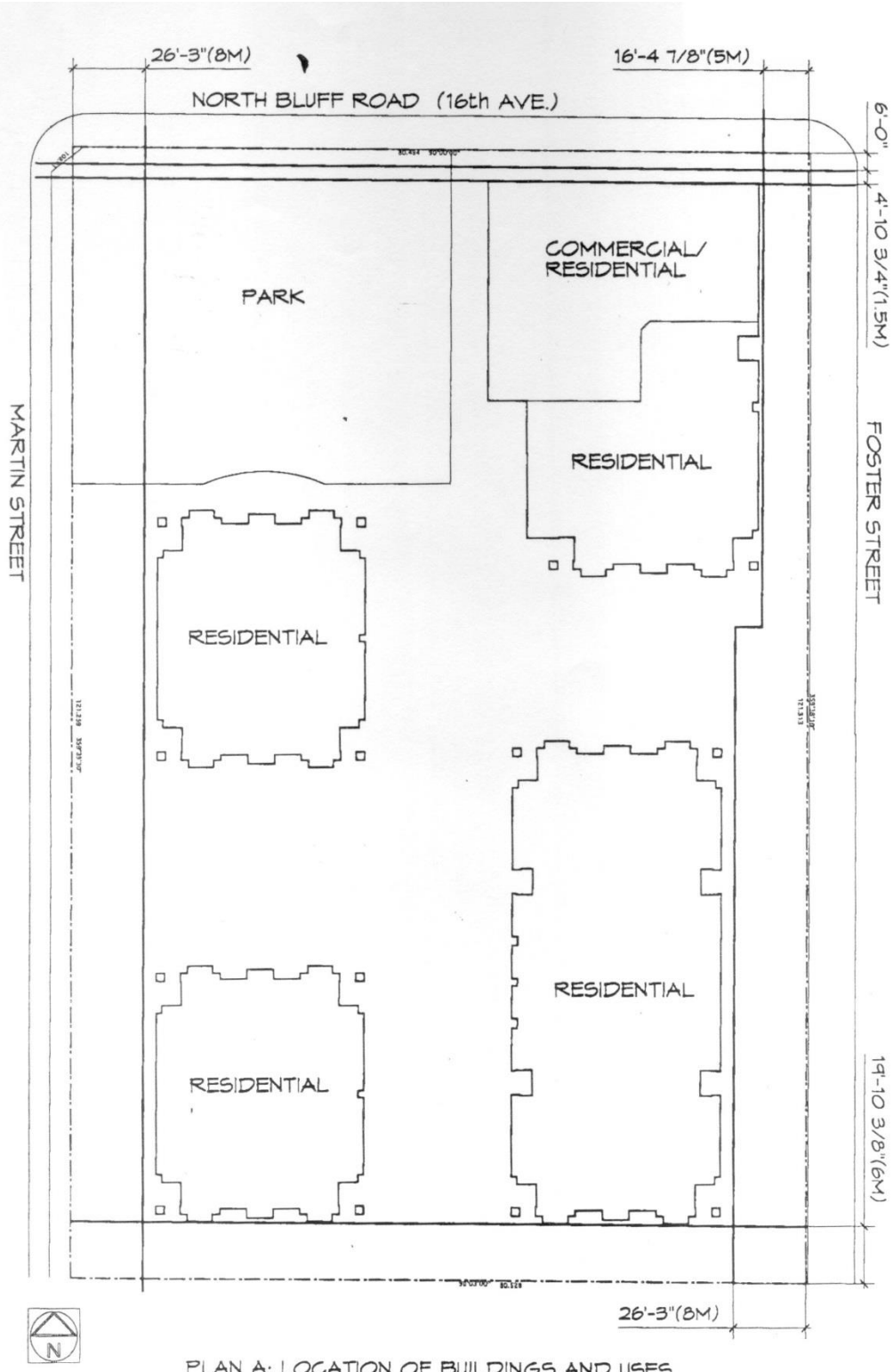
3. Regulations for Size, Shape and Siting of *Buildings and Structures*
 - (a) *Principal buildings*:
 - i) shall not exceed a height of 27.4m for Buildings 1 and 4, and a height of 26.0m for Buildings 2 and 3, as identified on Plan A;
 - ii) shall be sited in accordance with the setbacks indicated on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

The Plans



PLAN A: LOCATION OF BUILDINGS AND USES

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 *Buildings* and *Structures*

(a) *Principal buildings* 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 structures*:

- (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 areas* and *lot coverage* of *buildings* and *structures* shall be in accordance with the following:

Phase Area ⁽¹⁾	Maximum number of <i>Dwelling Units</i>	Maximum <i>gross floor area</i> ⁽²⁾ for a <i>residential use</i> (includes <i>apartments</i> , <i>townhouses</i> ⁽⁴⁾ , and <i>amenity areas</i> ⁽³⁾)	Maximum <i>gross floor area</i> ⁽²⁾ for <i>Retail Service Group 1</i> ⁽⁴⁾ , <i>Licensed Establishment</i> , and <i>Civic Uses</i>	Maximum <i>gross floor area</i> ⁽²⁾ for commercial, civic and residential uses	Maximum <i>Lot Coverage</i>
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 m² 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 m² 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.

City of White Rock
Development Services Dept.
201-748-2100
201-748-2101
201-748-2102
201-748-2103

Bryant Park

Enhancements to include:
- Pedestrian-friendly lighting of all seating areas
- Introduction of a high-quality material for lighting
- Improved park and tree care
- Addition of seating with project adjacent and
- City staff

Date: May 08, 2018

PHA



Scale

NSDA ARCHITECTS

100 St. Anne's
Ottawa, ON K1P 2K3
Tel: 454-4481 FAX: 454-4482
www.nstda.ca

THESE DIMENSIONS DO NOT REPRESENT THE ACTUAL DIMENSIONS OF THE PROJECT. THE ACTUAL DIMENSIONS WILL BE DETERMINED BY THE CITY OF WHITE ROCK.

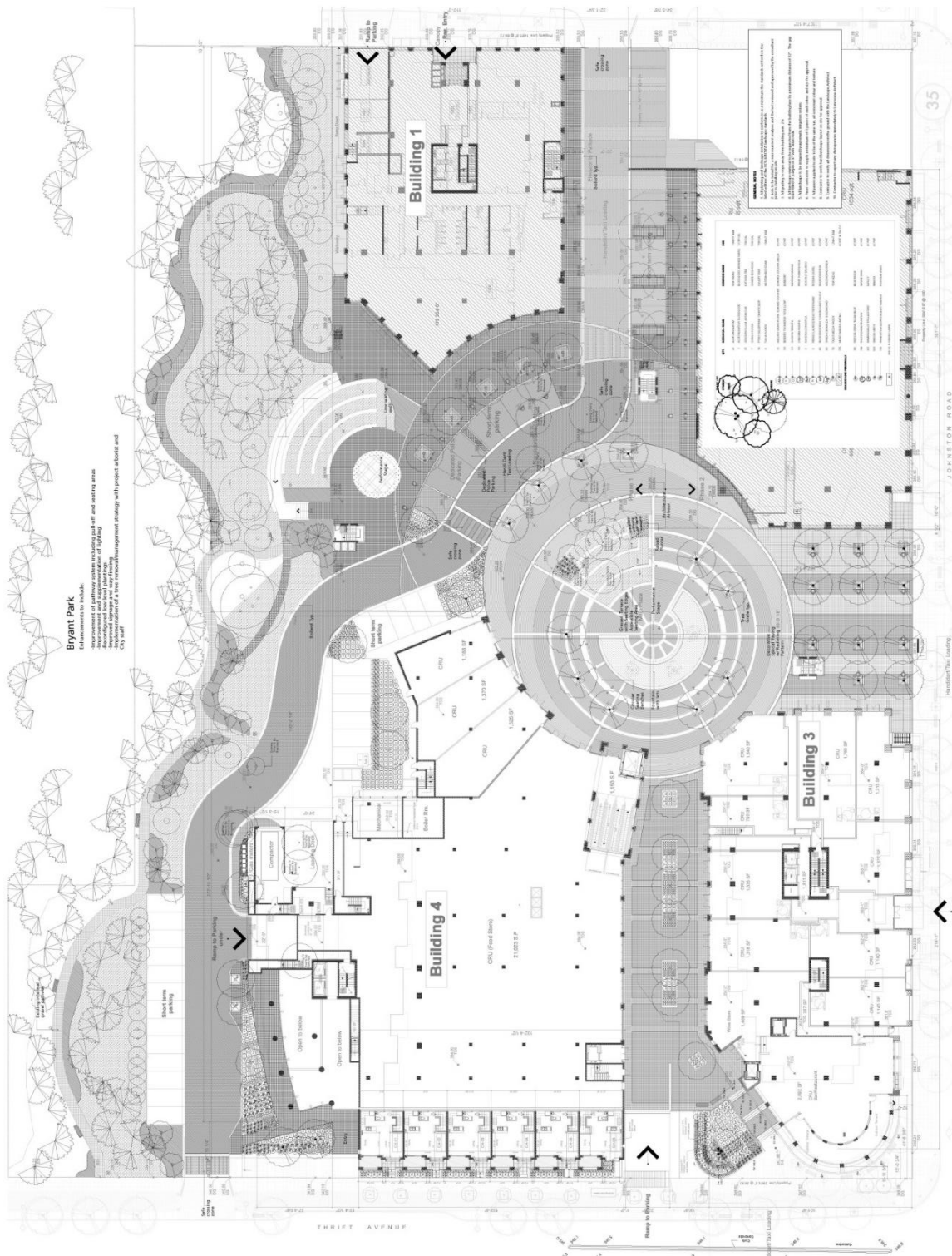
Project:
Miramar Village
White Rock, B.C.

Sheet No:
Plaza Level Plan

Project Number:
P-14-07-026

Scale:
1:200

Date:
L-1.0



White Rock Town Centre Development

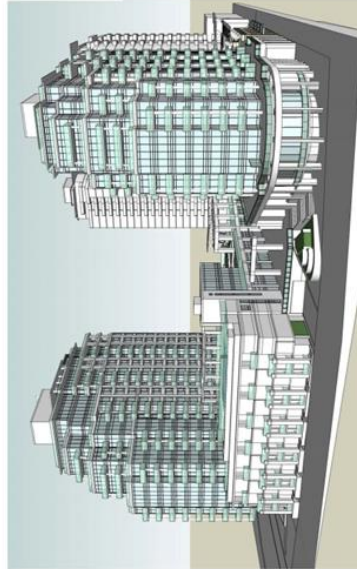
15150 Russell Avenue, White Rock, BC

Consultant

Client: Residents
 15150 Russell Avenue
 White Rock, BC
 NSDA Architects
 15150 Russell Avenue, White Rock, BC
 V2W 1S6
 April 1, 2007
 April 10, 2008



Bird's Eye View



View at Thrift and Johnston



View at Thrift and Winter



View From Johnston and Thrift

NSDA
ARCHITECTS
 CONSULTANTS INC.
 15150 RUSSELL AVENUE
 WHITE ROCK, BC V2W 1S6
 TEL: 250.885.1234
 FAX: 250.885.1235
 WWW.NSDAARCHITECTS.COM

NSDA is a registered professional corporation under the laws of the Province of British Columbia. NSDA is a member of the British Columbia Association of Architects (BCAA) and the International Brotherhood of Architects and Builders (IBAB).

White Rock Town Centre
 Development
 Missing Studies
 Project Number: 15150
 Date: April 10, 2008
 Sheet: 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

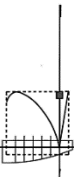
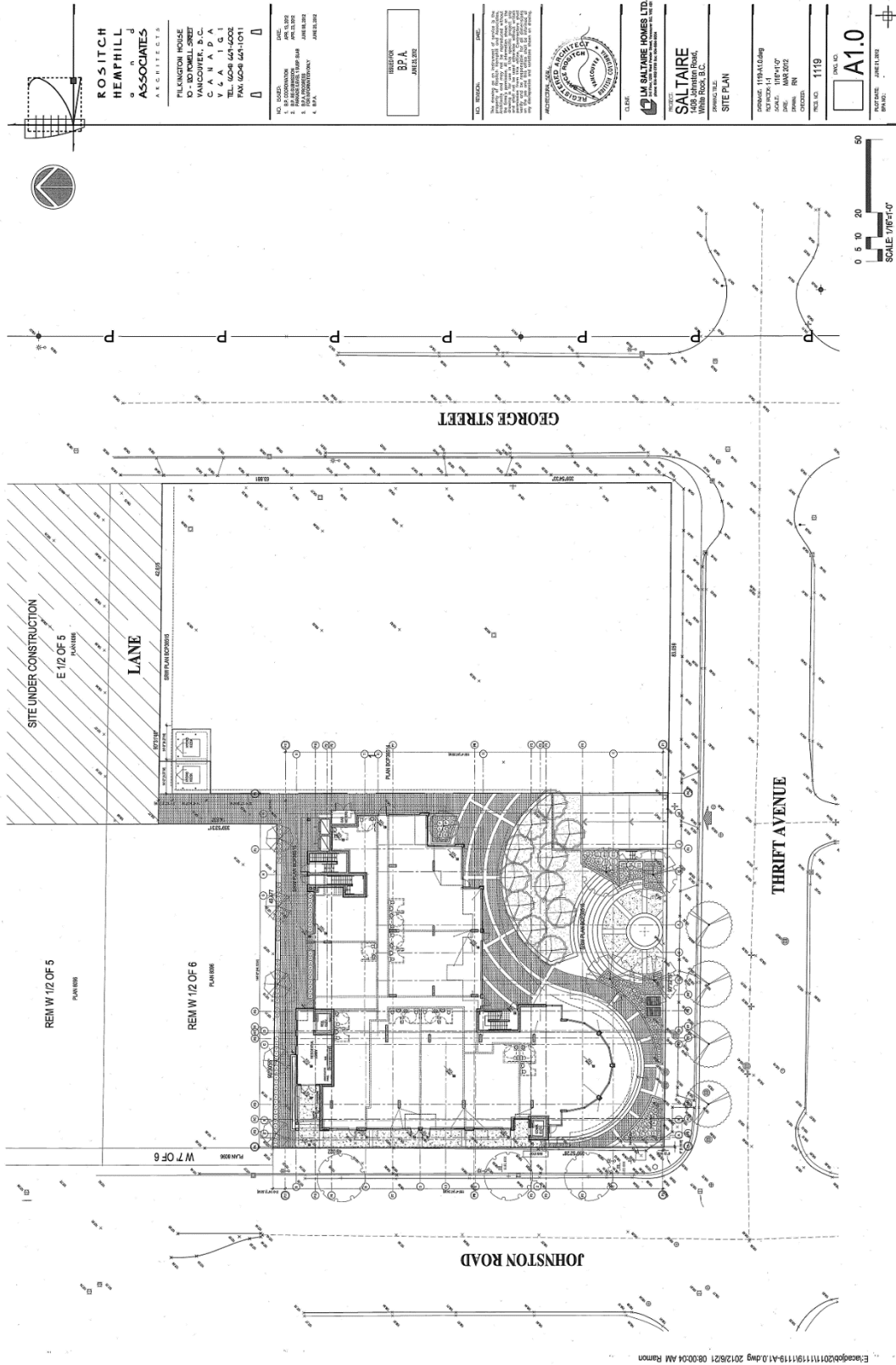
4. Parking:

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



**ROSLITCH
HEMPHILL
ASSOCIATES**
ARCHITECTS

FILKINGTON HOUSE
1000 BROADVIEW
VANCOUVER, B.C.
CANADA
V6A 1G1
TEL: 604-681-1111
FAX: 604-681-1011

DATE: 11/19/19
 1. PRELIMINARY PLAN 04/15/19
 2. PRELIMINARY PLAN 04/15/19
 3. PRELIMINARY PLAN 04/15/19
 4. B.P.A. 04/15/19

REGISTERED
B.P.A.
ARTIST 2012

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CLIENT:
LM SALTIRE HOMES LTD.
1000 BROADVIEW
VANCOUVER, B.C.

DESIGNER:
SALTAIRE
1000 BROADVIEW
VANCOUVER, B.C.

PROJECT:
SITE PLAN

DATE: 11/19/19
 SCALE: 1/8" = 1'-0"
 SHEET: 1119
 DRAWN: RN
 CHECKED: RN
 TITLE: 1119
 DRAWN: RN
 PROJECT: 1119
 SHEET: 1119
 SCALE: 1/8" = 1'-0"





**ROSITCH
HEMPHILL
&
ASSOCIATES**
ARCHITECTS

FILKINGTON HOUSE
10 - BOWELL STREET
VANCOUVER, B.C.
V6A 1V1
TEL: (604) 681-4202
FAX: (604) 681-1011

DATE: APRIL 2002
BY: J. HEMPHILL
CHECKED: J. HEMPHILL
DATE: APRIL 2002

ISSUED
JUL 27 2012
ROSITCHHEMPHILL
ARCHITECTS

DESIGNED BY:
BFA
JULY 2001

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PROFESSIONAL SEAL
REGISTERED ARCHITECT
BRITISH COLUMBIA
JULY 2001

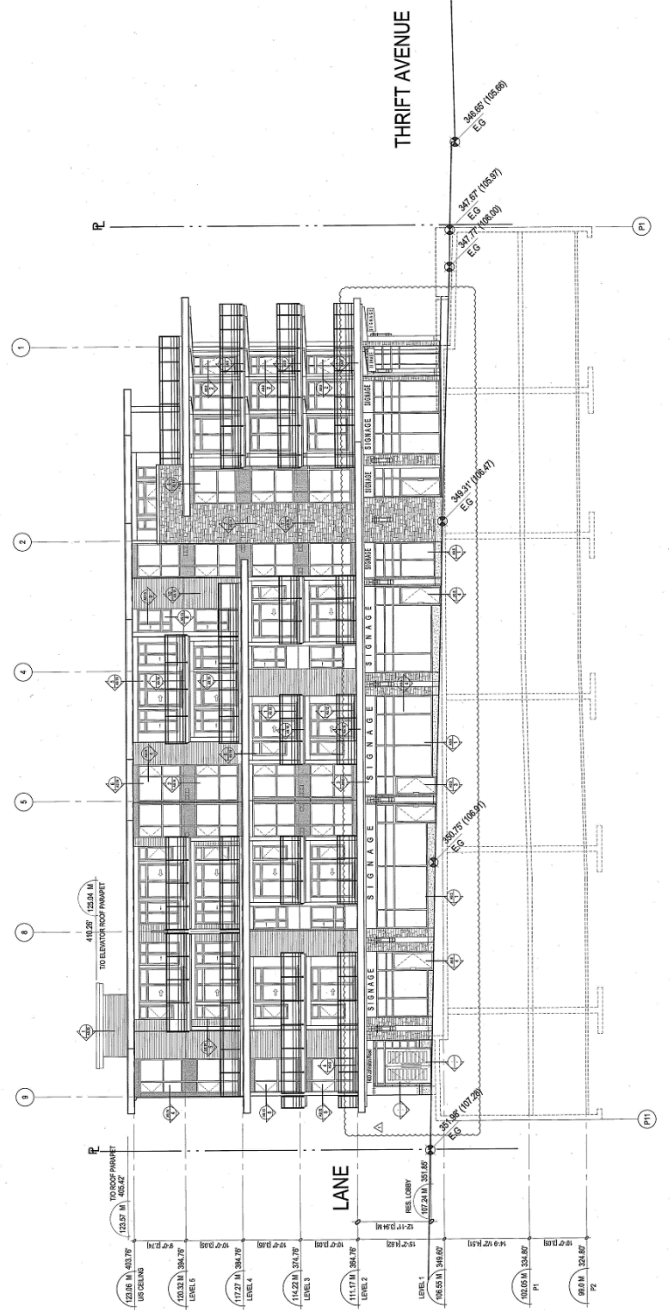


J.M. SAITRE-JONES LTD.
ARCHITECTS
1400 JOHNSON ROAD
WHITE ROCK, B.C.

SALTAIRE
1400 JOHNSON ROAD
WHITE ROCK, B.C.

PROJECT: FILKINGTON HOUSE
(JOHNSON ROAD)

DATE: MAY 2002
DRAWN: LEPRI
CHECKED: LEPRI
PROJECT NO: 1119
SCALE: A4.1



1 WEST ELEVATION (JOHNSON ROAD)
SCALE: 1/8" = 1'-0"

E:\work\2011\1119\1119-44.0.dwg 2012/07/26 02:53:45 PM Ramon



**ROSITCH
HEMPHILL
ASSOCIATES**
ARCHITECTS

TEL: VANCOUVER 604-681-1011
D: 303 POWELL STREET
VANCOUVER, B.C.
CANADA
TEL: 604-681-1011
FAX: 604-681-1011

NO. 3030
1. REGISTERED ARCHITECT
2. REGISTERED ARCHITECT
3. REGISTERED ARCHITECT
4. REGISTERED ARCHITECT

ISSUED
JUL 27 2012
ROSITCHHEMPHILL
ARCHITECTS

REGISTER
BPA
JUL 26 2012

ALL RIGHTS RESERVED
NO. 10000
REGISTERED ARCHITECT
REGISTERED ARCHITECT
REGISTERED ARCHITECT
REGISTERED ARCHITECT



DM SALTIRE HOMES LTD.
11111 119 AVENUE
VANCOUVER, B.C.

SALTIRE
ARCHITECTS
11111 119 AVENUE
VANCOUVER, B.C.

PHONE: 604-271-1111
FAX: 604-271-1111

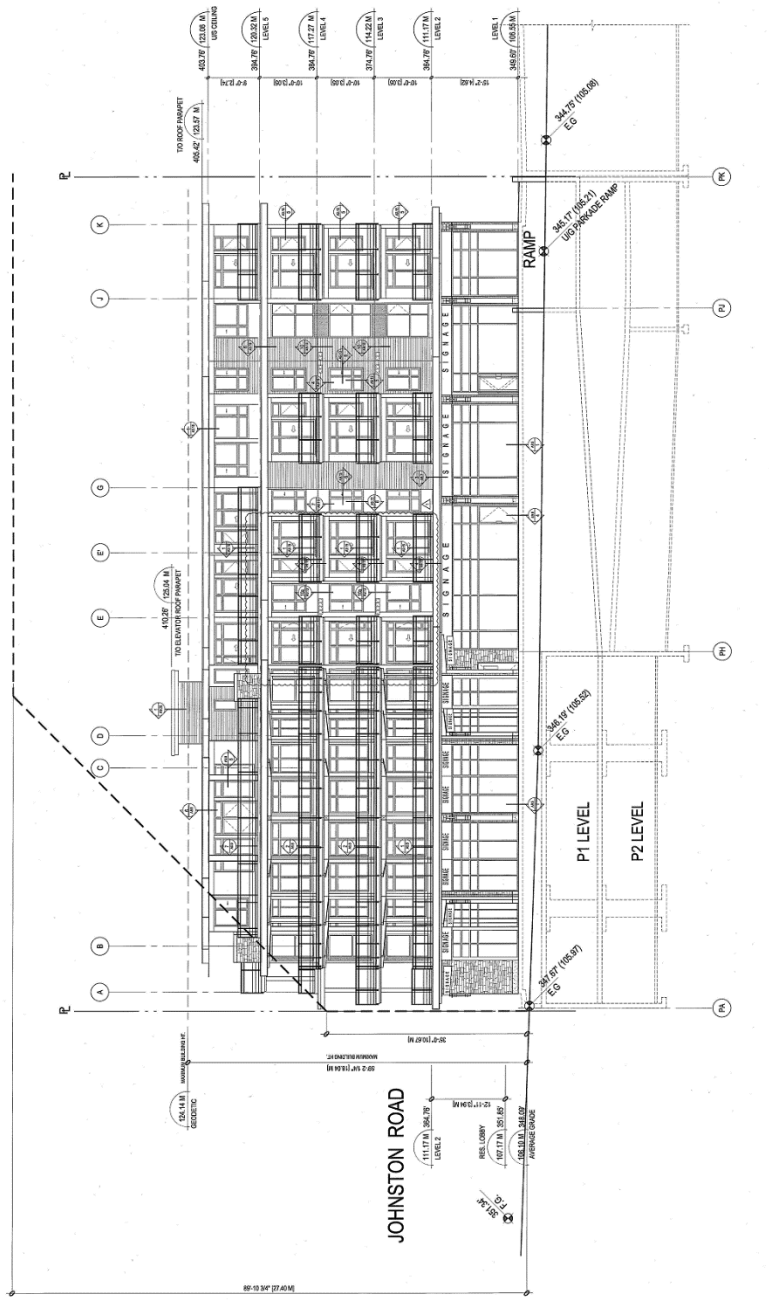
PROJECT NO. 119-1111
DATE: MAY 2012

SCALE: 1/8" = 1'-0"

FIG. NO. 1119

A4.2

DATE: JUL 19, 2012



1 SOUTH ELEVATION (THRIFT AVENUE)
SCALE: 1/8" = 1'-0"



**ROSITCH
HEMPHILL
ASSOCIATES**
ARCHITECTS

1000 WASHINGTON BLVD
SUITE 200
ALEXANDRIA, VA 22304
TEL: 703.691.1011
FAX: 703.691.1011

DATE: 07/27/11
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

ISSUED
JULY 27, 2011
ROSITCHHEMPHILL
ARCHITECTS

PROJECT: [Signature]
NO. 1000 WASHINGTON BLVD
ALEXANDRIA, VA 22304

PROFESSIONAL SEAL
ARCHITECT
STATE OF VIRGINIA
NO. 1000 WASHINGTON BLVD
ALEXANDRIA, VA 22304



CLIENT:
UJA SALTIRE HOMES LTD.
1000 WASHINGTON BLVD
ALEXANDRIA, VA 22304

SALTIRE
1000 WASHINGTON BLVD
ALEXANDRIA, VA 22304

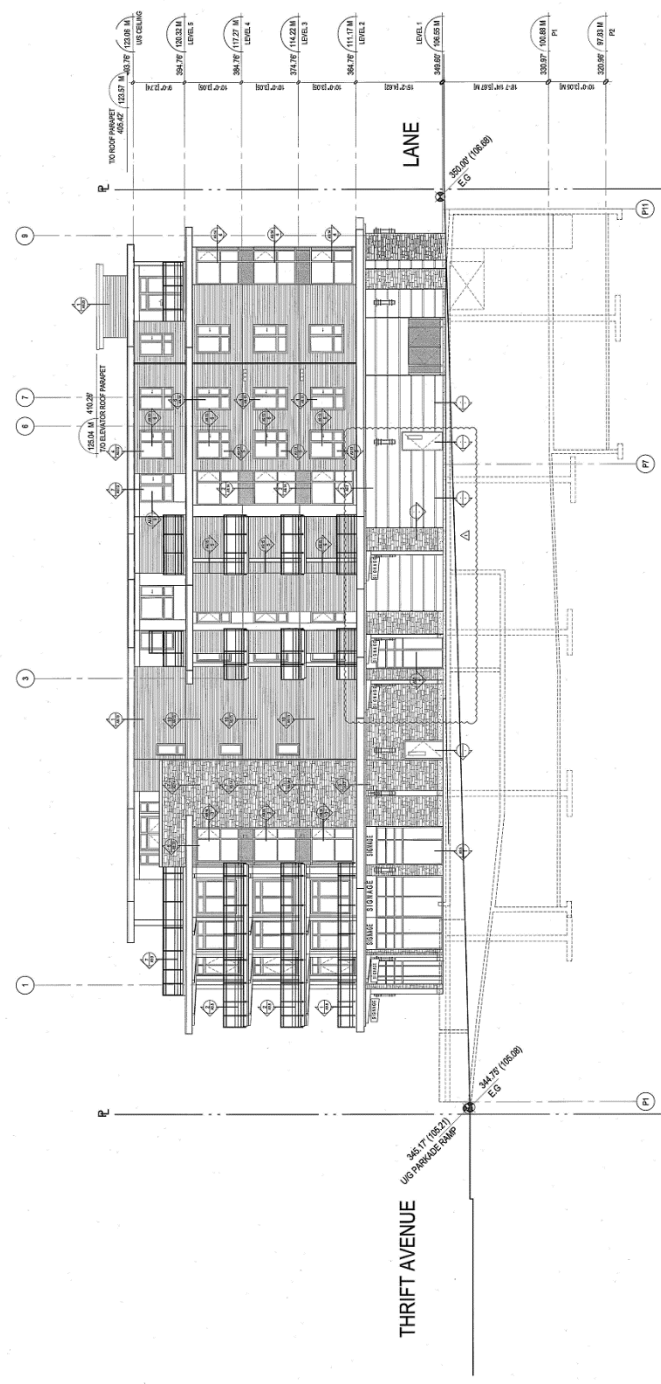
EAST ELEVATION

PROJECT NO.: 115844-0149
NOTICE: 14
DATE: MAY 2012
DRAWN: LB/PM
CHECKED: [Signature]

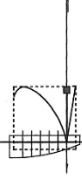
SCALE: 1/16" = 1'-0"

DATE: JULY 2011

A4.3



1 EAST ELEVATION
A4.3 SCALE: 1/8" = 1'-0"



**ROSITCH
HEMPHILL
&
ASSOCIATES**
ARCHITECTS

FILENATION HOUSE
10 - RYDMILL STREET
VANCOUVER, B.C.
V6A 1G1
TEL: 604-681-4002
FAX: 604-681-1011

ISSUED
JUL 27 2012
ROSITCH HEMPHILL
ARCHITECTS

REVISION
B.P.A.
08/25/12

DATE: JUL 27 2012
BY: B.P.A.
CHECKED: B.P.A.
PROJECT: FILENATION HOUSE
DRAWING: NORTH ELEVATION

THIS DRAWING IS THE PROPERTY OF ROSITCH HEMPHILL & ASSOCIATES. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ROSITCH HEMPHILL & ASSOCIATES.



CLARK
M SAUTARE HOMES LTD.

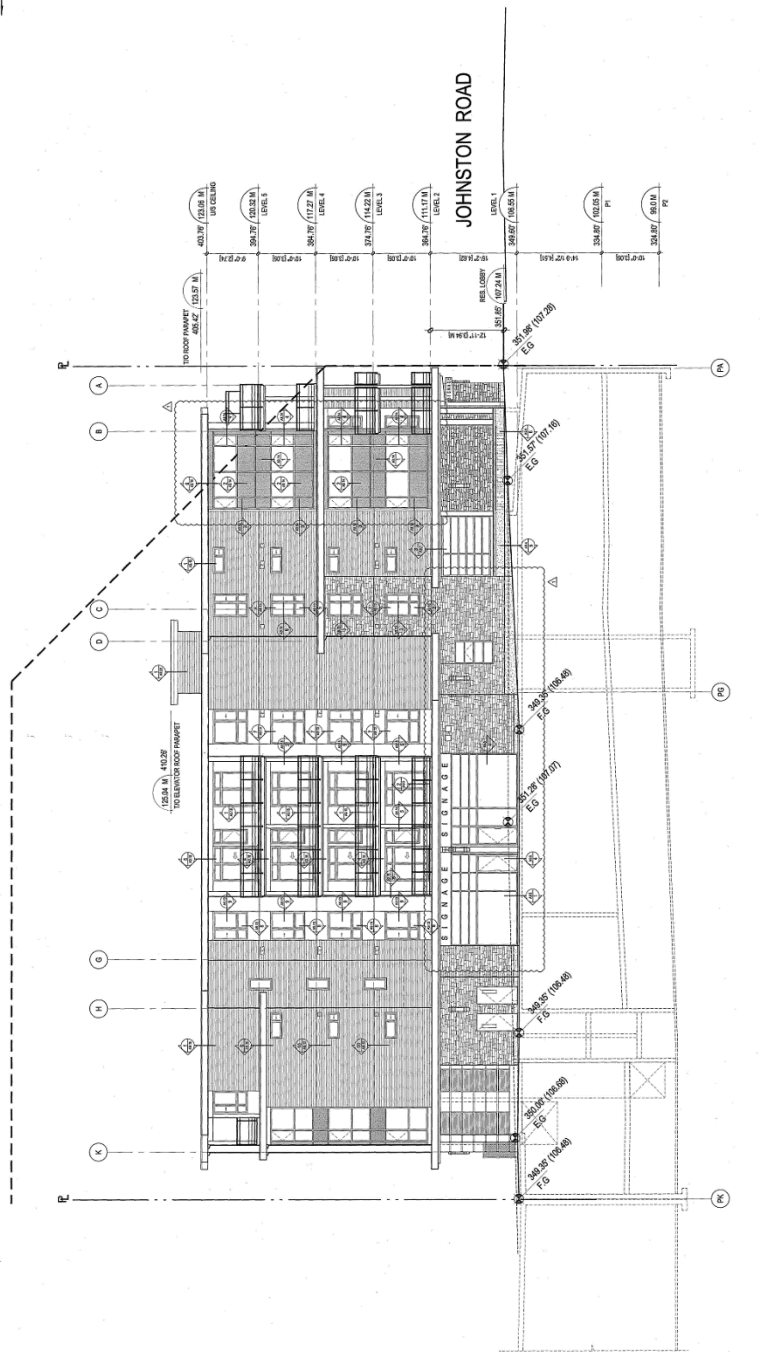
SALTAIRE
1408 Johnston Road
White Rock, B.C.

NORTH ELEVATION

PROJECT: 1118-A4-040
SCALE: 1/8" = 1'-0"
DATE: 07/27/12

PROJECT NO. 1119

SHEET NO. A4.4



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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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 37.0m² 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 464.0m² (4,994.62ft²);
 - (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 1,120m² (12,056ft²) 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 6.0m² (64.56ft²);
 - (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.

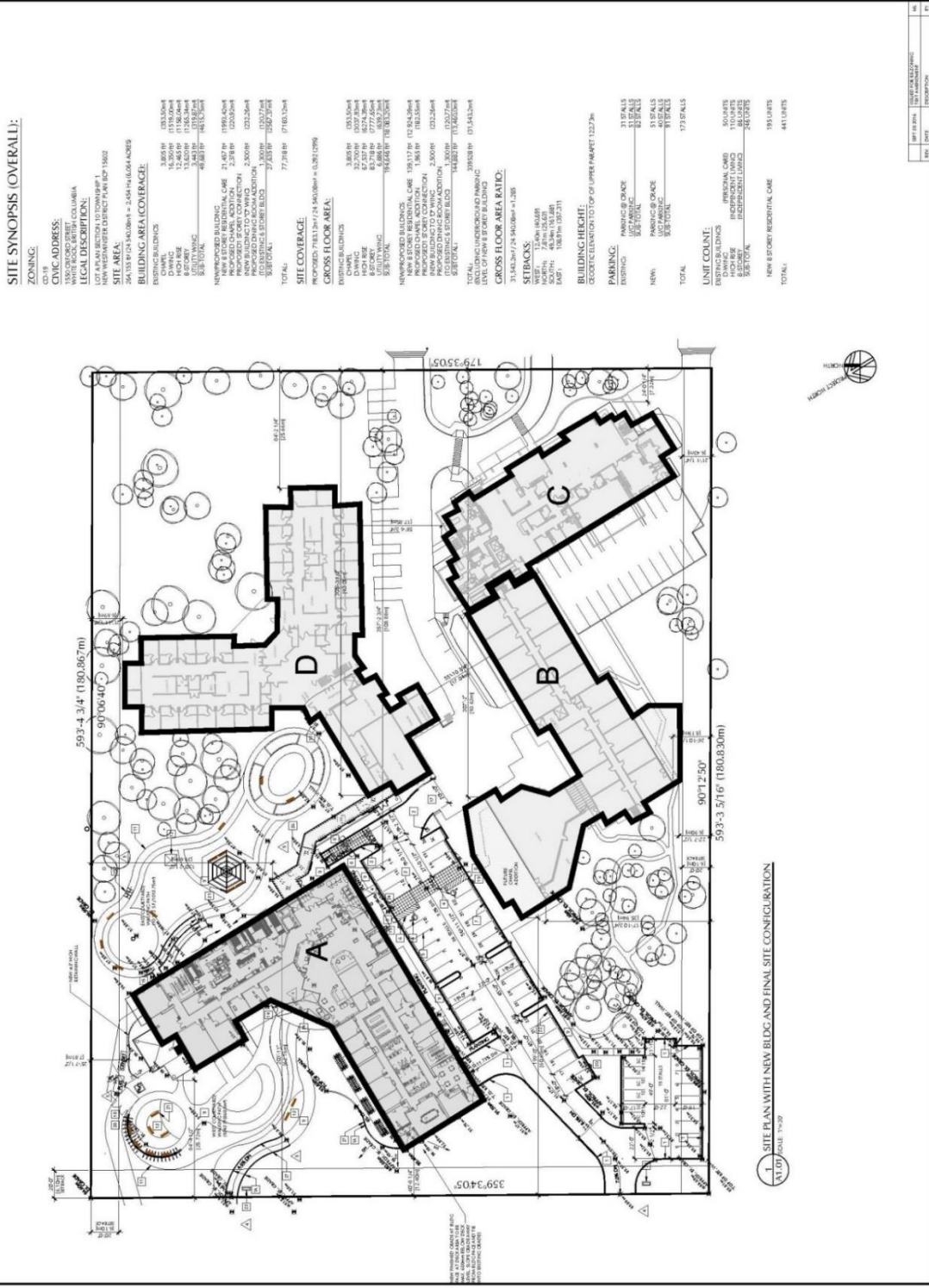
12121 - Inverness St.
 Creston Beach, British Columbia
 V8M 3L8
 Tel: (604) 536-1600
 Fax: (604) 536-5774

**EVERGREEN BAPTIST
 COMPLEX CARE FACILITY**

1550 OXFORD STREET
 WHITE ROCK, BC

Site: PHASE 3, NEW BLDG WITH FINAL SITE
Scale: 1"=32'
Date: 31 JUL 2014
Drawn: M.C. checked M.L.
Job no.: 1210
Sheet no.: A1.01
Consultant:

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SITE SYNOPSIS (OVERALL):

ZONING:

COMMERCIAL

CIVIC ADDRESS:
 1550 OXFORD STREET, WHITE ROCK, BC

LEGAL DESCRIPTION:
 LOT 6 PLAN SECTION 43 DIVISION 1, NEW WESTLAND ENERGY PLAN REF 1562

SITE AREA:
 26,133.00 SQ METERS = 2,647,000 SQ FT

BUILDING AREA (COVERAGE):

EXISTING BUILDINGS

CHURCH

EXISTING BLDG

NEW BLDG

NEW BLDG

NEW BLDG

NEW BLDG

NEW BLDG

NEW BLDG

NEW BLDG

NEW BLDG

NEW BLDG

NEW BLDG

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NEW BLDG

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, laundrettes, 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 464.0m² (4,994.62ft²);
 - (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 1,120.0m² (12,056.0ft²) 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 6.0m² (64.56ft²).

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 <i>Dwelling Units</i>	Maximum <i>gross floor</i> <i>area</i> ¹	Maximum <i>Lot</i> <i>Coverage</i>
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 2²;
 - (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.

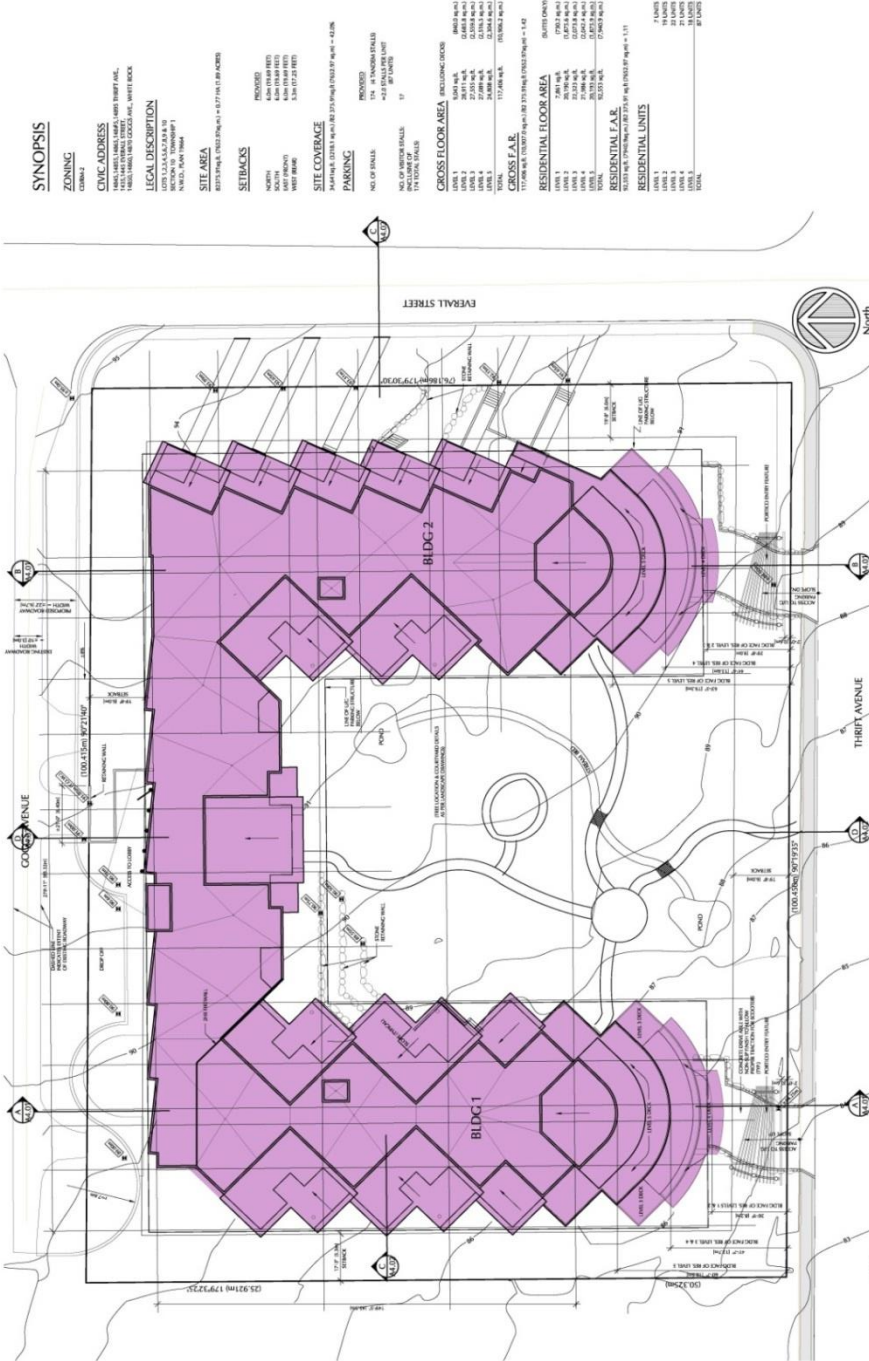
5. **Parking and Loading**
Parking and Loading shall be provided in accordance with the provisions of Sections 4.14 and 4.15, and, the minimum number of parking spaces shall be 174.

6. **Subdivision**
Minimum *lot area* in this zone shall be 7,600m². 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
COMM-4

OWNER
THREAT MANAGEMENT GROUP

LEGAL ADDRESS
1231 THREAT MANAGEMENT GROUP, WHITE ROCK

LEGAL DESCRIPTION
1231 THREAT MANAGEMENT GROUP, WHITE ROCK

SITE AREA
1231 THREAT MANAGEMENT GROUP, WHITE ROCK

SETBACKS

REVISIONS

SITE COVERAGE

PARKING

NO. OF STALLS

NO. OF VEHICLES

NO. OF TRUCKS

CROSS FLOOR AREA

RESIDENTIAL FLOOR AREA

RESIDENTIAL F.A.R.

RESIDENTIAL UNITS

LEVEL	AREA (SQ. FT.)	PERCENTAGE
LEVEL 1	100,000	100%
LEVEL 2	100,000	100%
LEVEL 3	100,000	100%
LEVEL 4	100,000	100%
LEVEL 5	100,000	100%
LEVEL 6	100,000	100%
LEVEL 7	100,000	100%
LEVEL 8	100,000	100%
LEVEL 9	100,000	100%
LEVEL 10	100,000	100%
LEVEL 11	100,000	100%
LEVEL 12	100,000	100%
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LEVEL 98	100,000	100%
LEVEL 99	100,000	100%
LEVEL 100	100,000	100%

1208 **A1.01**

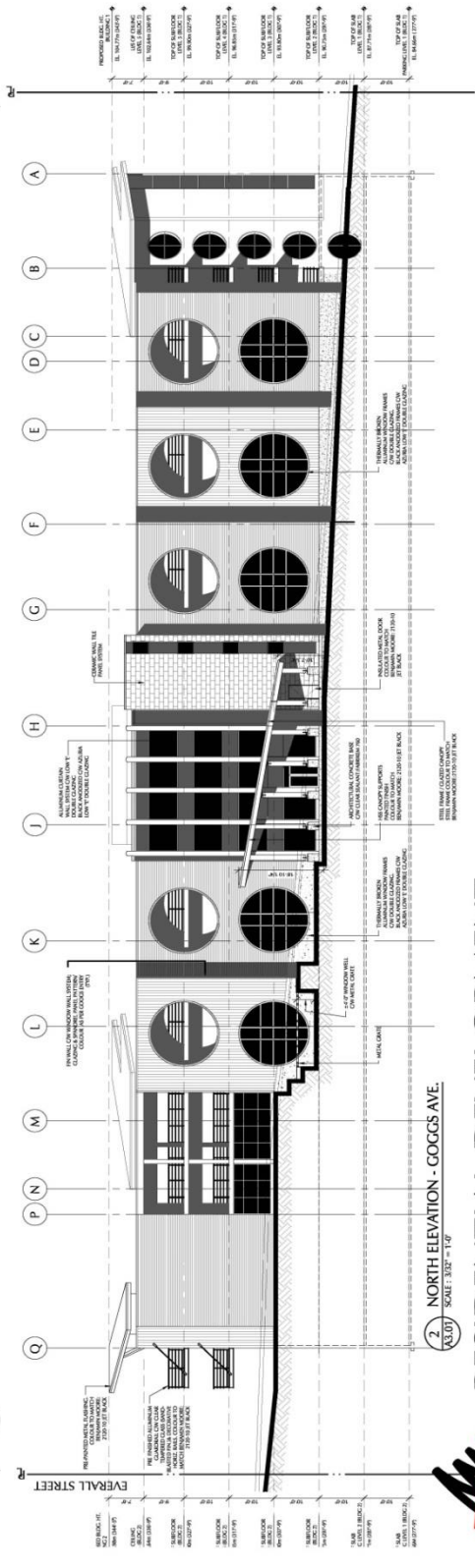
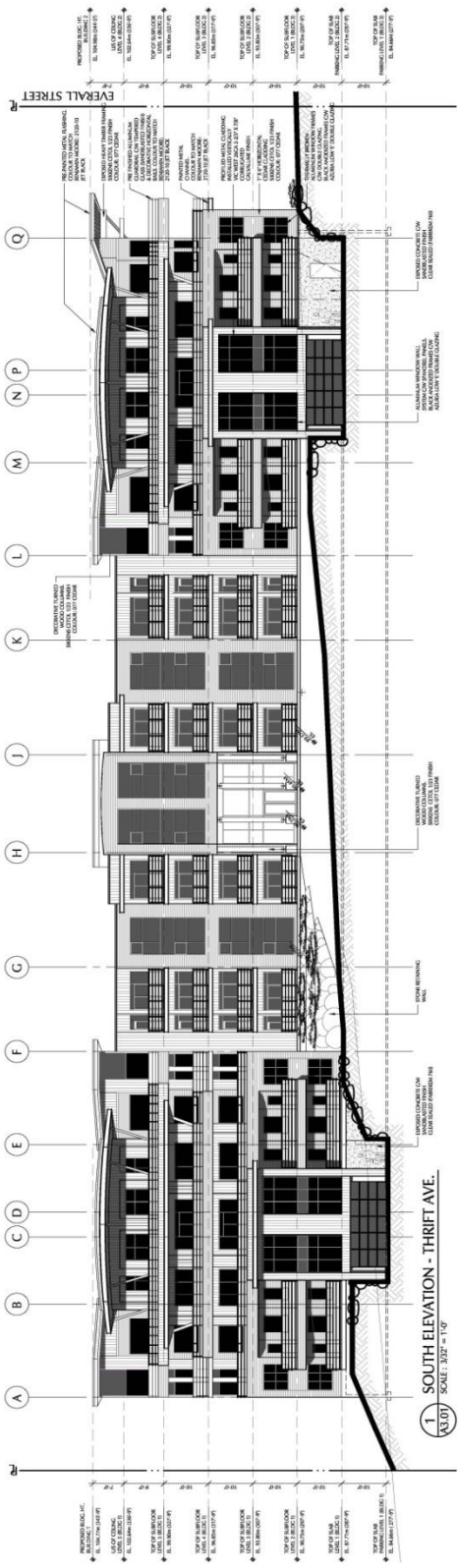
RESIDENTIAL DEVELOPMENT THRIFT AVENUE & EVERALL STREET, WHITE ROCK

FORGE PROPERTIES INC.

Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

1 SITE PLANS
SCALE: 1/16" = 1'-0"

1 1/16" N. 2013 1/16" FOR DEVELOPMENT SHARP K



Ankenman Associates Architects Inc.
 12321 Beecher St., Crescent Beach, BC V4A 3A7 604-536-1600

RESIDENTIAL DEVELOPMENT THRIFT AVENUE & EVERALL STREET, WHITE ROCK ELEVATIONS

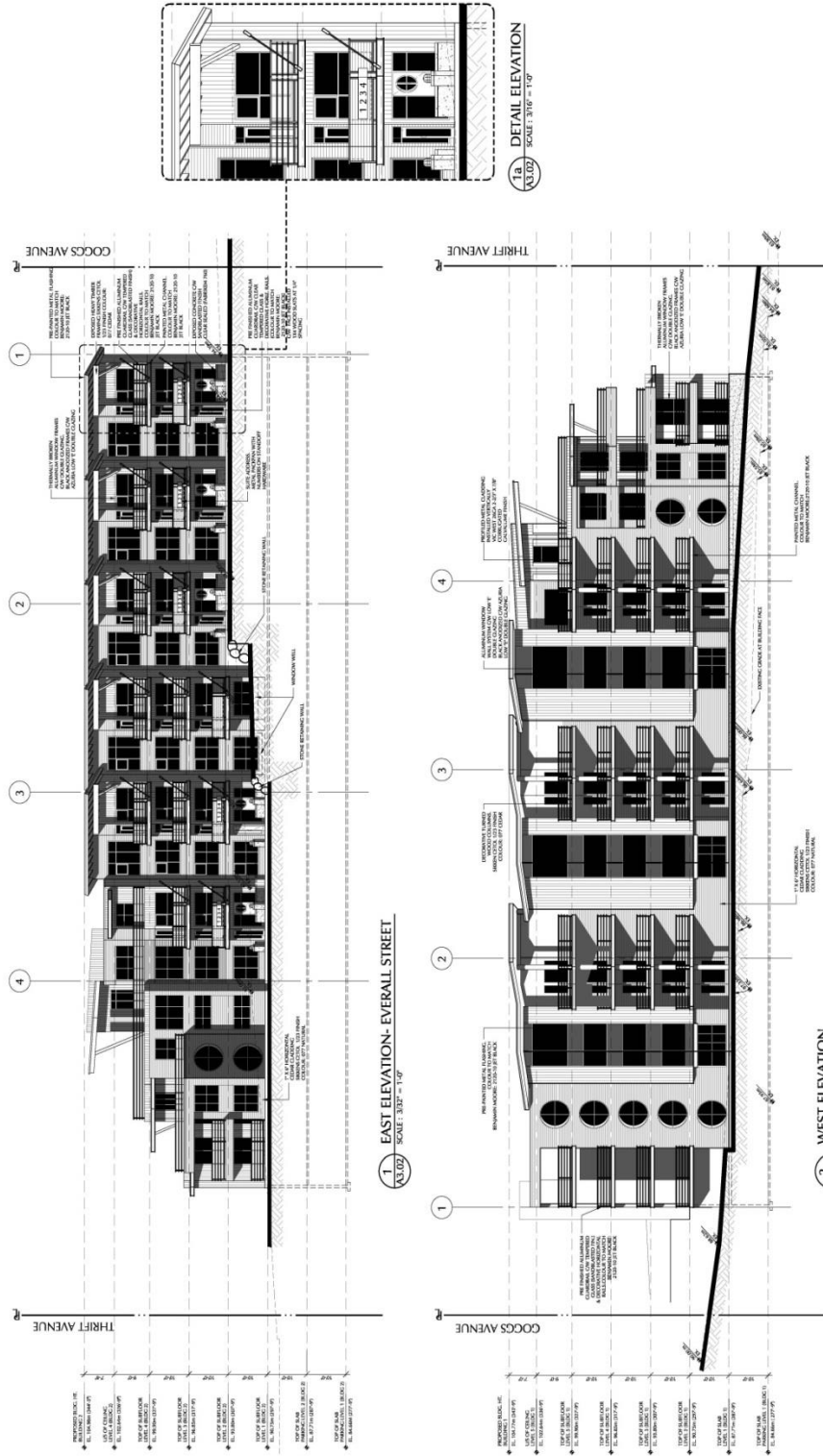
1208

SCALE: 3/32" = 1'-0"

1 1 REVISION FOR DEVELOPMENT PERMIT

A3.01

FORGE PROPERTIES INC.

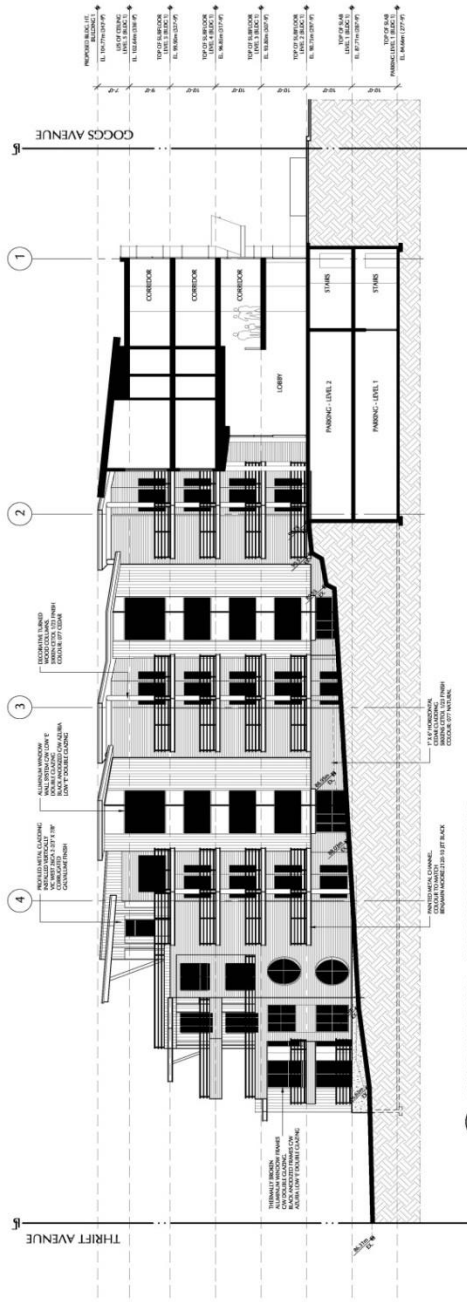


Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7
604.536.1600

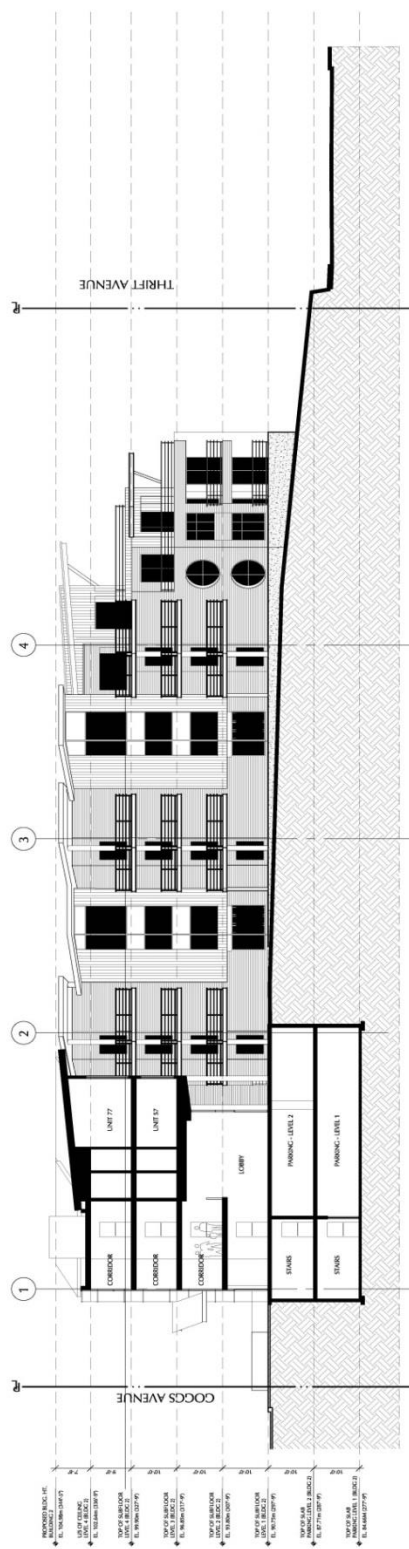
RESIDENTIAL DEVELOPMENT THRIFT AVENUE & EVERALL STREET, WHITE ROCK
FORCE PROPERTIES INC.

ELEVATIONS SCALE: 3/32" = 1'-0"
DATE: 1/15/18
DRAWN FOR: ALP
CHECKED FOR: ALP
SCALE: 3/32" = 1'-0"

1208
A3.02



WEST ELEVATION - INTERIOR COURTYARD
SCALE: 3/32" = 1'-0"



EAST ELEVATION - INTERIOR COURTYARD
SCALE: 3/32" = 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 INTERIOR ELEVATIONS - 1208
FORCE PROPERTIES INC.

SCALE: 3/32" = 1'-0"

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.

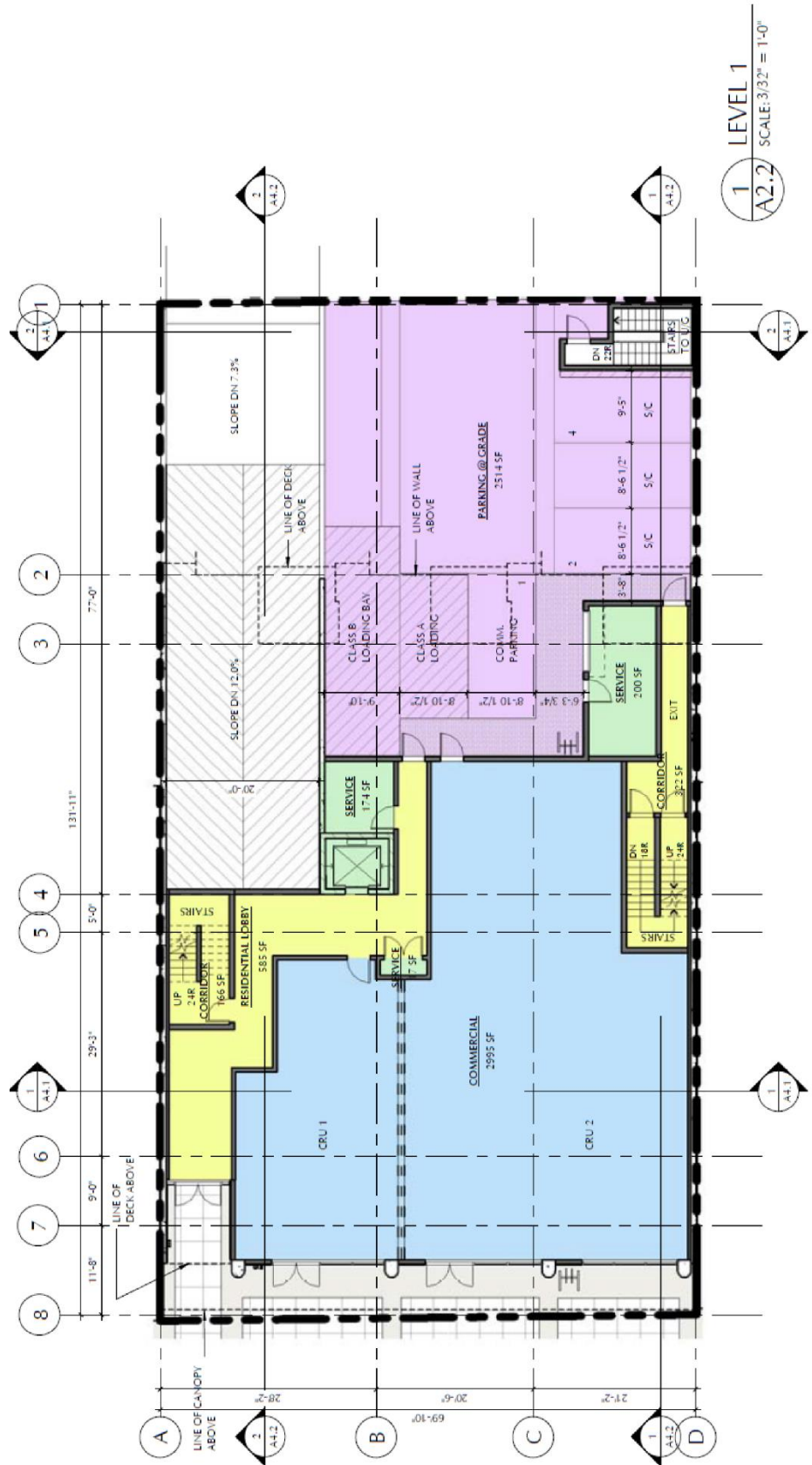
8. Bicycle Parking:

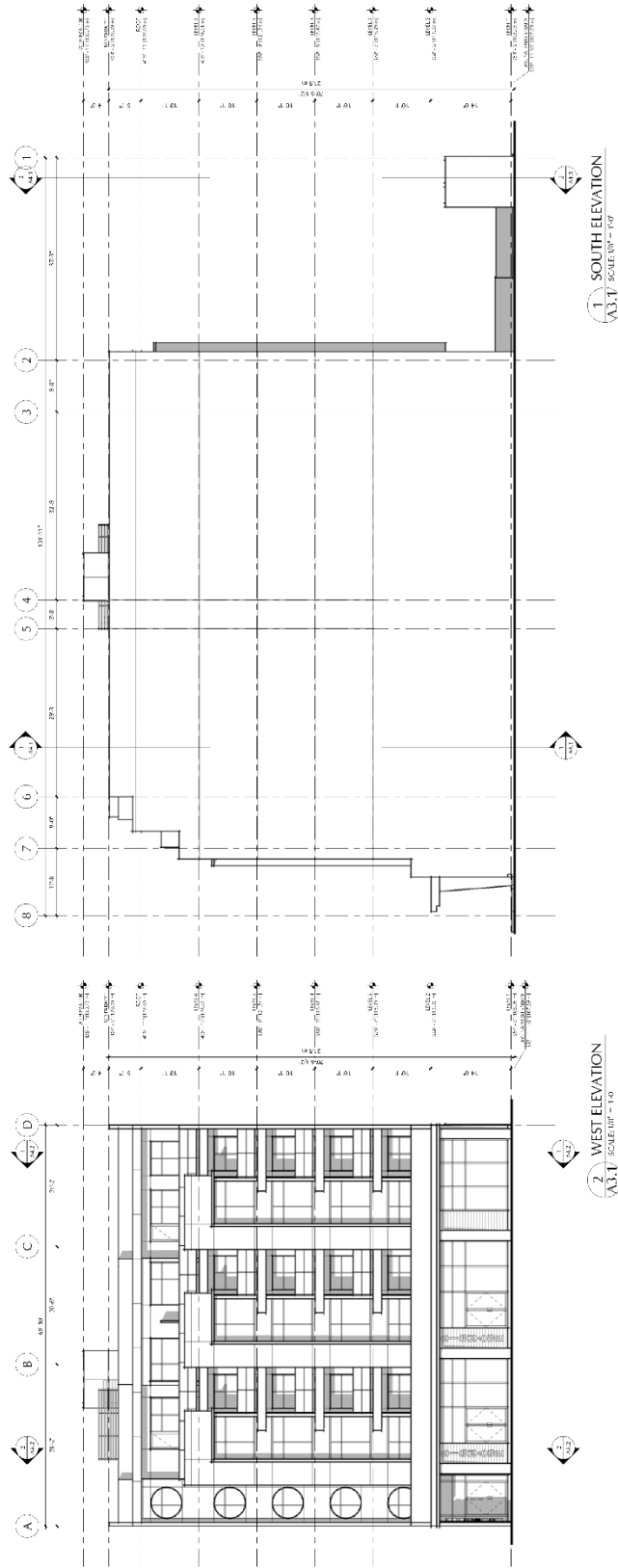
Bicycle parking shall be provided in accordance with Section 4.16, with the minimum number of spaces required as follows:

- (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.

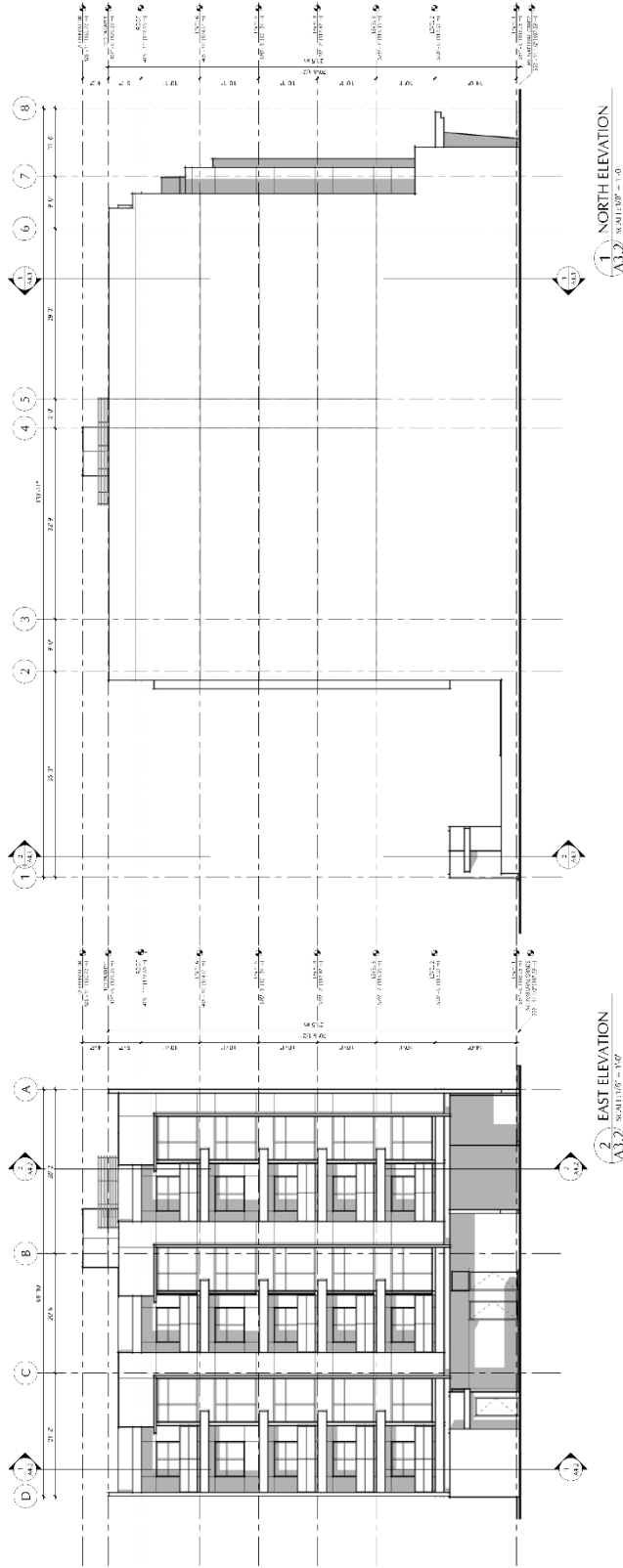




AM MIXED-USE PROJECT 1456 JOHNSTON RD. WHITE ROCK BC
 Ankenman Associates Architects Inc. Development For FORCE PROPERTIES
 12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

ELEVATIONS 1703
 SCALE: 1/4" = 1'-0"
 DECEMBER 14, 2017

A3.1



MIXED-USE PROJECT 1456 JOHNSTON RD. WHITE ROCK BC
 Development For FORCE PROPERTIES

Ankenman Associates Architects Inc.
 12321 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

ELEVATIONS

1703
 DECEMBER 14, 2017

DATE: 2017-12-14	PROJECT: 1703	SCALE: 1/8" = 1'-0"
DATE: 2017-12-14	PROJECT: 1703	SCALE: 1/8" = 1'-0"
DATE: 2017-12-14	PROJECT: 1703	SCALE: 1/8" = 1'-0"
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DATE: 2017-12-14	PROJECT: 1703	SCALE: 1/8" = 1'-0"
DATE: 2017-12-14	PROJECT: 1703	SCALE: 1/8" = 1'-0"

A3.2

<p>KEY PLAN</p> <p>SCALE: 1/8" = 1'-0"</p> <p>GENERAL NOTES</p> <ol style="list-style-type: none"> 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL RESIDENTIAL CODE BOOK (IRC) AND THE INTERNATIONAL BUILDING CODE (IBC). 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND PLUMBING CODE (IMC) AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODE (IPMC). 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODE (IEC) AND THE INTERNATIONAL WIRE-CABLE CODE (IWC). 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC) AND THE INTERNATIONAL FIRE AND SAFETY CODE (IFSC). 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC) AND THE INTERNATIONAL ENERGY CONSERVATION CODE (IECC). 6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SMOKE AND ALARM CODE (ISAC) AND THE INTERNATIONAL SMOKE AND ALARM CODE (ISAC). 7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SOUND AND VIBRATION CODE (ISVC) AND THE INTERNATIONAL SOUND AND VIBRATION CODE (ISVC). 8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ACCESSIBILITY AND MOBILITY ACT (IAMA) AND THE INTERNATIONAL ACCESSIBILITY AND MOBILITY ACT (IAMA). 9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL GREEN BUILDING CONSTRUCTION CONVENTION (IGBC) AND THE INTERNATIONAL GREEN BUILDING CONSTRUCTION CONVENTION (IGBC). 10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL WELL-BEING AND PRODUCTIVITY CONVENTION (IWPC) AND THE INTERNATIONAL WELL-BEING AND PRODUCTIVITY CONVENTION (IWPC). 		<p>DATE: 01/15/2024</p> <p>PROJECT: 24-00000000000000000000</p> <p>REVISION: 01</p> <p>DESIGNED BY: [Name]</p> <p>CHECKED BY: [Name]</p>
		<p>CLIENT: [Name]</p> <p>PROJECT: [Name]</p> <p>LOCATION: [Address]</p> <p>DATE: 01/15/2024</p> <p>SCALE: 1/8" = 1'-0"</p> <p>PROJECT NO.: 24-00000000000000000000</p> <p>REVISION NO.: 01</p> <p>DESIGNED BY: [Name]</p> <p>CHECKED BY: [Name]</p>

CHRIS DIKESKOS ARCHITECTS INC.

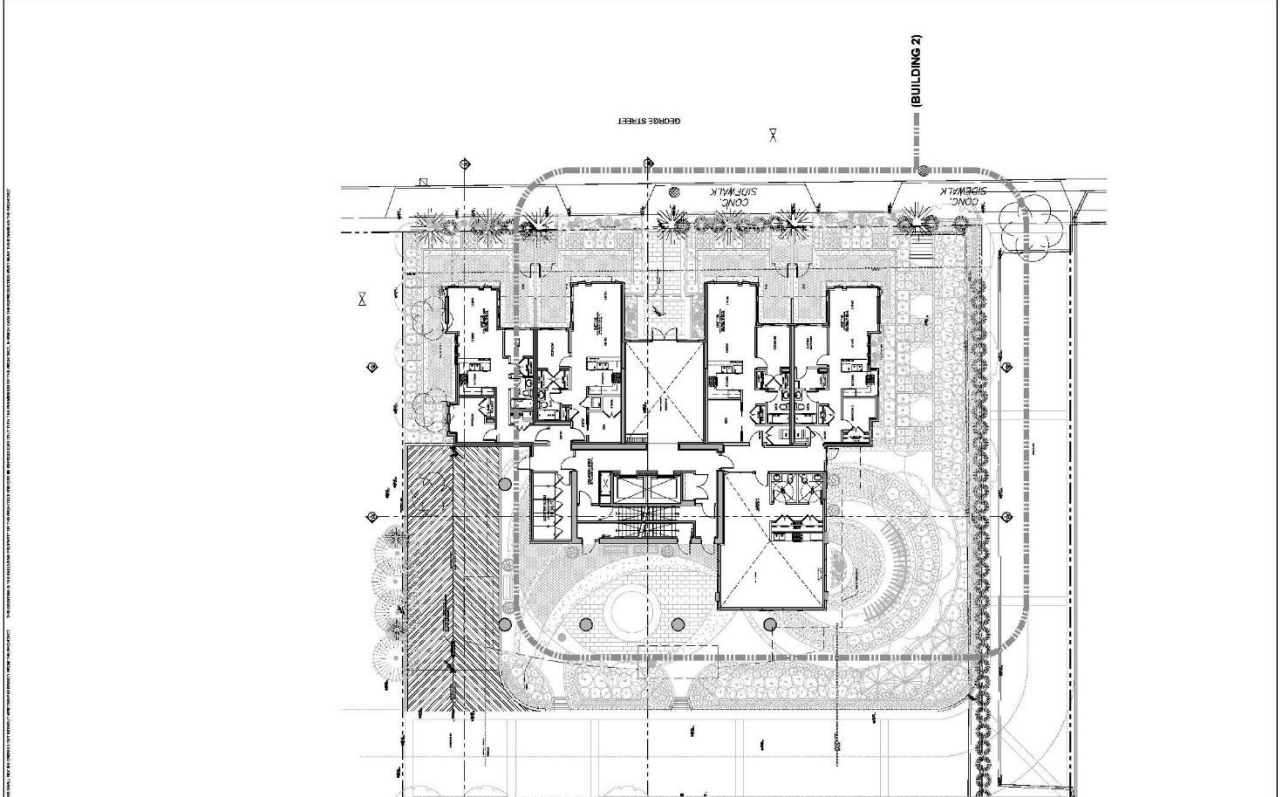
10000 AVRA DRIVE, SUITE 100, WASHINGTON, DC 20004

TEL: (202) 462-1000 | FAX: (202) 462-1001

WWW.CHRISDIKESKOSARCHITECTS.COM

AVRA 10000 AVRA DRIVE, SUITE 100, WASHINGTON, DC 20004

EPIC 10000 AVRA DRIVE, SUITE 100, WASHINGTON, DC 20004



NOT TO SCALE. THIS DRAWING IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION. ALL DIMENSIONS AND ELEVATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE WITHOUT NOTICE. THE ARCHITECT ASSUMES NO LIABILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AS SHOWN ON THIS DRAWING. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AS SHOWN ON THIS DRAWING. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

KEY PLAN
 SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND REGULATIONS.
2. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED HEREIN.
3. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.
4. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AS SHOWN ON THIS DRAWING.
5. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.
6. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AS SHOWN ON THIS DRAWING.
7. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.
8. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AS SHOWN ON THIS DRAWING.
9. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.
10. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AS SHOWN ON THIS DRAWING.

DISCLAIMER

THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE BUILDING AS SHOWN ON THIS DRAWING. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

ABBREVIATIONS

AC - AIR CONDITIONING
 AD - ADJUSTABLE
 AL - ALUMINUM
 AN - ANCHOR BOLT
 AP - APPLICATOR
 AR - ARCHITECTURAL
 AS - ASBESTOS
 AT - AUTOMATIC
 AV - ACOUSTIC
 AW - AIRWAY
 B - BRICK
 B.C. - BRICK COURSE
 B.F. - BRICK FACE
 B.M. - BRICK MORTAR
 B.S. - BRICK SURFACE
 B.T. - BRICK TYPING
 B.V. - BRICK VENEER
 B.W. - BRICK WORK
 B.Y. - BRICK YIELD
 B.Z. - BRICK ZONE
 C - CONCRETE
 C.C. - CONCRETE CURB
 C.F. - CONCRETE FINISH
 C.G. - CONCRETE GRADE
 C.H. - CONCRETE HANG
 C.I. - CONCRETE INSULATION
 C.L. - CONCRETE LINE
 C.M. - CONCRETE MORTAR
 C.N. - CONCRETE NAIL
 C.O. - CONCRETE OILING
 C.P. - CONCRETE POINT
 C.R. - CONCRETE REINFORCEMENT
 C.S. - CONCRETE SURFACE
 C.T. - CONCRETE TYPING
 C.V. - CONCRETE VENEER
 C.W. - CONCRETE WORK
 C.Y. - CONCRETE YIELD
 C.Z. - CONCRETE ZONE

PROJECT INFORMATION

PROJECT: NORTH & EAST ELEVATION
 DATE: 10/1/2023
 DRAWN BY: JESSICA WALKER
 CHECKED BY: JESSICA WALKER
 SCALE: 1/8" = 1'-0"

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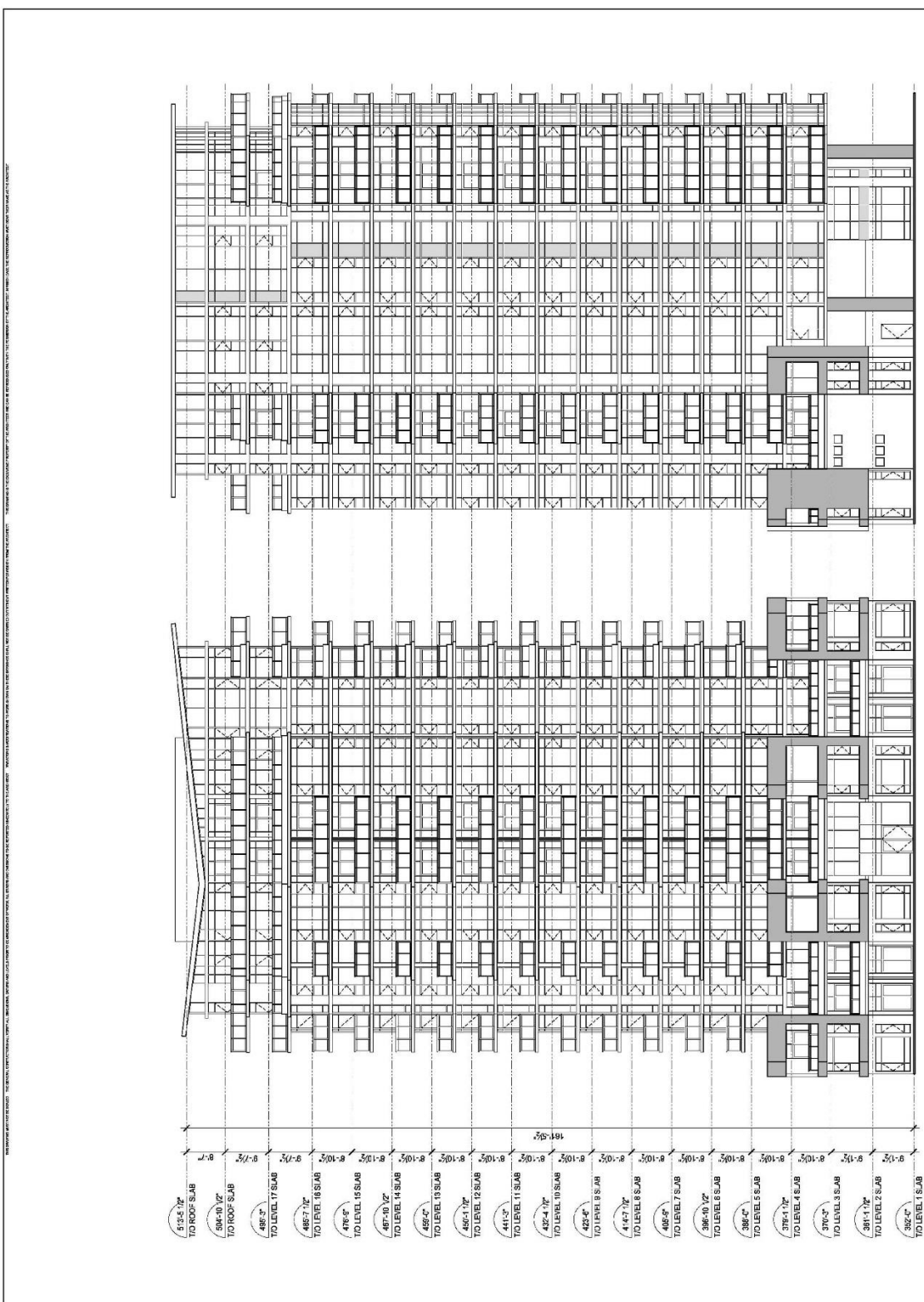
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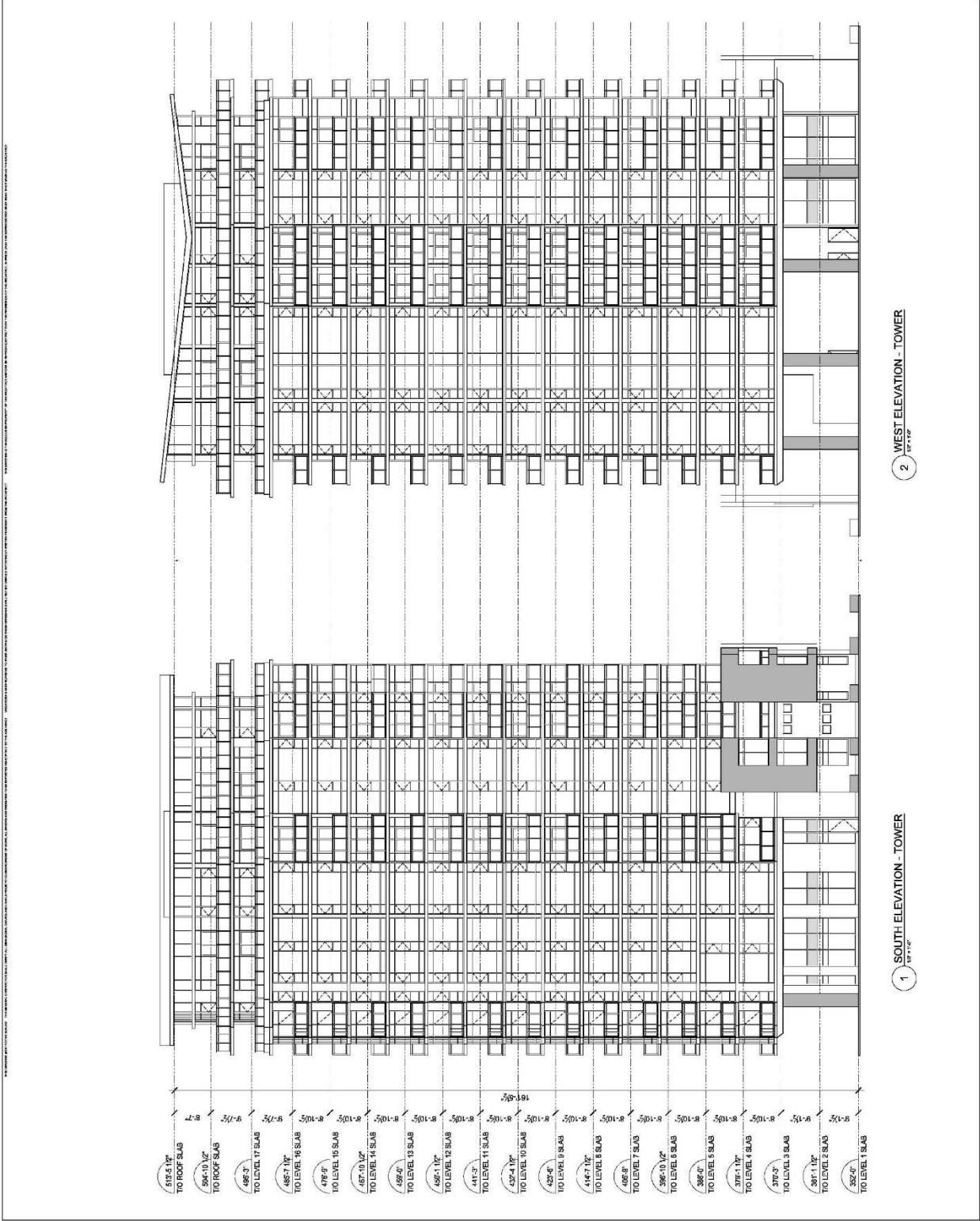


1 EAST ELEVATION - TOWER
 1/8" = 1'-0"

2 NORTH ELEVATION - TOWER
 1/8" = 1'-0"

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KEY PLAN

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
5. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ADJACENT AREAS.
7. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK AREA AT ALL TIMES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ADJACENT AREAS.
9. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK AREA AT ALL TIMES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ADJACENT AREAS.
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12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ADJACENT AREAS.
13. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK AREA AT ALL TIMES.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND RESTORATION OF ALL ADJACENT AREAS.
15. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK AREA AT ALL TIMES.

DISCLAIMER:

THIS DOCUMENT IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK.

ABBREVIATIONS:

ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.

NOTES:

ALL WORK SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.

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REVISIONS

NO.	DATE	DESCRIPTION
1	10/10/00	ISSUED FOR PERMITS

DATE PLOTTED: 10/10/00
SCALE: 1/8" = 1'-0"

PROJECT TITLE: SOUTH & WEST ELEVATION

SHEET NO.: A301

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) *Accessory 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**

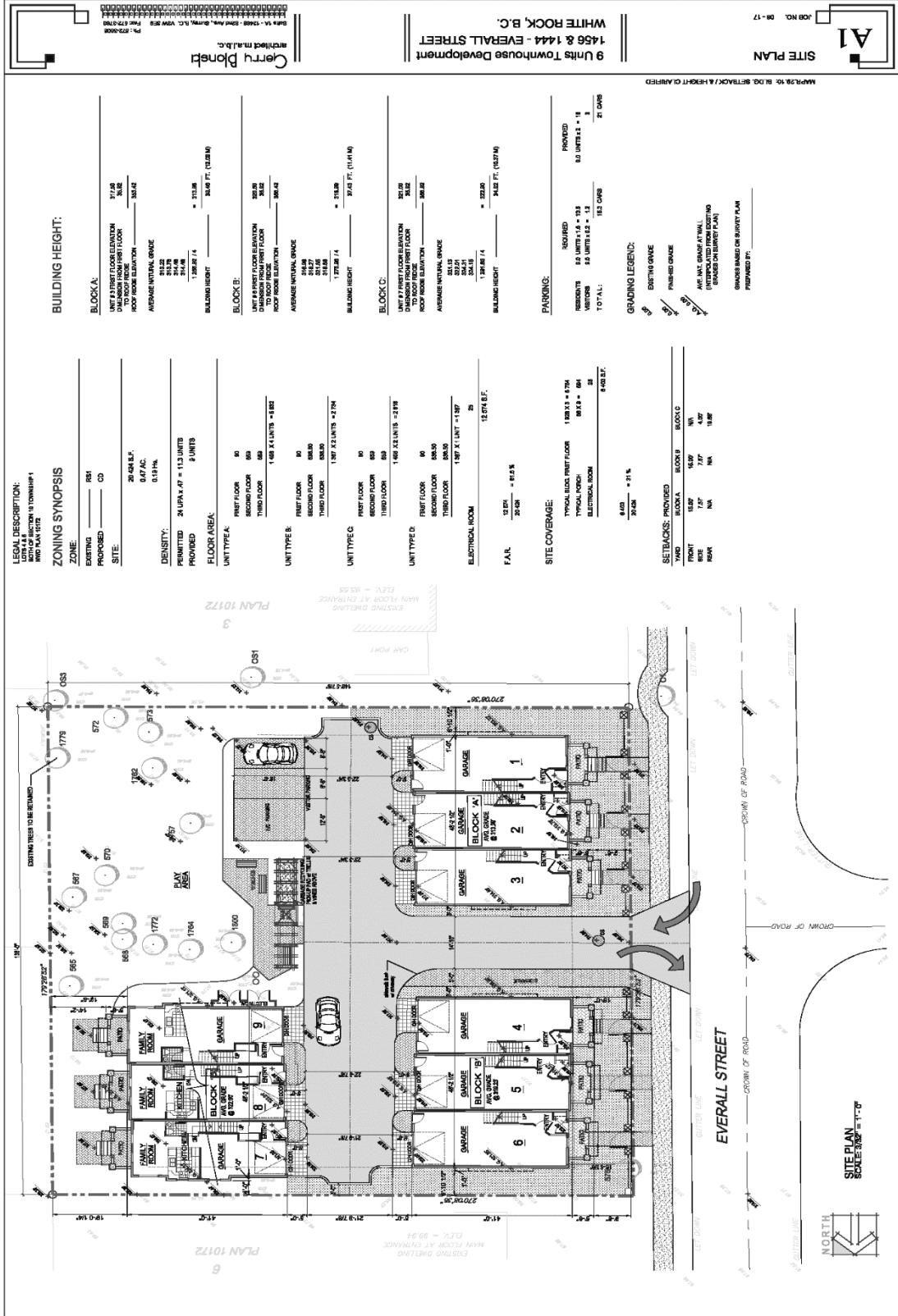
Parking and Loading shall be provided in accordance with Sections 4.14 and 4.15, and, additionally as follows:

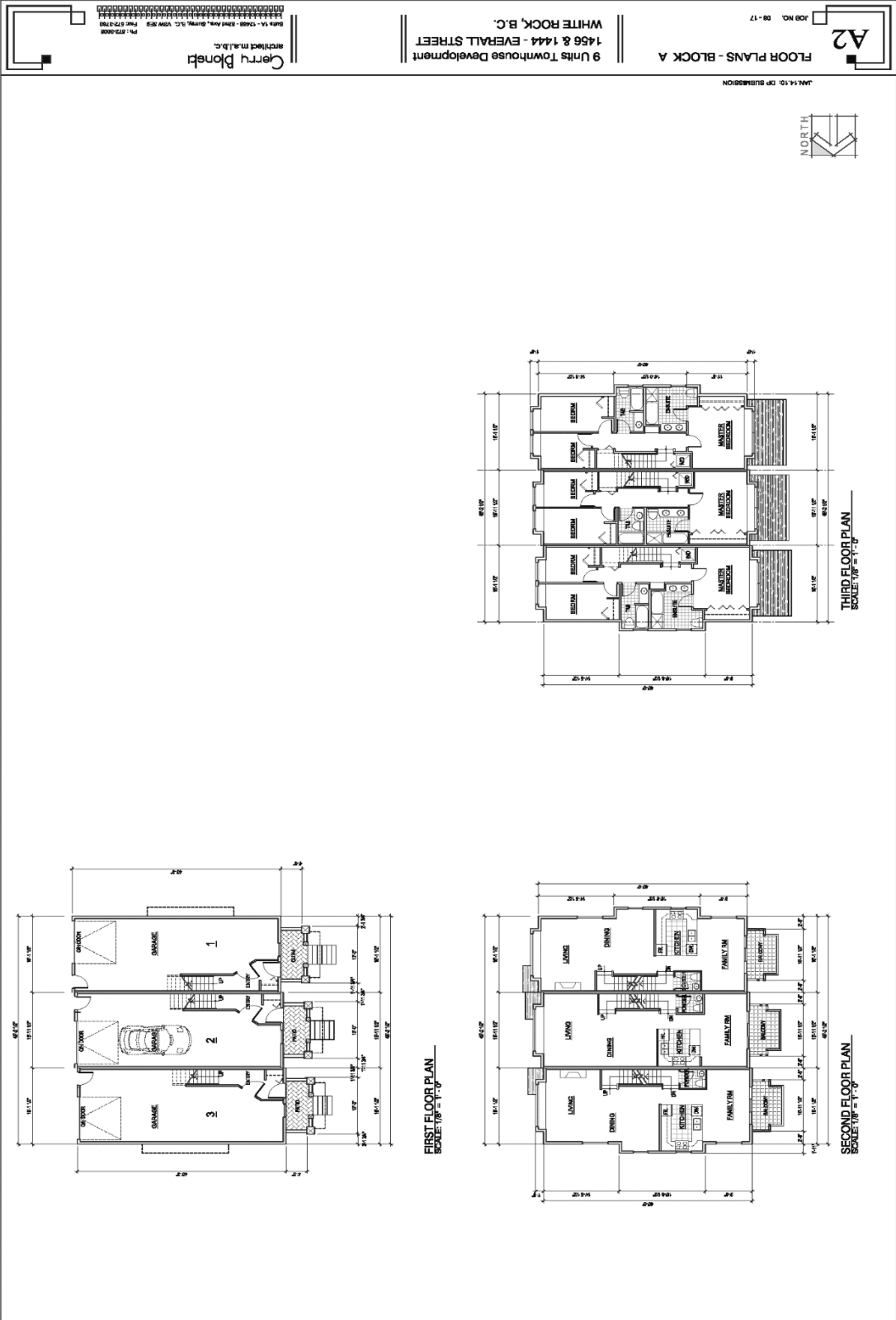
 - (a) Two (2) enclosed parking spaces shall be provided for each *dwelling unit* as shown on the plans identified as garage for each *dwelling unit*;
 - (b) Three (3) visitor parking spaces, including one (1) handicap accessible parking space, shall be provided as shown on the plans.
- 6. **General**

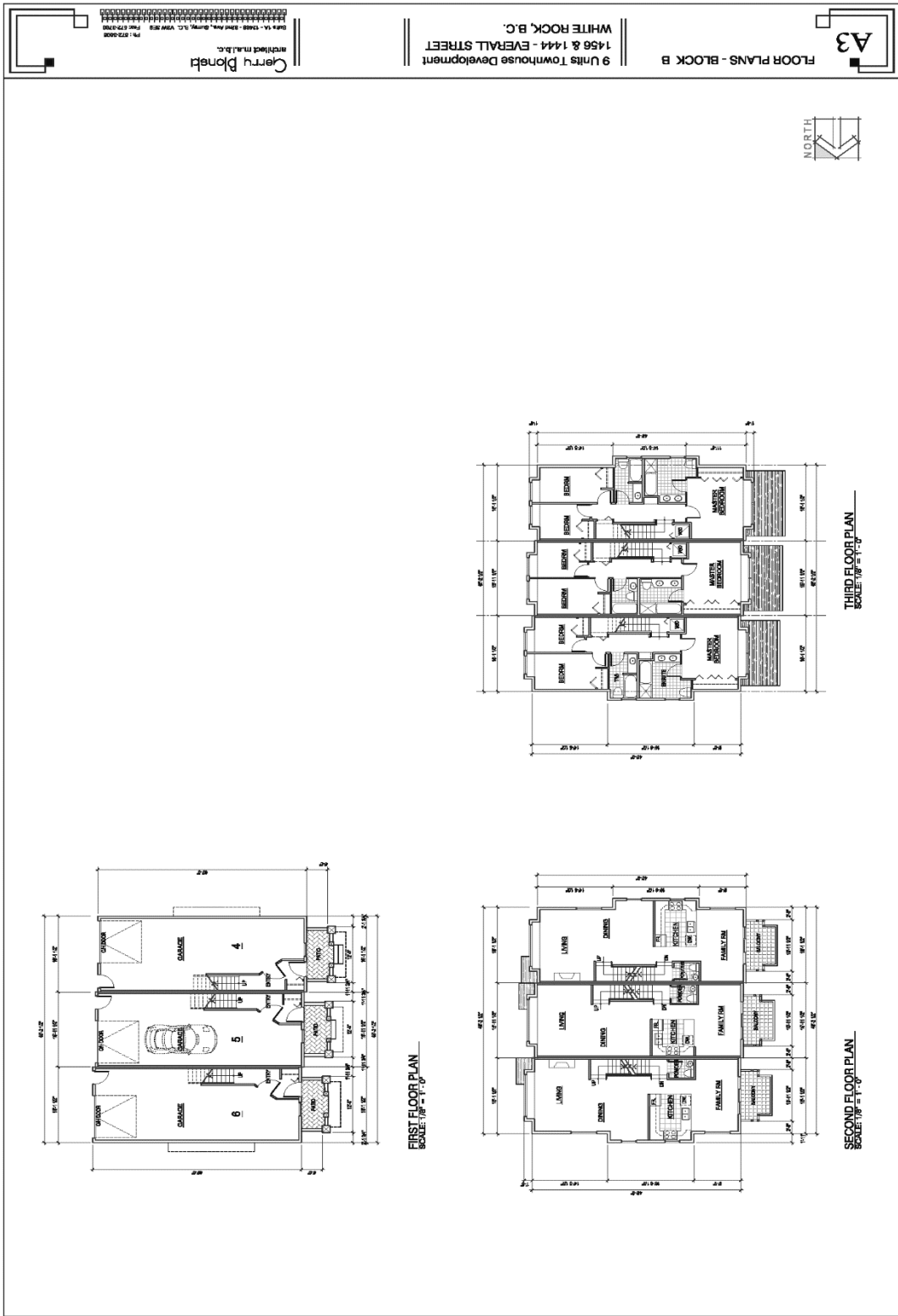
Drawings attached hereto prepared by Gerry Blonski, Architect, and LandSpace Design Inc., Landscape Architect, on file with the City of White Rock as shown on the attached plans; and for the purposes of this zone are referred to as “the Plans”.
- 7. **Development in this zone shall conform substantially to the Plans.**

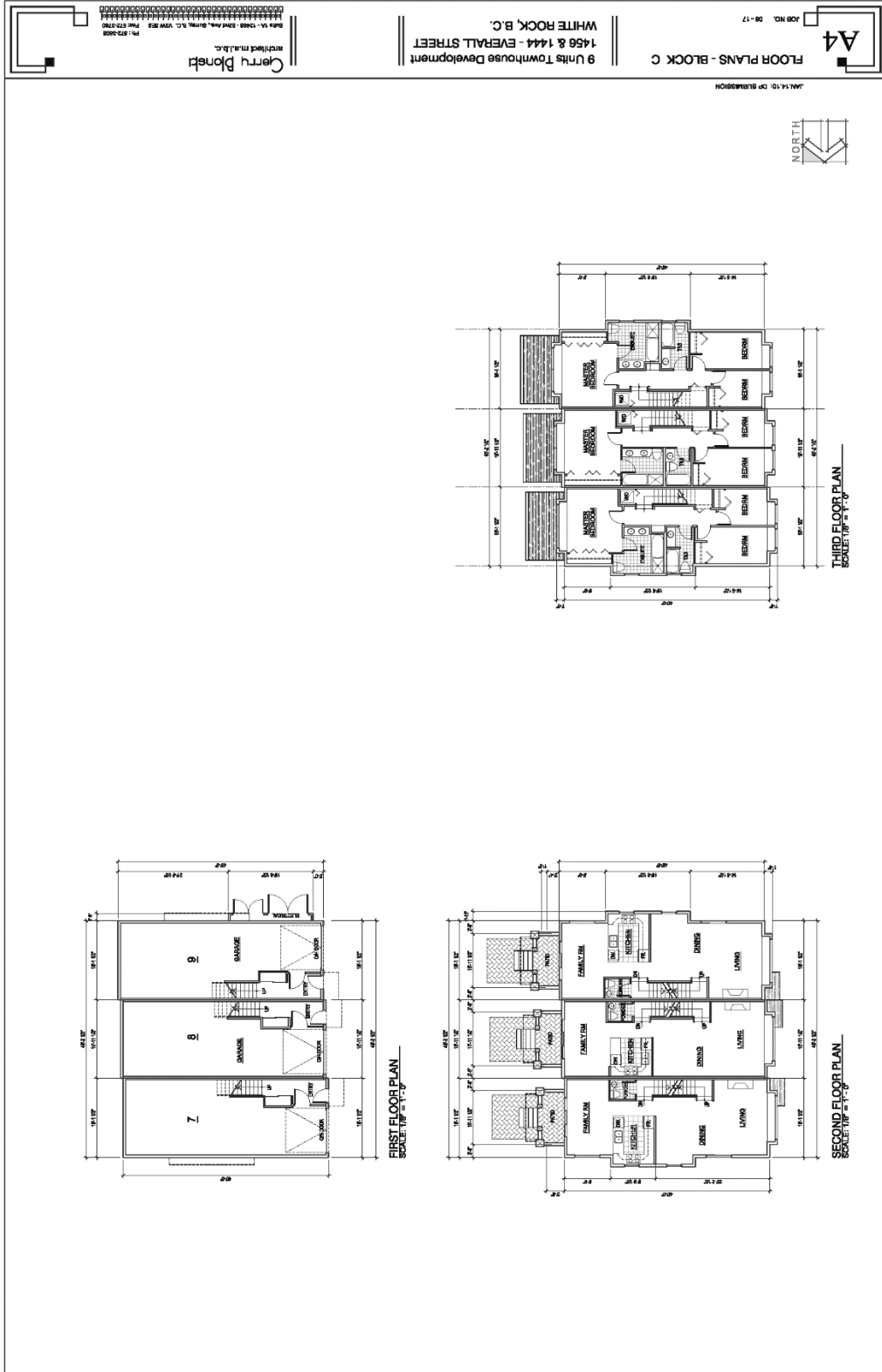
The Plans











APRS TO: BLDG. SETBACK & HEIGHT CARRIED

EXTERIOR COLOUR SCHEDULE

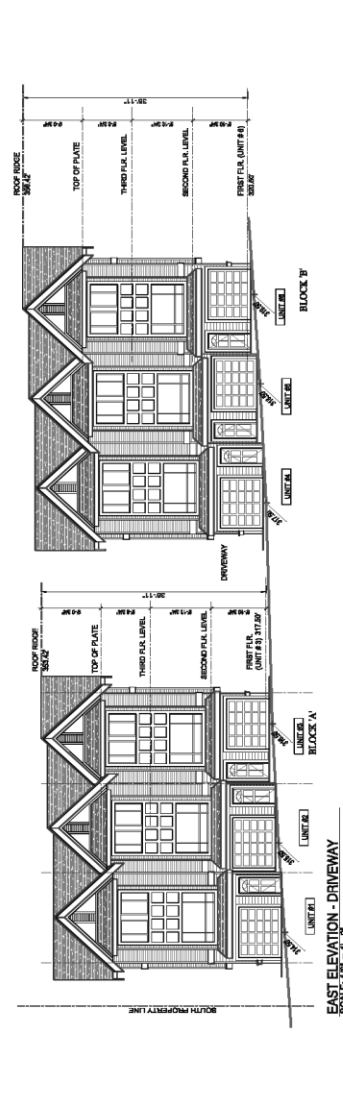
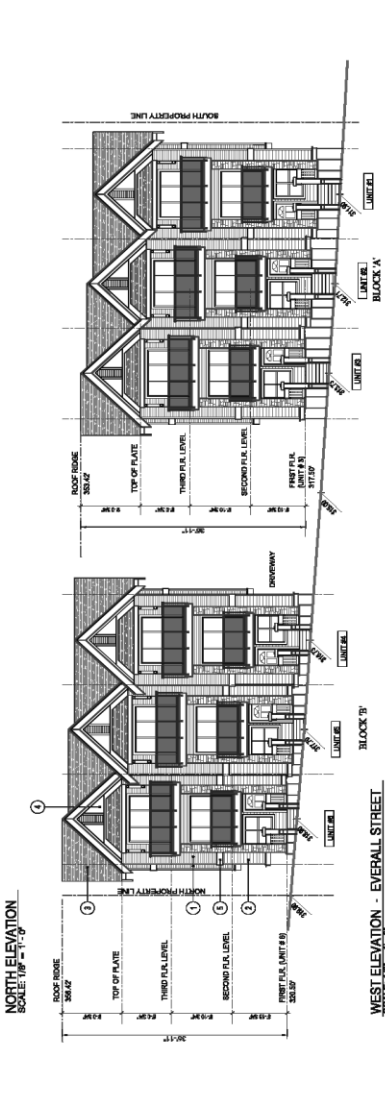
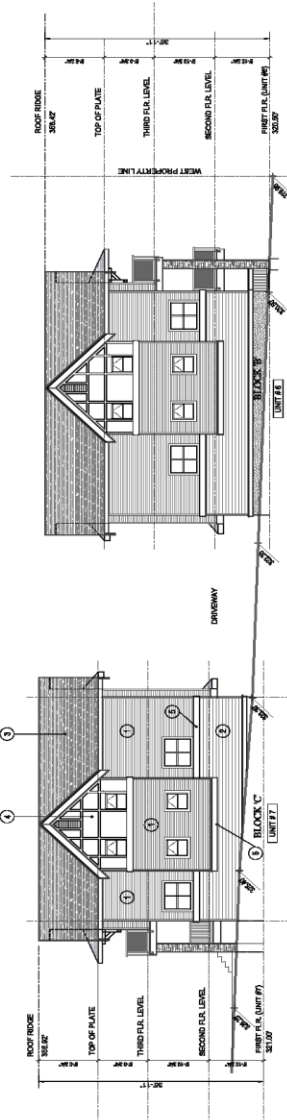
① UNITS 1 & 2
② UNITS 3 & 4
③ UNITS 5 & 6
④ UNITS 7 & 8
⑤ UNITS 9 & 10

① UNITS 1 & 2
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① UNITS 1 & 2
② UNITS 3 & 4
③ UNITS 5 & 6
④ UNITS 7 & 8
⑤ UNITS 9 & 10



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



LEGAL DESCRIPTION:
 LOTS 1 & 2, SECTION 13 TOWNSHIP 1
 RANGE 12 EAST

ZONING SYNOPSIS

ZONE:
 EXISTING: R81
 PROPOSED: CO (TOWN-HOUSES)

SITE:
 10.2' x 51.0'
 0.23 AC.
 0.100 Ha

DENSITY:
 PERMITTED: 24 UPA X 23 = 552 UNITS
 PROVIDED: 5 UNITS

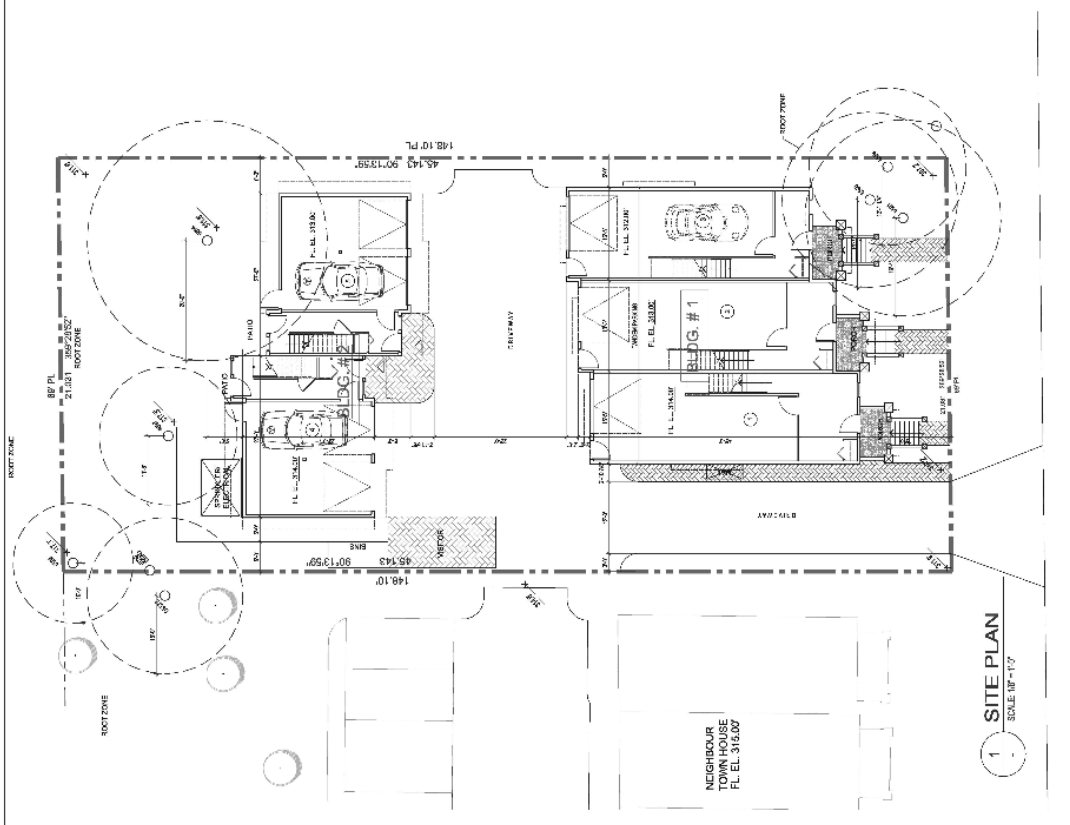
FLOOR AREA RATIO:
 F.A.R. PERMITTED: 1.1
 F.A.R. PROVIDED: 0.837
 SUITE TOTAL: 837
 UTILITY: 58
 B.B.S.S.F.: 837
 B.B.S.S.F.: 837

SITE COVERAGE:
 PERMITTED: 45%
 PROVIDED: 32.285 S.F. - 32.285%
 UTILITY: 58
 10.212

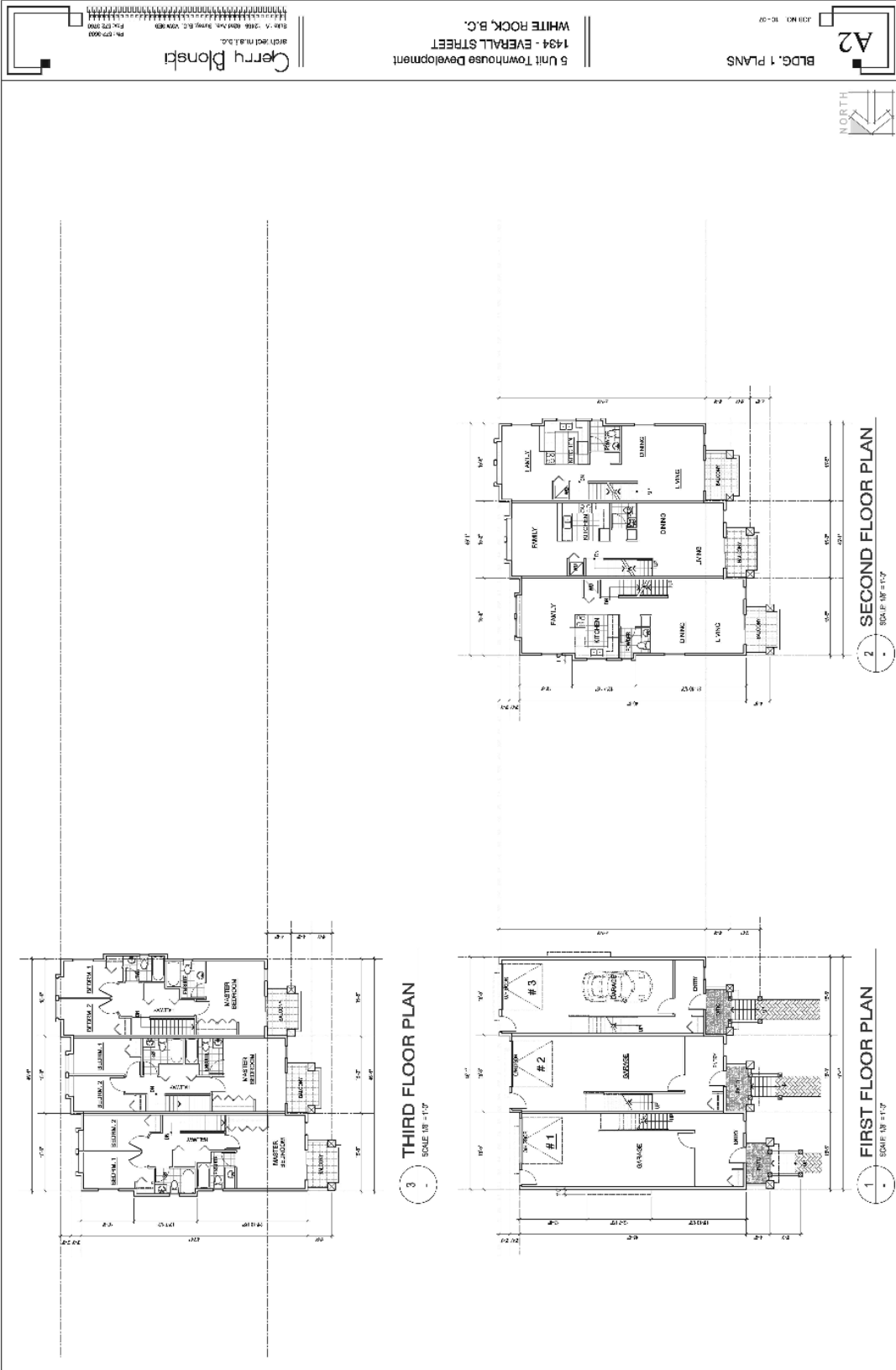
SETBACKS:

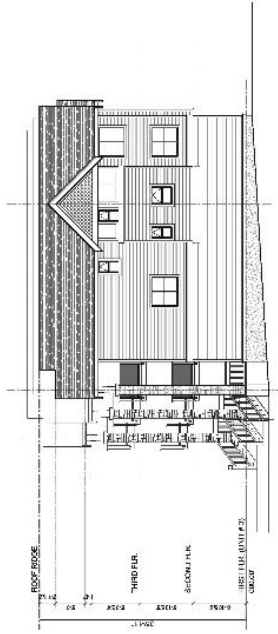
REQUIREMENT	F	S	R
REAR Y.D.	25'	25'	25'
FRONT Y.D.	10'	10'	10'
PROPERTY	10'	10'	10'
ADJACENT ONLY			

PARKING:
 REQUIRED: 4 UNITS X 1.8 = 7.2
 PROVIDED: 3 UNITS X 2 = 6
 VECTOR: 11.0288

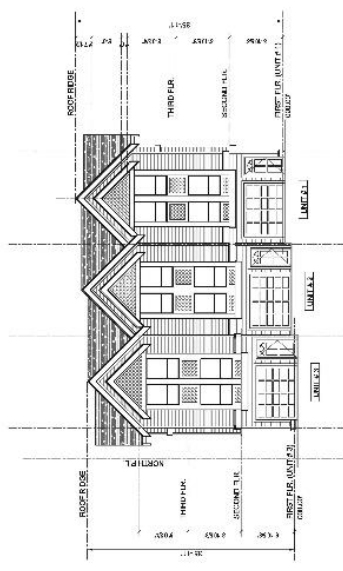


1 SITE PLAN
SCALE 1/8" = 1'-0"

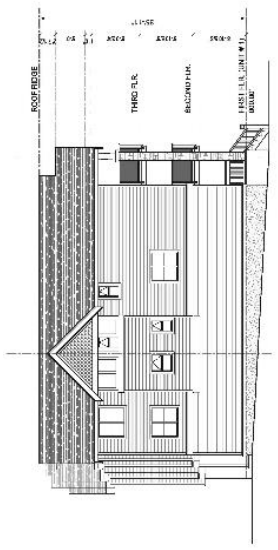




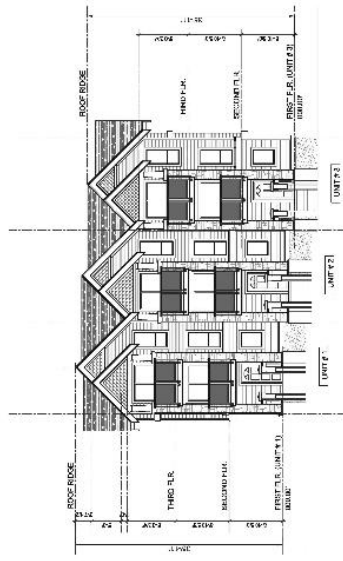
4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



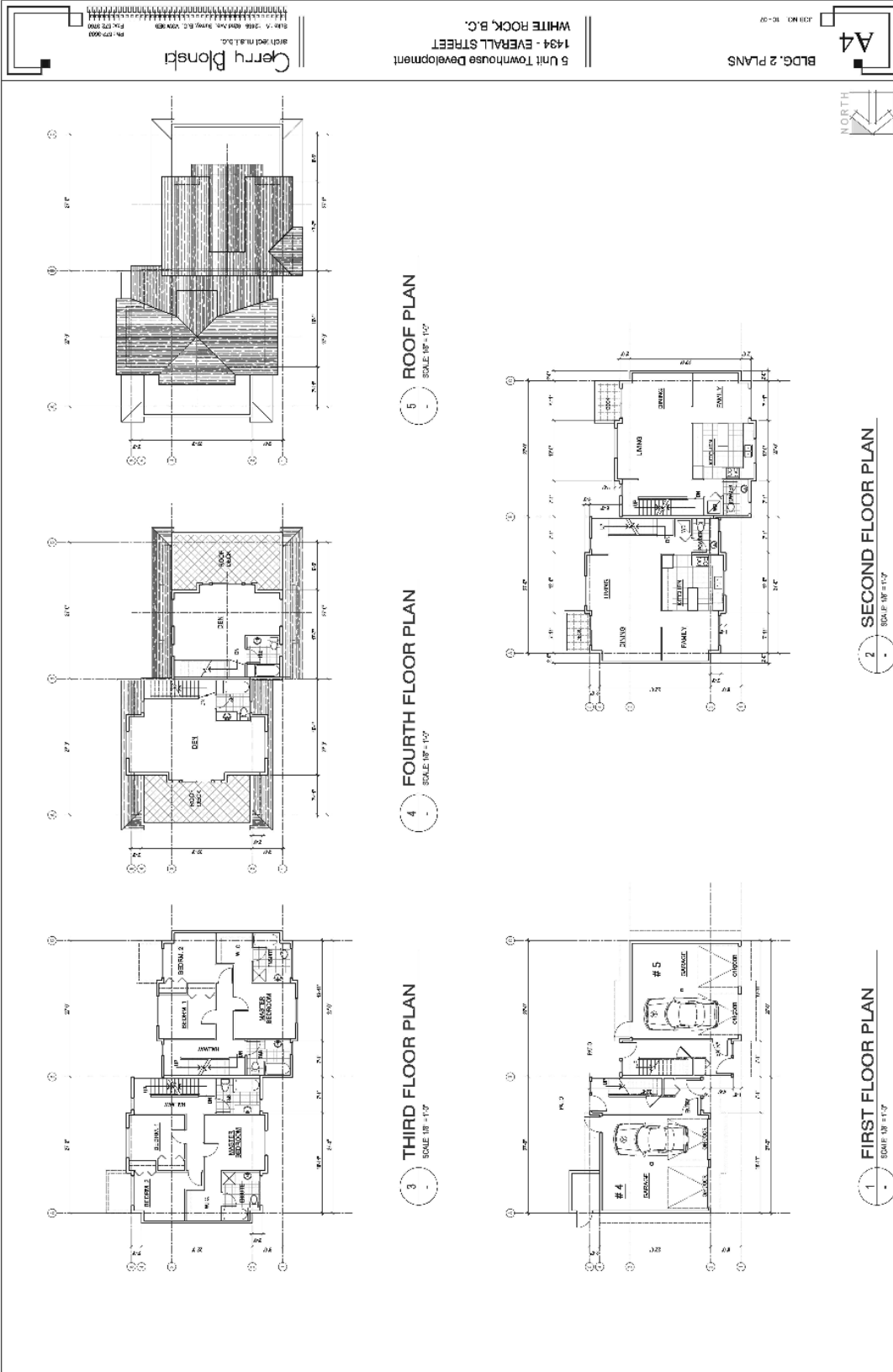
2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

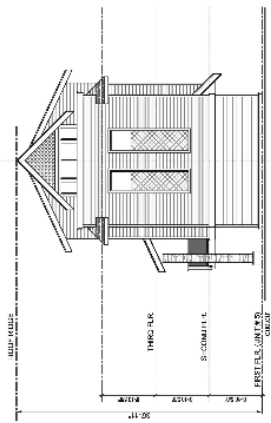


3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

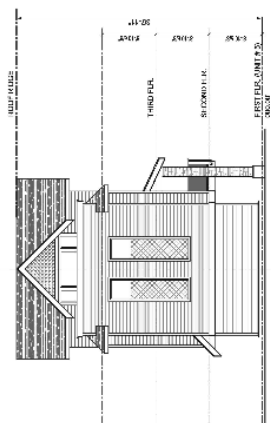


1 WEST ELEVATION
SCALE: 1/8" = 1'-0"

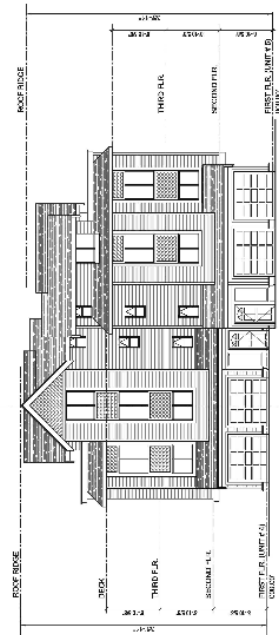




4 ELEVATION
 SCALE: 1/8" = 1'-0"



3 ELEVATION
 SCALE: 1/8" = 1'-0"



1 ELEVATION
 SCALE: 1/8" = 1'-0"

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 = 7,298.75m² (78,563ft²)
- (c) Maximum *gross floor area* of all residential uses = 6,617.75m² (71,233ft²)
- (d) Maximum *gross floor area* of all commercial and storage uses exclusive of parking = 681m² (7,330ft²)

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.

The Plans

ANKENMAN MARCHAND
ARCHITECTS

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Tel: (604) 672-2506 Fax: (604) 672-2508
Email: office@AMArchitects.com

Project: LW Holdings Ltd
Address: 14807 Marine Drive, White Rock, BC
Project Name: Marine Terraces
Drawing: COVER PAGE & DRAWING LIST
Project Status: Building Permit

NO.	DATE	DESCRIPTION

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Scale: 1/8" = 1'-0" **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
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	SECTION
A302	SECTION
A303	SECTION
A304	SECTION
A305	SECTION
A306	SECTION
A307	SECTION
A308	SECTION
A309	SECTION
A310	SECTION
A311	SECTION
A312	SECTION
A313	SECTION
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A317	SECTION
A318	SECTION
A319	SECTION
A320	SECTION
A321	SECTION
A322	SECTION
A323	SECTION
A324	SECTION
A325	SECTION

Client:
LW Holdings Ltd
14807 Marine Drive, White Rock, BC
Contact: Jim Hill
jhill@lw-holdings.com
Tel: 604.680.0007 F: 604.111.1111

Architect:
Ankenman Marchand Architects
1643 West 35th Avenue, Vancouver, BC, V6J 1Y6
Contact: David Martins
dmartins@ankmarchand.ca
Tel: 604.672.2506 F: 604.672.2508

Structural Engineer:
Mazzari & Associates
200-7448 Ebor Avenue
Richmond, BC, V6X 1C9
Contact: Tomasz M. Mazur
tmazur@mazzari.com
Tel: 604.597.9198

Landscape:
M.L. Landscape Architecture
220-26 Lorne Avenue
Vancouver, BC, V6K 1G9
Contact: Michael Mitchell
mmitchell@mla-ls.com
Tel: 604.553.0044 F: 604.553.0045

Traffic Engineer:
T.J. Park Consulting Group Inc.
Address 1
1100 West Broadway
Vancouver, BC V6E 2K2
Contact: Trevor Ward
tward@tjpark.com
Tel: 604.542.8317 F: 604.111.1111

Site Plan 1

ANKENMAN MARCHAND

ARCHITECTS

1545 West 5th Avenue
Vancouver, BC V6M 1K5
Tel: (604) 672-2595 Fax: (604) 672-2525
Email: off@amarchitects.com



Project:
Location:
Client:
Architect:
Site Plan

Project Subject:
Building Permit

Submission

Date:

Description:

Author:

Checker:

2015.03.03 - Ankenman Marchand Architects Ltd.

2015.03.03 - Ankenman Marchand Architects Ltd.

2015.03.03 - Ankenman Marchand Architects Ltd.

2015.03.03 - Ankenman Marchand Architects Ltd.

2015.03.03 - Ankenman Marchand Architects Ltd.

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2015.03.03 - Ankenman Marchand Architects Ltd.

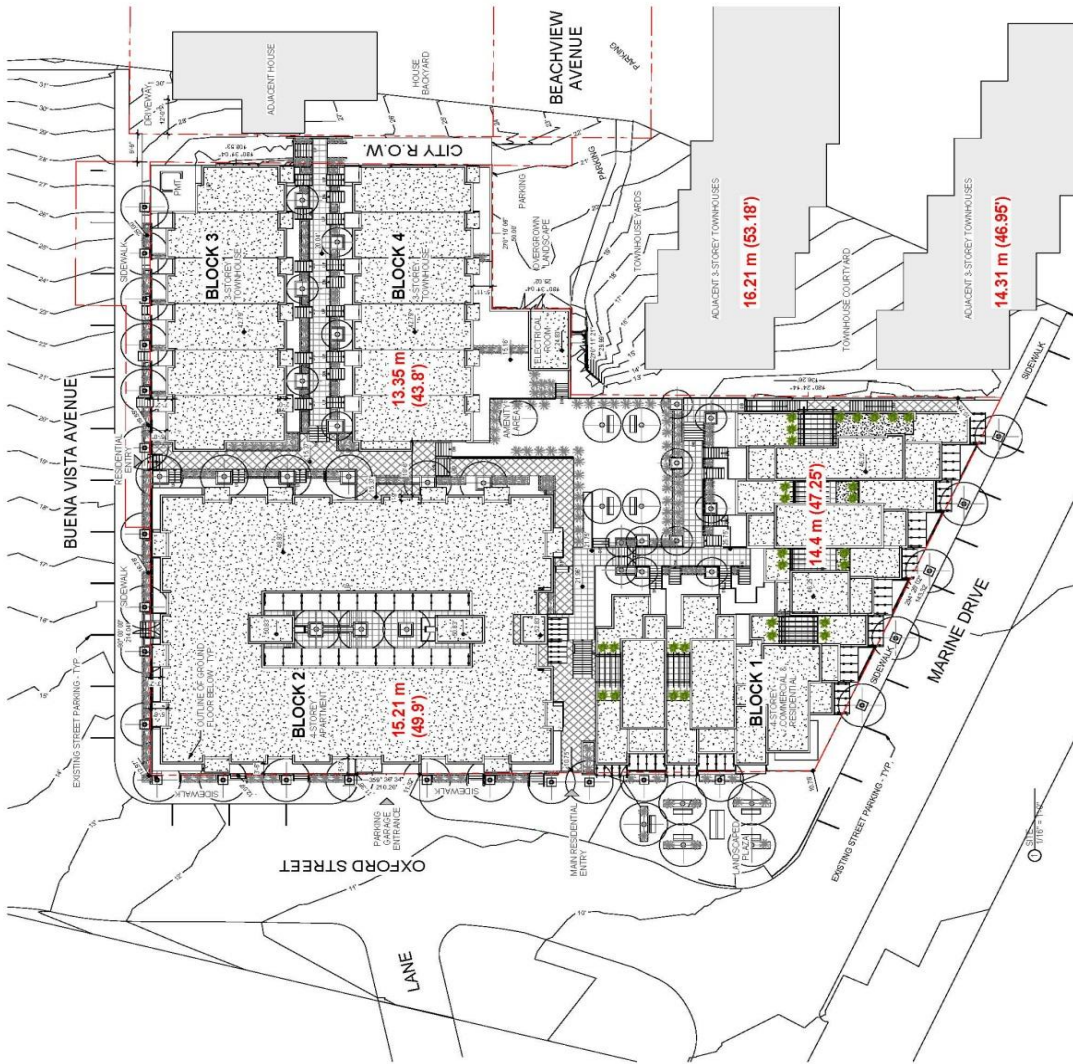
2015.03.03 - Ankenman Marchand Architects Ltd.

2015.03.03 - Ankenman Marchand Architects Ltd.

2015.03.03 - Ankenman Marchand Architects Ltd.

2015.03.03 - Ankenman Marchand Architects Ltd.

2015.03.03 - Ankenman Marchand Architects Ltd.



Plot Date: Feb 26, 2015 2:28:12 PM
Client: Ankenman Marchand Architects Ltd. 1222 Marine Terrace, White Rock BC V2Y 1P1, JP, STEFAN - 2014

Parking Plan 1

ANKENMAN MARCHAND ARCHITECTS

1645 West 5th Avenue
Vancouver, BC V5A 1N5
Tel: (604) 872-2595 Fax: (604) 872-2505
Email: office@AMArchitects.com



Project: 1722
Client: LHM Holdings Ltd.
Marine Terraces
1487 Marine Drive, White Rock, BC

Drawing: PARKING LEVEL

Project Status: Building Permit

Submission: 2013.02.22
Date: 2013.02.22

Revision: 1

Revision: 2

Revision: 3

Revision: 4

Revision: 5

Revision: 6

Revision: 7

Revision: 8

Revision: 9

Revision: 10

Revision: 11

Revision: 12

Revision: 13

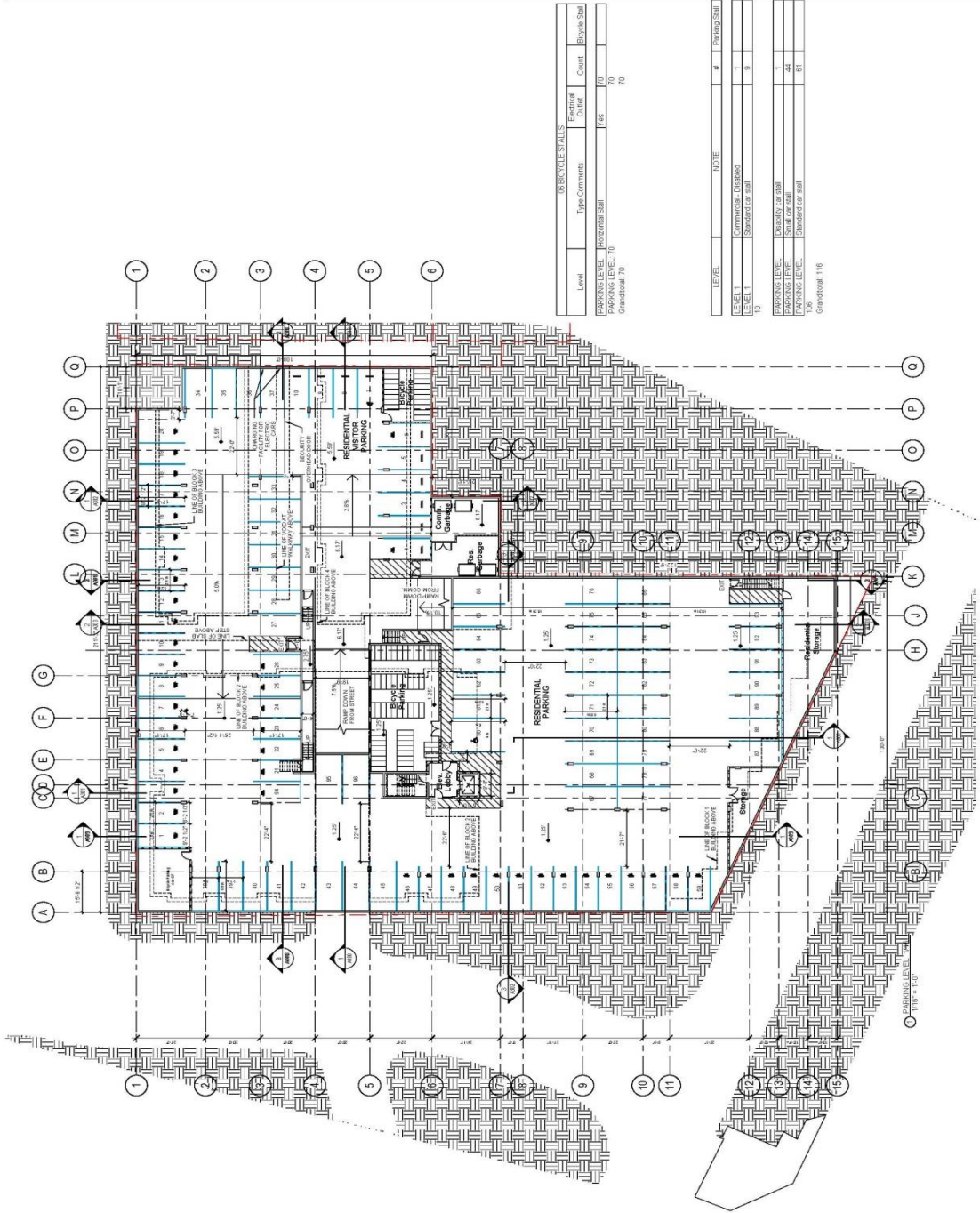
Revision: 14

Revision: 15

Revision: 16

Revision: 17

Revision: 18



Level	Type Comments	Electrical Outlet	Count	Bicycle Stall
PARKING LEVEL	Horizontal Stall	1424	70	
PARKING LEVEL	Vertical Stall		70	
Grand Total			70	

LEVEL	NOTE	#	Parking Stall
LEVEL 1	Commercial, Disabled Standard car stall	9	
LEVEL 1	Commercial car stall	1	
LEVEL 1	Disabled car stall	1	
LEVEL 1	Small car stall	43	
LEVEL 1	Standard car stall	61	
Grand Total		116	

All drawings in this set to be read in conjunction with each other. Any errors or omissions shall be the responsibility of the Architect before commencing work. The Contractor shall be responsible for the interpretation of the appropriate provisions of the applicable codes and regulations. © Copyright Ankenman Marchand Architects. All rights reserved.

Scale: 1/16" = 1'-0"
DWG NO: A101

Parking Plan 2

ANKENMAN MARCHAND

ARCHITECTS

1645 West 5th Avenue
Vancouver, BC V6J 1N5

Tel: (604) 872-2599 Fax: (604) 872-2505
Email: info@ANKMANARCH.com



PROJECT 1222

LLV Holdings Ltd
Marine Terraces
18871 Marine Drive, White Rock, BC

Drawing: LEVEL 1

Project Status: Building Permit

SUBMISSION

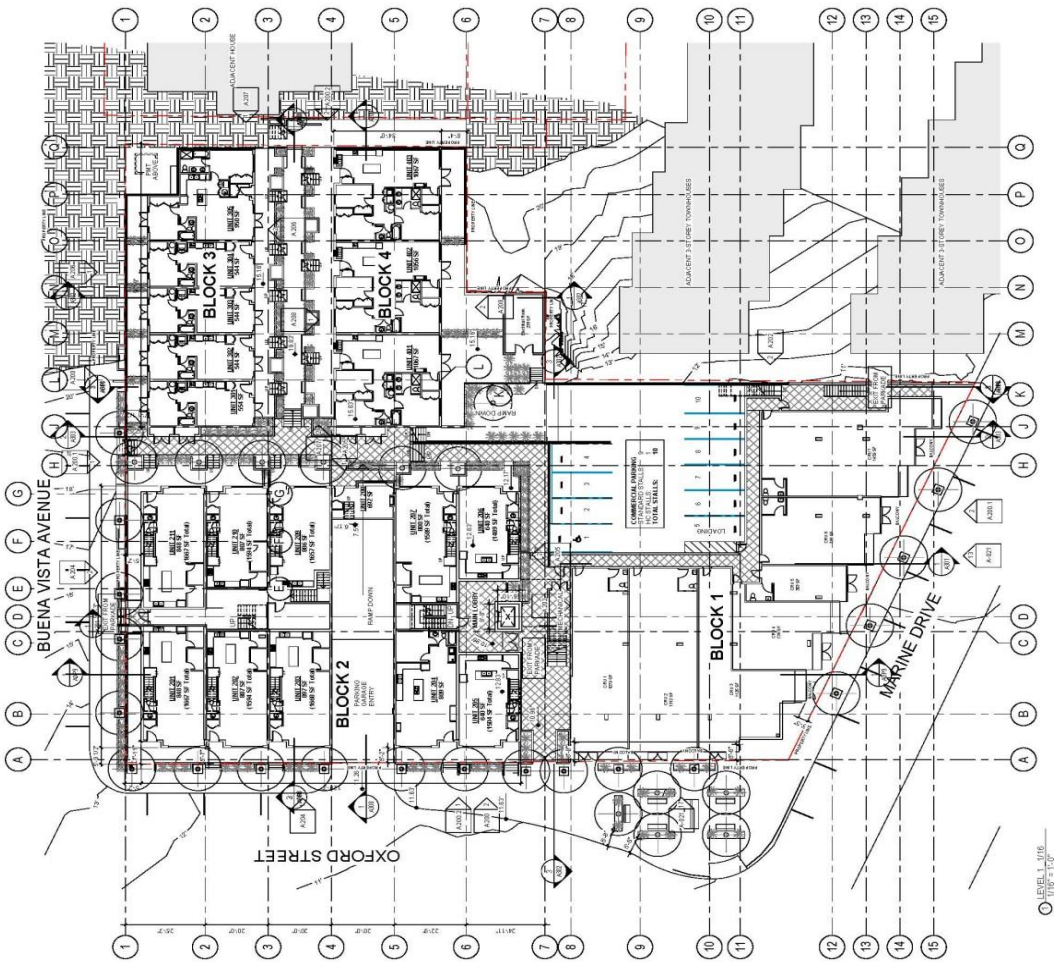
Date	Description
2022.05.02	Issue for Development Permit
2023.03.14	Issue for Construction Permit
2023.03.14	Issue for Construction Permit

REVISION

No.	Date	Description

All changes must be made by the architect and the contractor. The contractor is responsible for ensuring that all work is in accordance with the approved plans. The contractor is responsible for ensuring that all work is in accordance with the approved plans. The contractor is responsible for ensuring that all work is in accordance with the approved plans.

Scale: 1/16" = 1'-0"
DWG NO: **A102**



Elevations 1

ANKENMAN MARCHAND

ARCHITECTS

1618 West 8th Avenue
 Vancouver, BC V6U 1N8
 Tel: (604) 872-2588 Fax: (604) 872-2805
 Email: office@AMArchitects.com

PROJECT
 Marine Terraces
 14807 Marine Drive, White Rock, BC

DRAWING
ELEVATIONS

PROJECT STATUS
Building Permit

DATE
 2013.05.14

DESCRIPTION
 ARCHITECTURAL ELEVATIONS

DESIGNED BY
 ANKENMAN MARCHAND ARCHITECTS

PROJECT NO.
 14807

NO. DATE DESCRIPTION

1 2013.05.14 ARCHITECTURAL ELEVATIONS

All Drawings in this set to be read in conjunction with the other drawings or discrepancies to be reported to the Architect immediately. The Architect and Contractor shall be responsible to ensure that all work is executed to the satisfaction of the Building Code Authority. Copyright © 2013 Ankenman Marchand Architects. All rights reserved.

Scale: 3/32" = 1'-0"
 DWG. NO.: **A200**



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*:

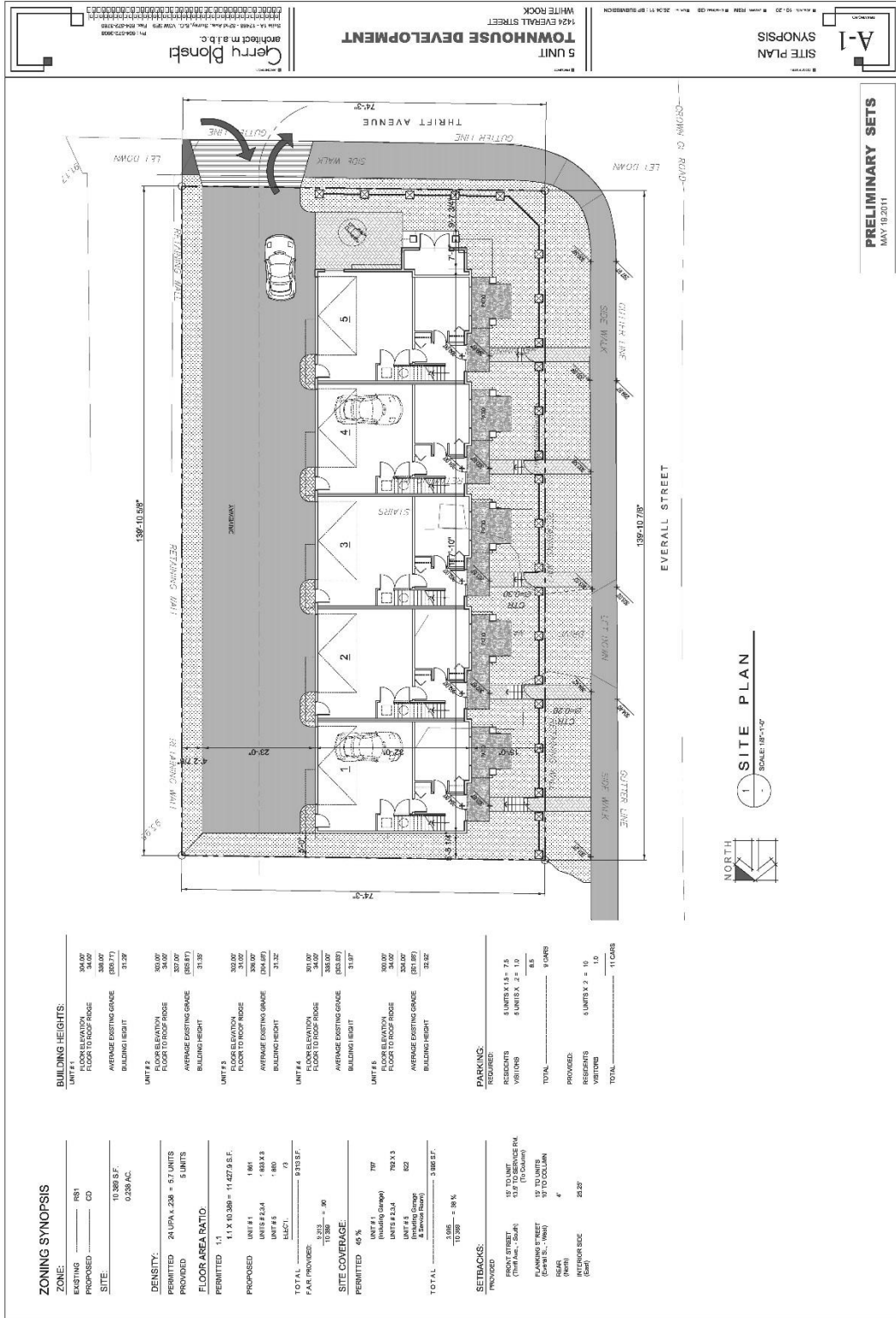
- (i) shall not exceed a height of 4.0 m.

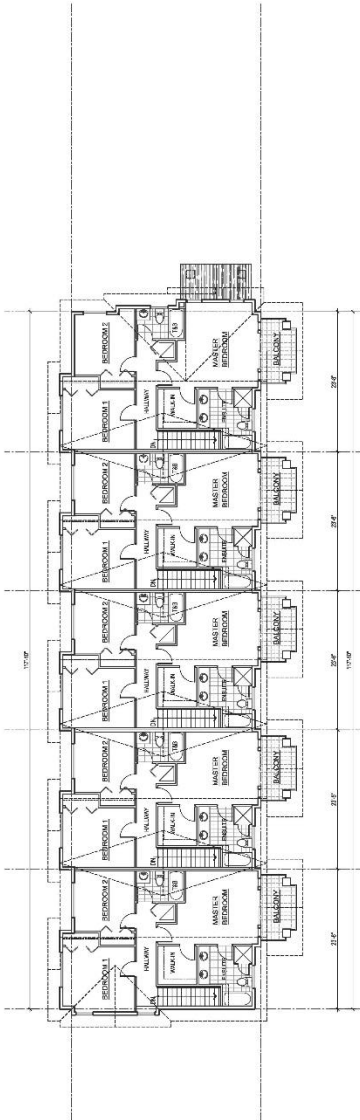
4. Parking and Loading shall be provided in accordance with Sections 4.14 and 4.15, with the following exceptions:

- (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.

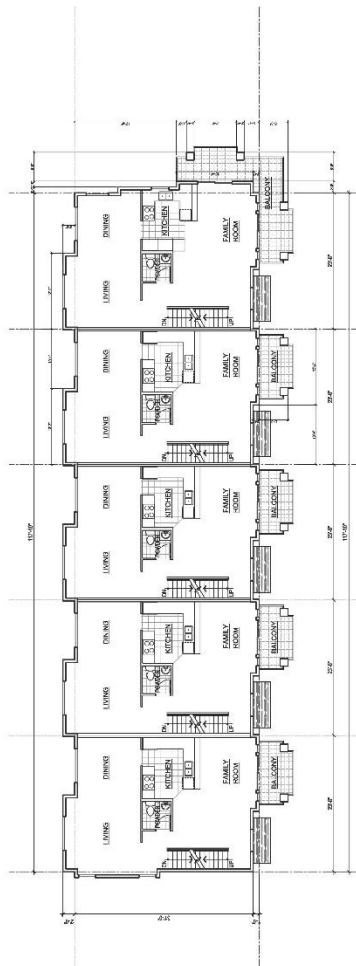
5. Drawings attached hereto prepared by Gerry Blonski, Architect, and on file with the City of White Rock as shown on the attached plans; and for the purposes of this zone are referred to as “the Plans”. Development in this zone shall conform substantially to the Plans.

The Plans

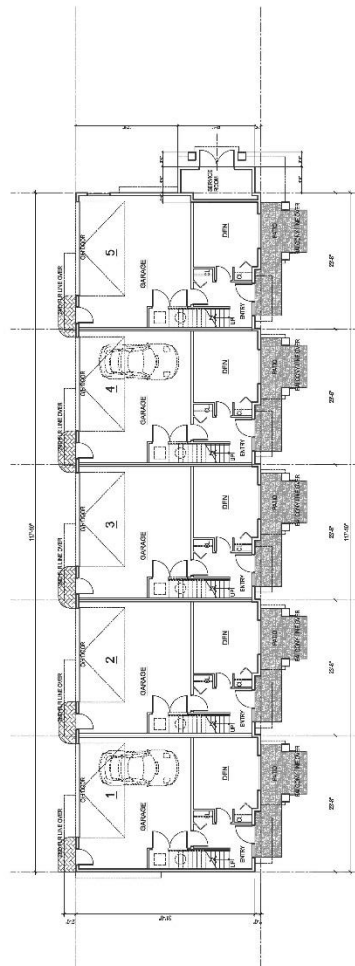




3 THIRD FLOOR PLAN
 SCALE: 1/8"=1'-0"



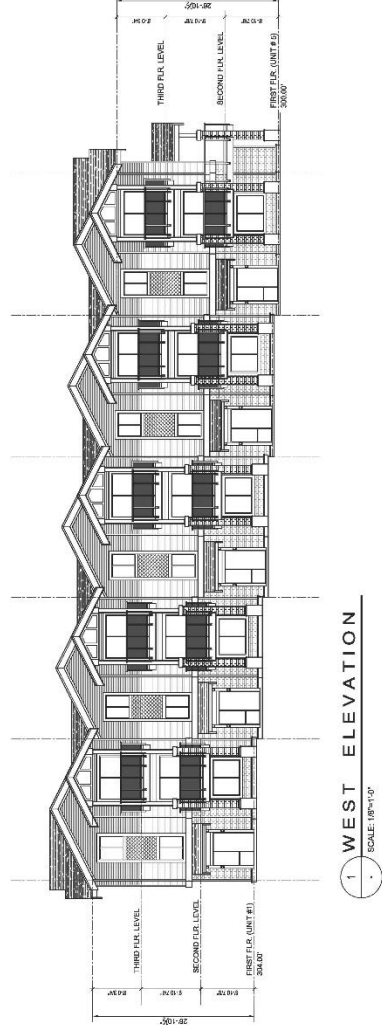
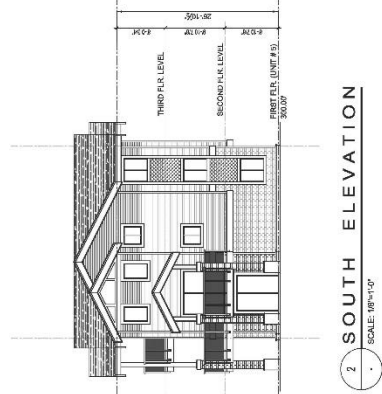
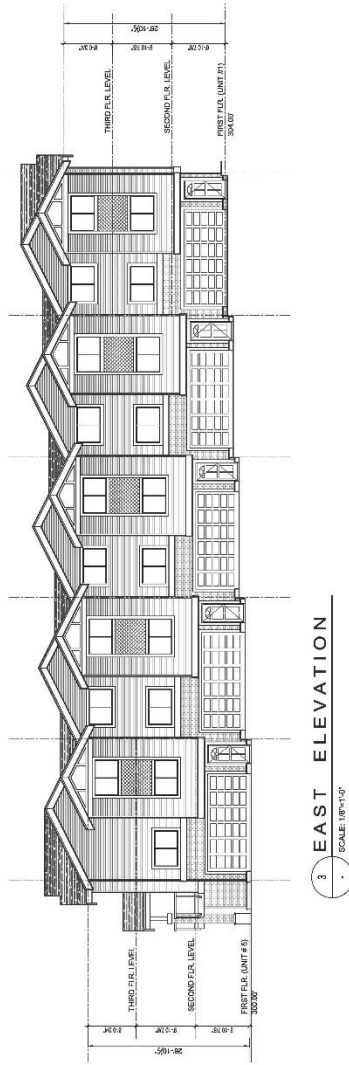
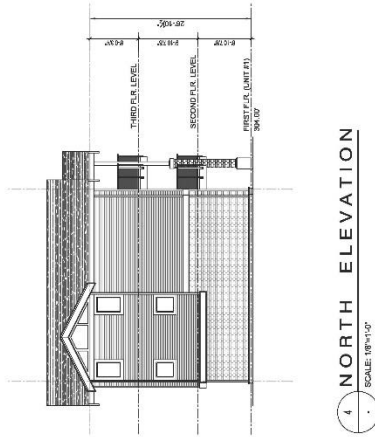
2 SECOND FLOOR PLAN
 SCALE: 1/8"=1'-0"

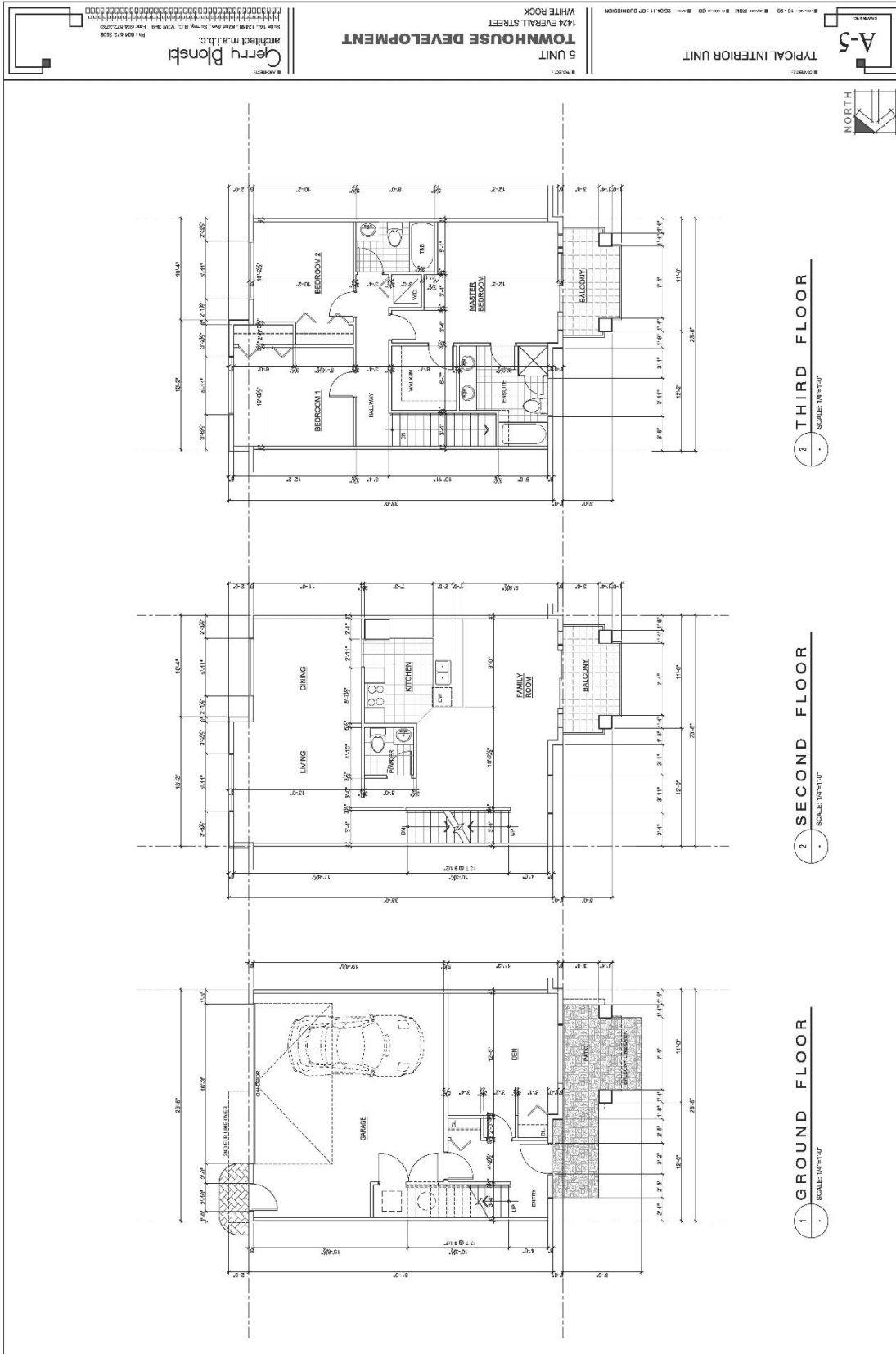


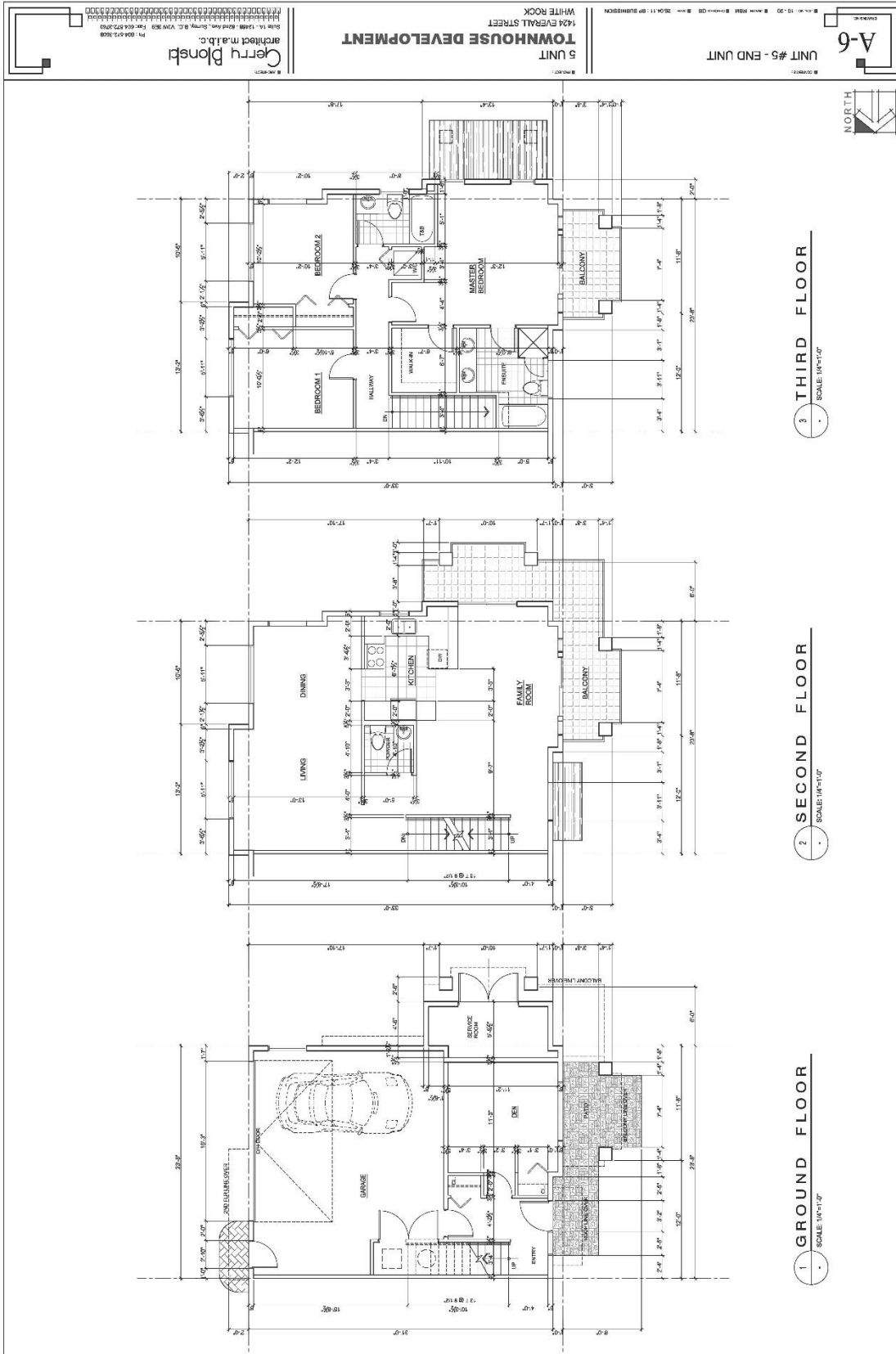
1 FIRST FLOOR PLAN
 SCALE: 1/8"=1'-0"

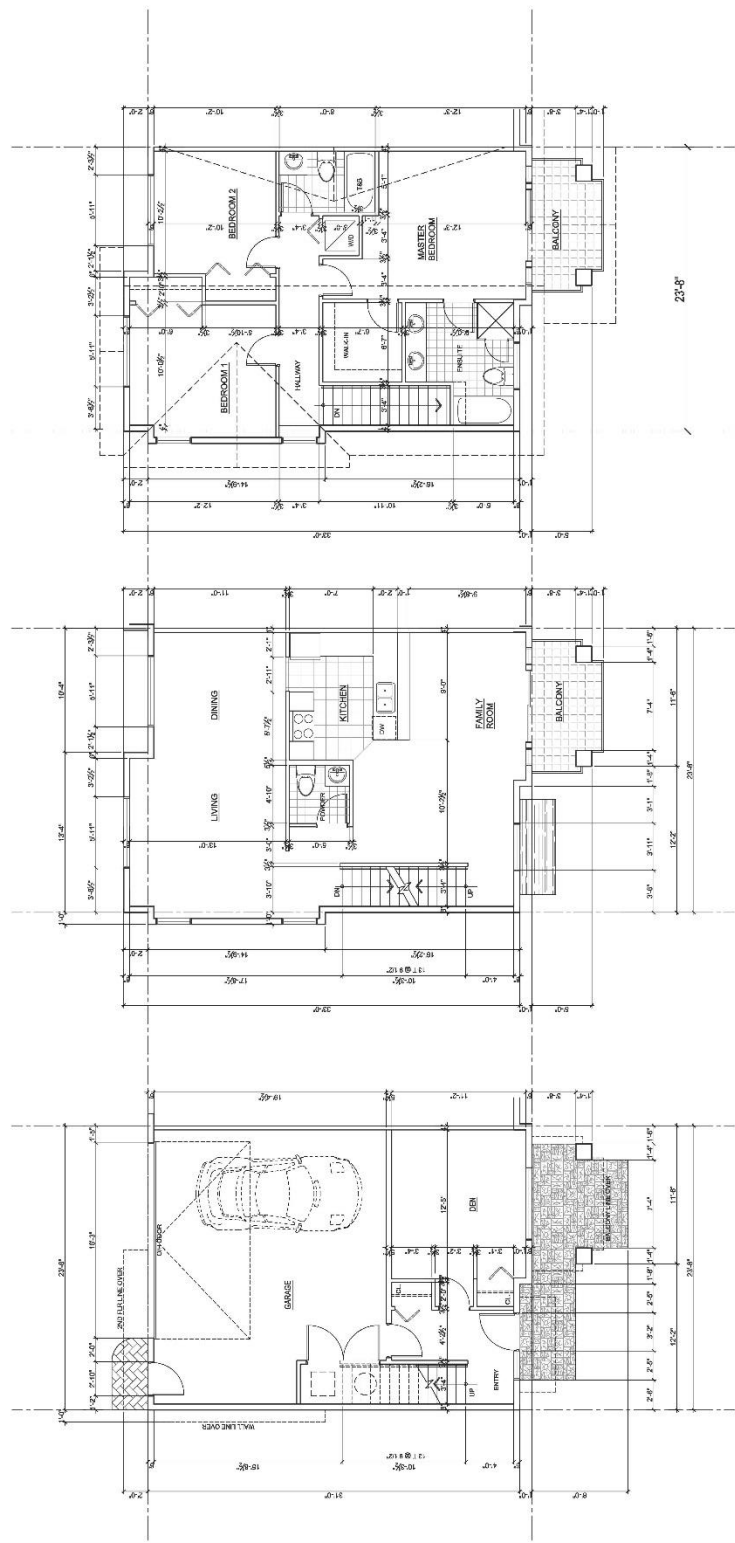
BUILDING ELEVATIONS

A-4









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

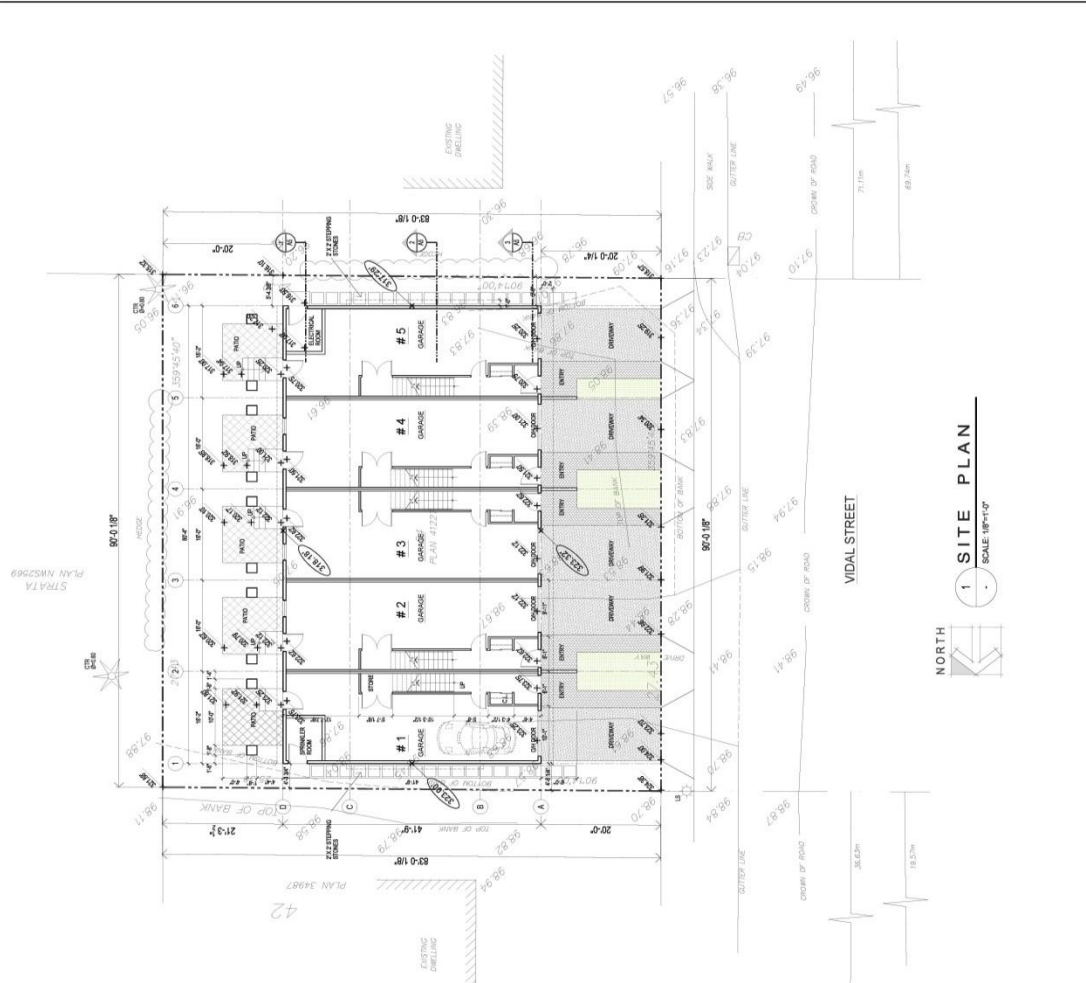


5 UNIT - TOWNHOUSE DEVELOPMENT
1444 VIDAL ST., WHITE ROCK, B.C.

30.AUG.11 : DP SUBMISSION
PROJ. NO. : 11 - 016
/ r.b.m

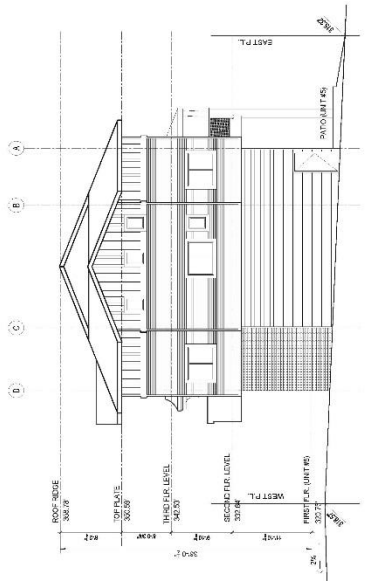
Gerry Blonci architect m.a.i.b.c.

Suite 114 - 12045 - 62nd Ave., Surrey, B.C. V0W 2E9
Ph: 604-572-3608
Fax: 604-572-3760

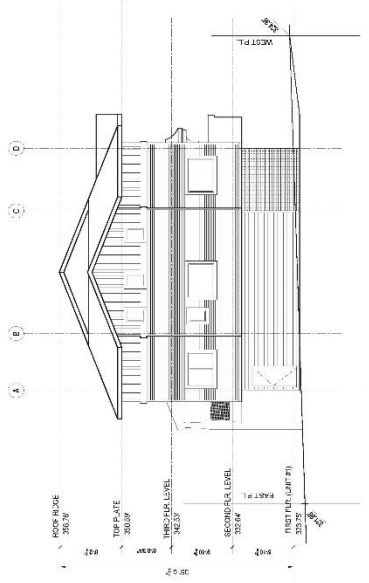


NORTH
 1 SITE PLAN
 SCALE 1/8"=1'-0"

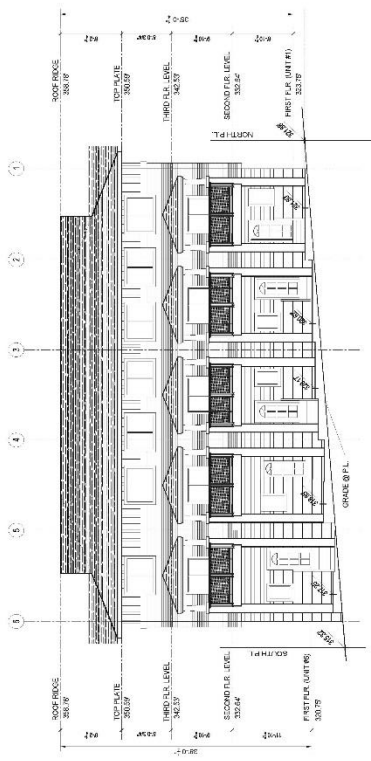
ZONING SYNOPSIS	
ZONE:	SINGLE FAMILY
EXISTING:	CD BASED ON RMZ
PROPOSED:	7.471 S.F.
SITE:	0.1715 AC.
DENSITY:	90 UPA x 17'5" = 8.67 UNITS
PERMITTED:	5 UNITS
PROVIDED:	5 UNITS
FLOOR AREA RATIO:	1.1
PERMITTED:	1.1 x 7.471 = 8.218 S.F.
PROPOSED:	UNIT #1 & 2 = 1.00 x 2 = 2.00 UNITS
UNIT #3 & 4 = 1.00 x 2 = 2.00 UNITS	
UNIT #5 = 1.00 x 1 = 1.00 UNITS	
TOTAL:	5 UNITS
FAR PROVIDED:	0.201 S.F.
PROVIDED:	7.471
SITE COVERAGE:	330 S.F.
PROVIDED:	330 S.F.
TOTAL:	330 S.F.
SETBACKS:	
FRONT:	20' TO UNIT (15' TO UPPER FLOOR)
SIDE:	5' TO UNIT #6 (ROAD)
SIDE:	4'-3 3/4' TO UNIT #1 (ROAD)
SIDE:	5' TO UNITS (ROAD)
REAR:	5' TO UPPER FLOOR



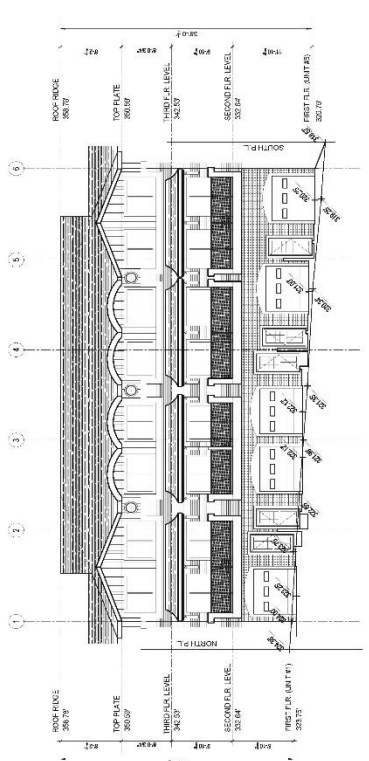
4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



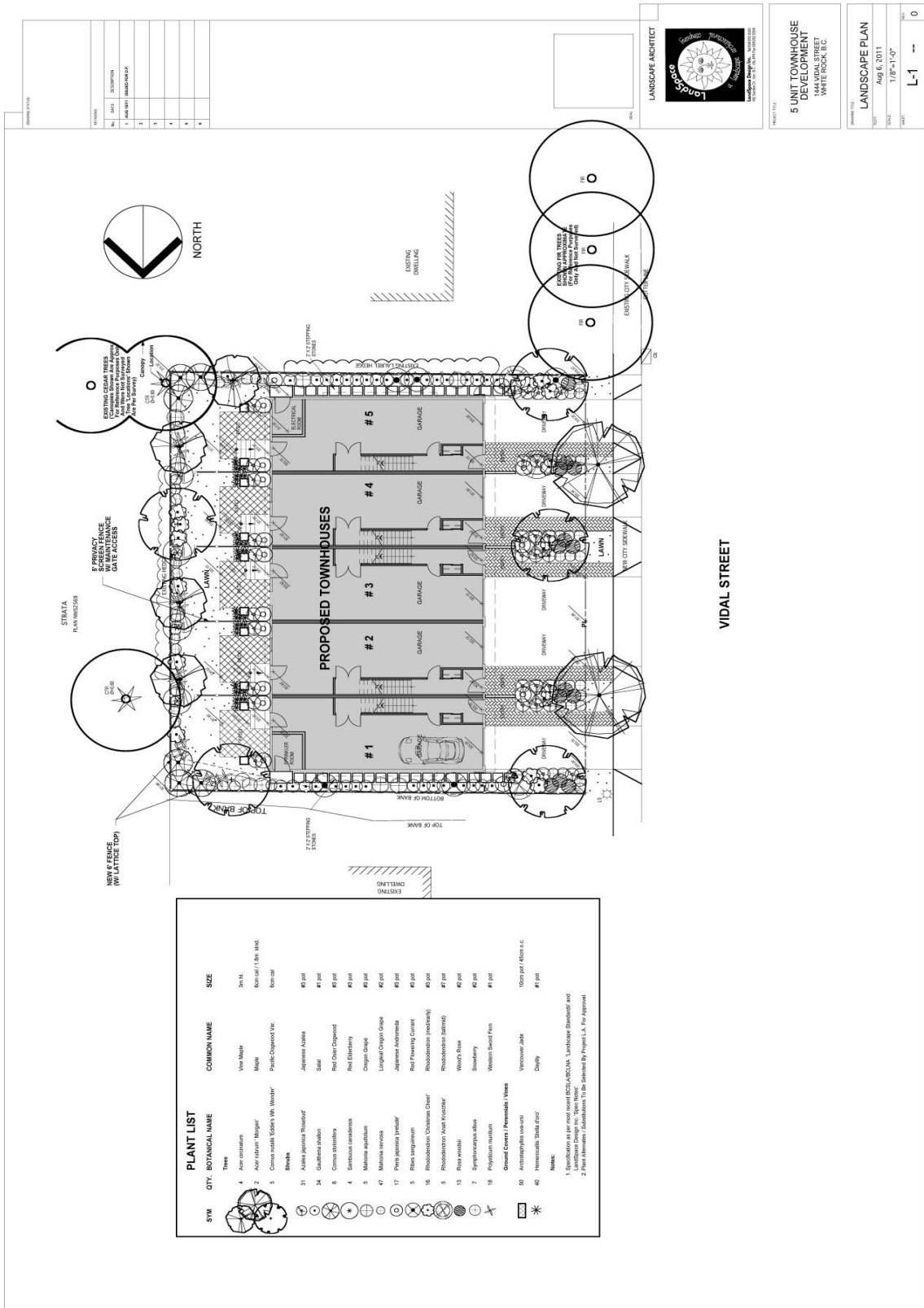
3 NORTH ELEVATION
SCALE: 1/8"=1'-0"



2 EAST ELEVATION
SCALE: 1/8"=1'-0"



1 WEST ELEVATION
SCALE: 1/8"=1'-0"



NO.	DATE	DESCRIPTION
1	10/20/11	ISSUED FOR PERMITS
2		
3		
4		
5		

LANDSCAPE ARCHITECT

PROJECT TITLE:
5 UNIT TOWNHOUSE DEVELOPMENT
 1444 VIDAL STREET
 WHITE ROCK, B.C.

PROJECT NO.		LANDSCAPE PLAN	
1000	1000	Aug 6, 2011	
SCALE	1/8" = 1'-0"		
DATE	L-1	--	0

SYM	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
		Trees		
	4	Acer crinitum	Vine Maple	2in Ht.
	2	Acer glabrum 'Mogart'	Maple	Formal / 1.5in Ht.
	5	Cornus rubra 'Scales's W. Wooten'	Pacific Dogwood Var.	Formal
		Shrubs		
	21	Andromeda polifolia	Japanese Andromeda	# 2 1/2"
	34	Quercus crinita	Sat	# 2 1/2"
	6	Cornus stricta	Red Choke Dogwood	# 2 1/2"
	4	Sambucus racemosa	Red Elderberry	# 2 1/2"
	5	Malva sylvestris	Orange Mallow	# 2 1/2"
	47	Malva sylvestris	Orange Mallow	# 2 1/2"
	17	Pinus japonica 'Pendula'	Japanese Larch	# 2 1/2"
	5	Pinus nigra 'Murray'	Pinus nigra	# 2 1/2"
	16	Rhododendron 'Christmas Cheer'	Rhododendron (mexican)	# 2 1/2"
	5	Rhododendron 'Aurora'	Rhododendron (mexican)	# 2 1/2"
	13	Rosa 'Wendland'	Wood Rose	# 2 1/2"
	7	Syringa vulgaris	Common Lilac	# 2 1/2"
	18	Physocarpus opulifolius	Wickett Sweet Fern	# 2 1/2"
		Ground Covers / Perennials / Vines		
	80	Arctostaphylos uva-ursi	Vancouver Jade	10cm pot / 4.0m H.C.
	40	Hemerocallis 'Black Girl'	Daylily	# 2 1/2"

Notes:
 1. Specifications are per most recent BC/LA/AR/CLWA Landscape Standards and
 2. Plant Alternatives / Substitutions To Be Selected By Project L.A. For Approval.

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.

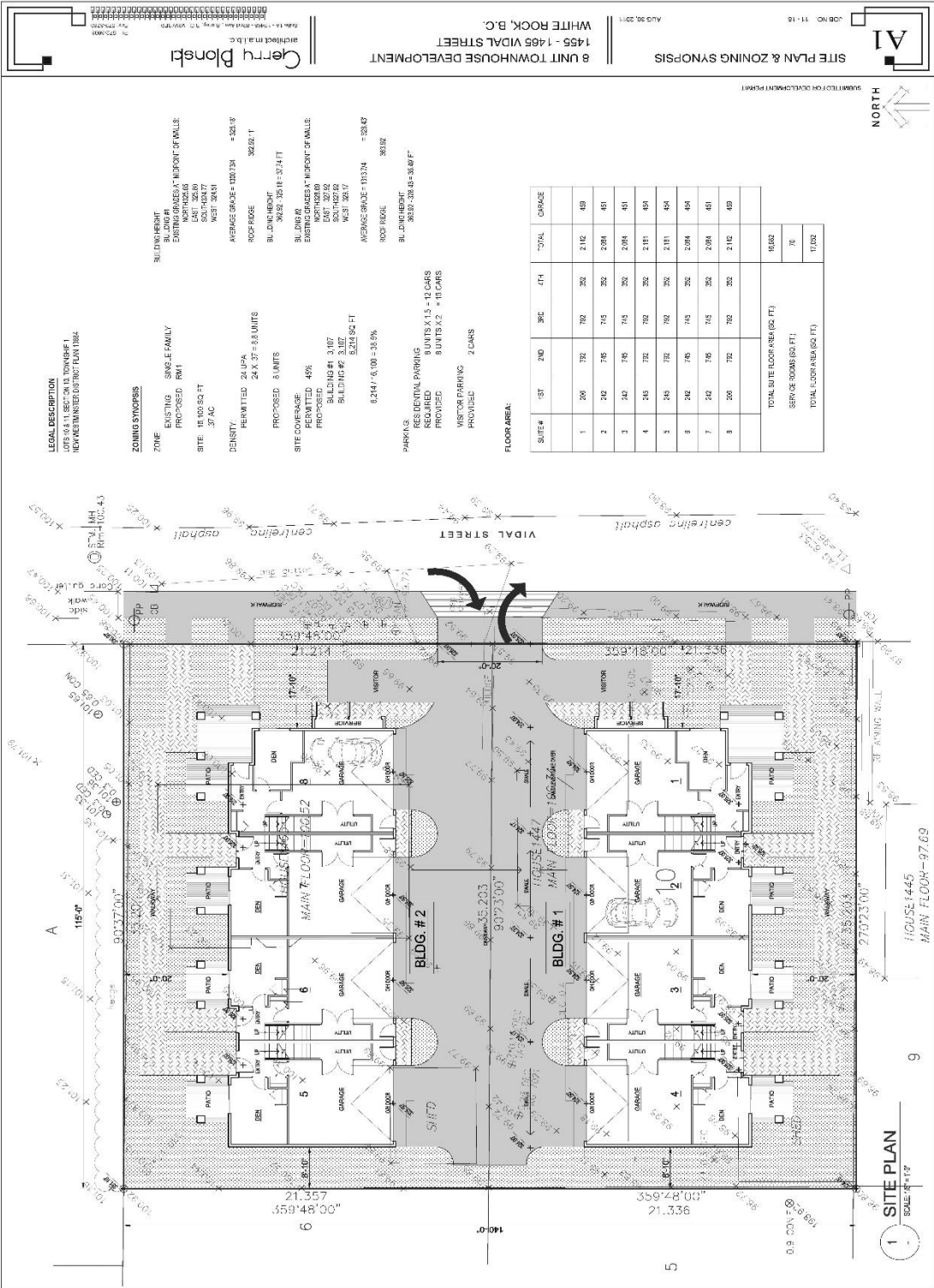
The Plans

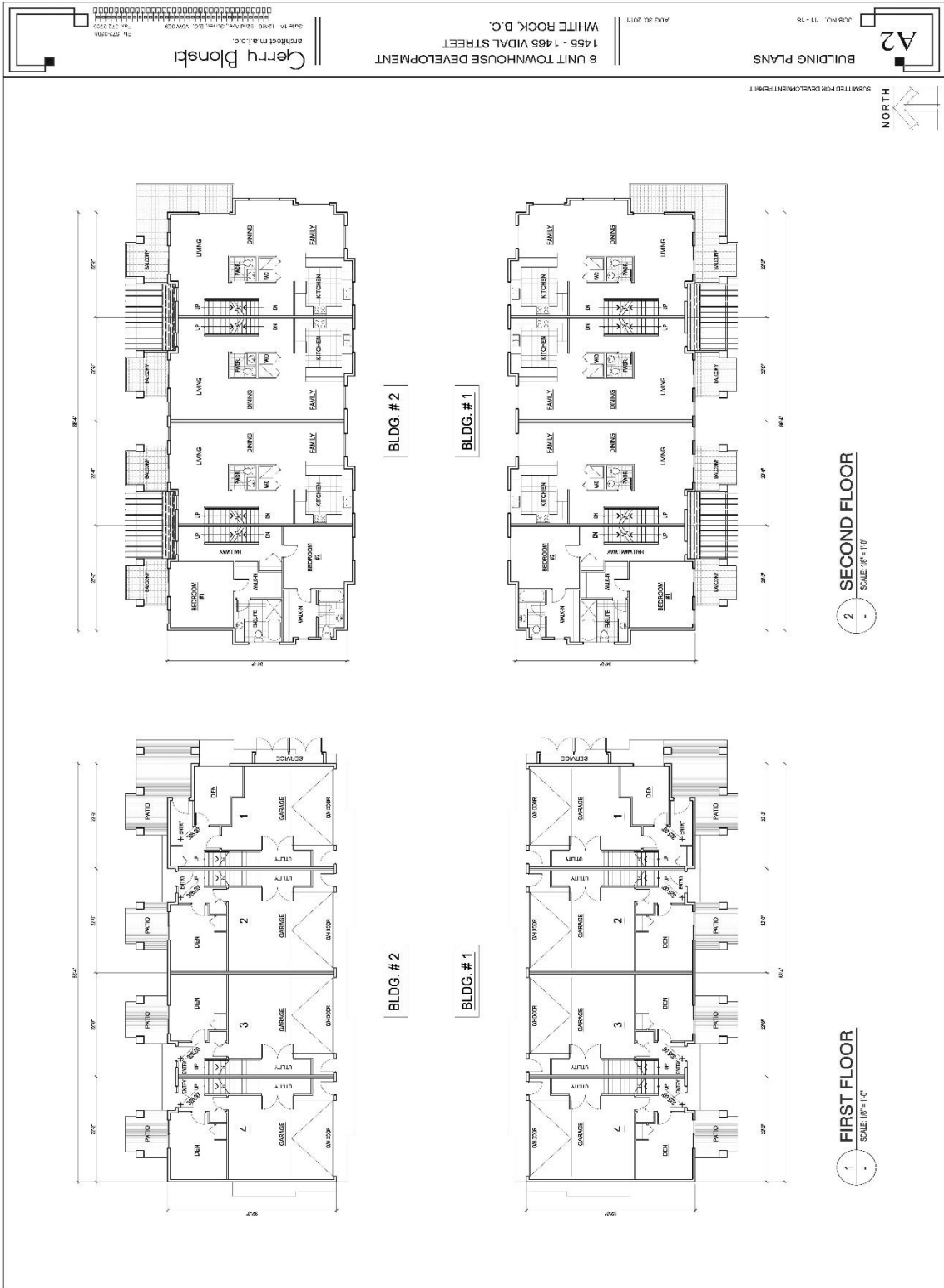


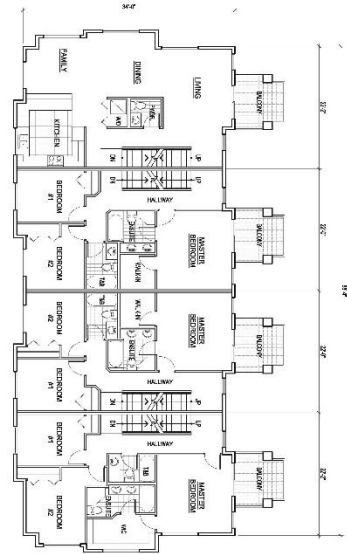
8 UNIT TOWNHOUSE DEVELOPMENT
1455 & 1465 VIDAL ST., WHITE ROCK, B.C.

30.AUG.11: DP SUBMISSION
PROJ. NO. : 11 - 18
/E:Tung

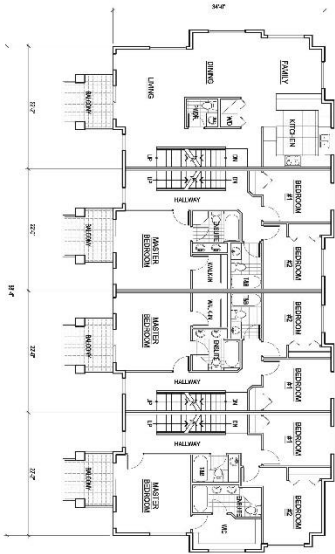
Gerry Blonst architect m.a.i.b.c.
Suite 1A - 12688 - 87th Ave. Surrey, B.C. V0W 1E9
Ph: 604-572-3908
Fax: 604-572-3760





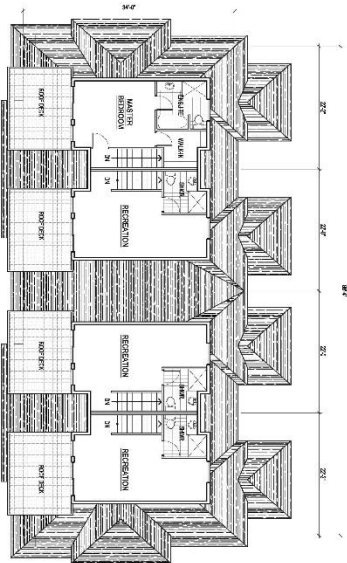


BLDG. #2

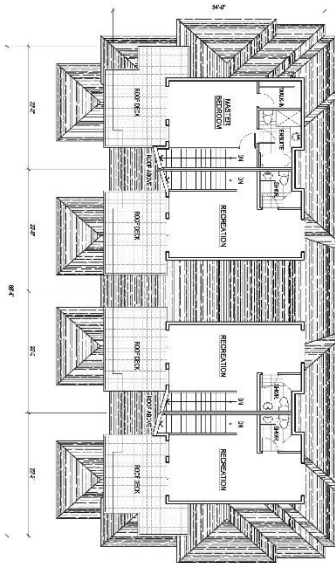


BLDG. #1

1 THIRD FLOOR
SCALE 1/8" = 1'-0"



BLDG. #2



BLDG. #1

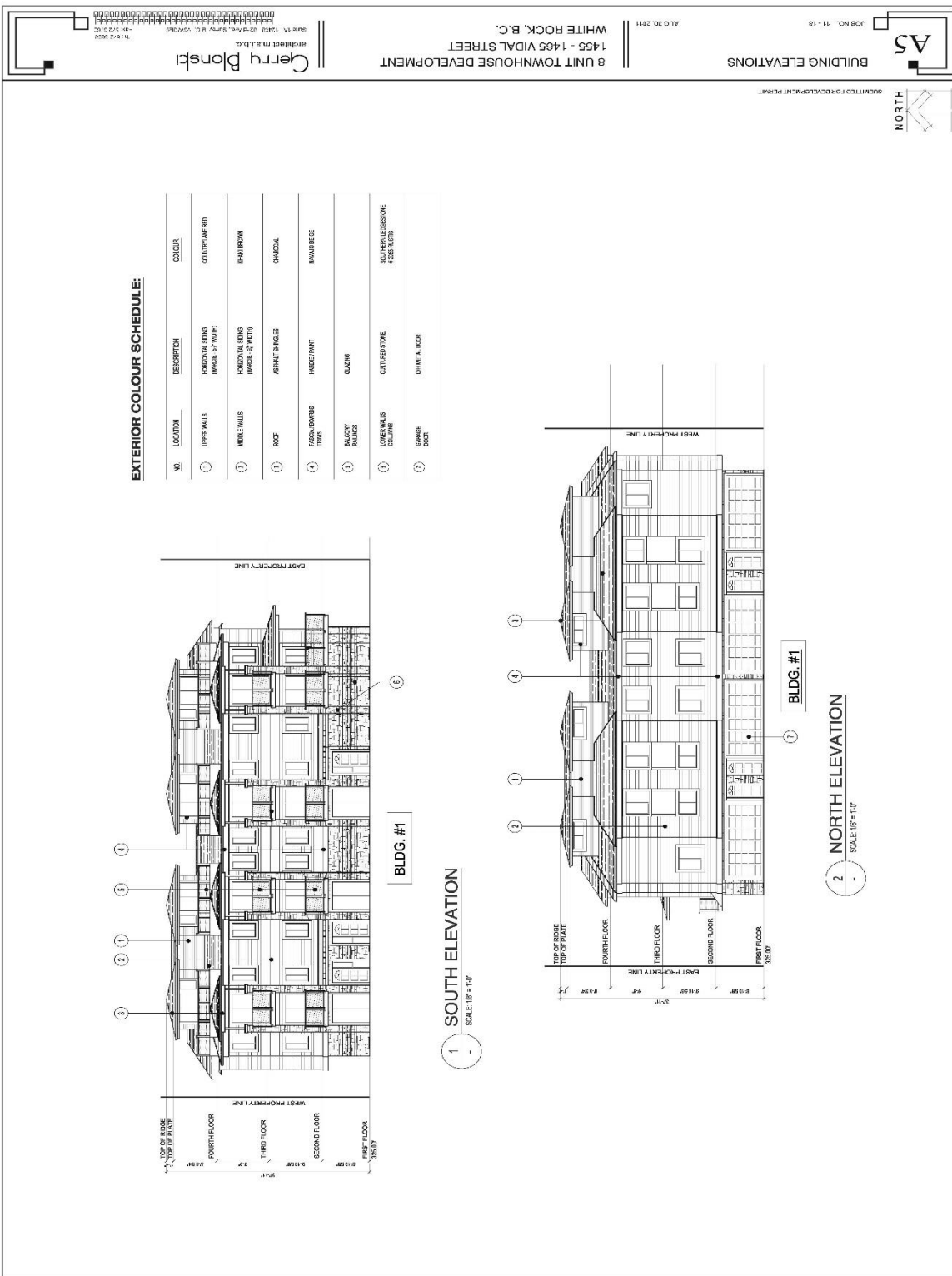
2 FOURTH FLOOR
SCALE 1/8" = 1'-0"

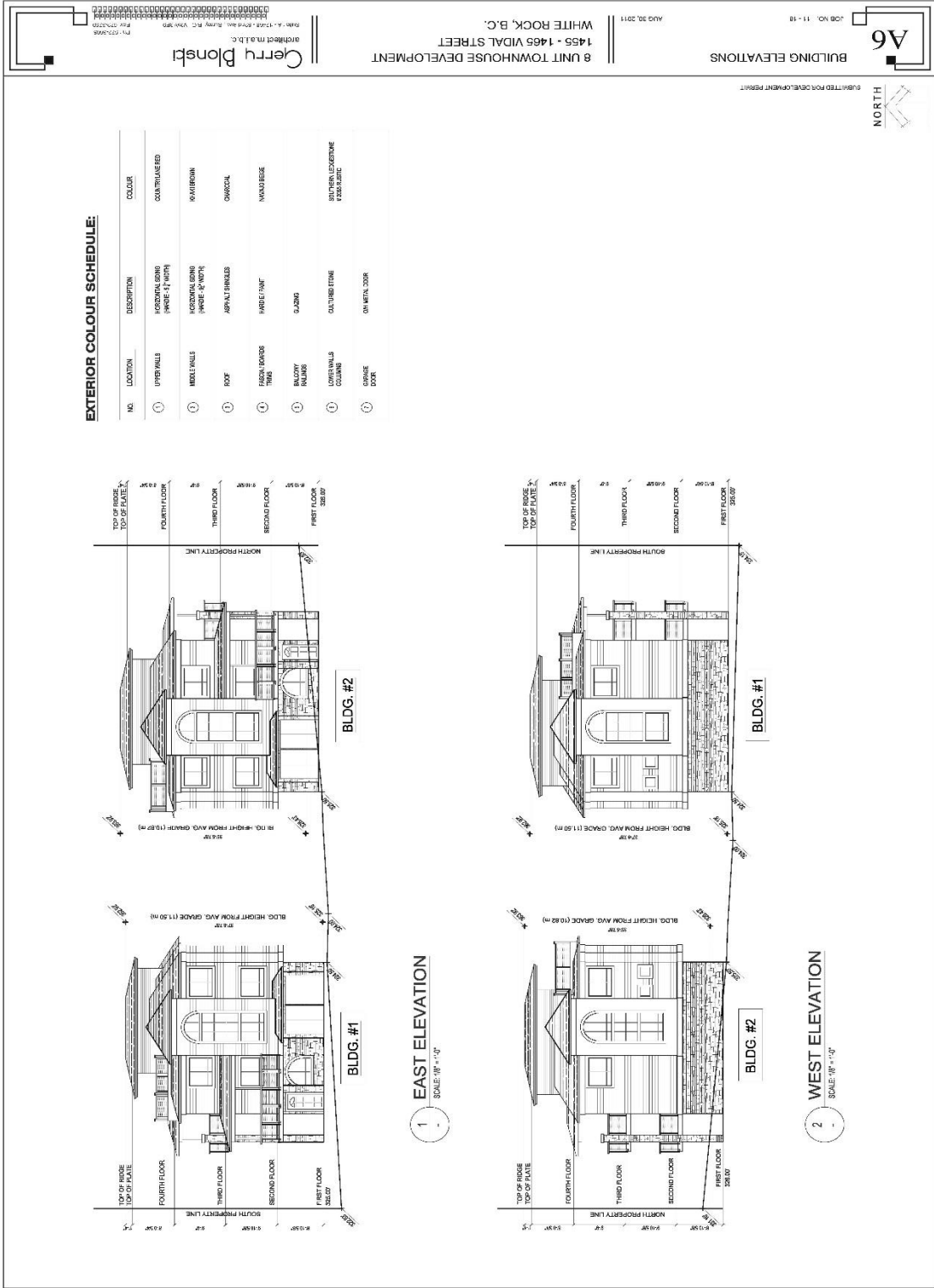


A3 BUILDING PLANS
JOB NO. 11-16
AUG 30, 2011

8 UNIT TOWNHOUSE DEVELOPMENT
1455 - 1485 VIDAL STREET
WHITE ROCK, B.C.

Cerry Blonst
architect m.a.i.d.b.c.
1100-1102 BURNHAMTHORPE RD. SUITE 101, WHITE ROCK, B.C. V3V 2S1
PH: 604-263-1100 FAX: 604-263-1101
www.cerryblonst.com





EXTERIOR COLOUR SCHEDULE:

NO.	LOCATION	DESCRIPTION	COLOR
①	UPPER WALLS	HORIZONTAL BOARD PAINTED 1/2" UPON	COUNTERTAINED
②	MIDDLE WALLS	HORIZONTAL BOARD PAINTED 1/2" UPON	ROUFERBROWN
③	ROOF	ASPHALT FINISHES	CHERRYL
④	FRONT PORCH TRIM	WASHE 1/2" UP	NAVY BLUE
⑤	BALCONY RAILINGS	GLASS	
⑥	UPPER WALLS COLUMN	COLORSETTINE	VERTICAL SKEWERNE STAINLESS
⑦	GARAGE DOOR	ON METAL DOOR	

Gerry Blonst
Architect M.B.L.C.

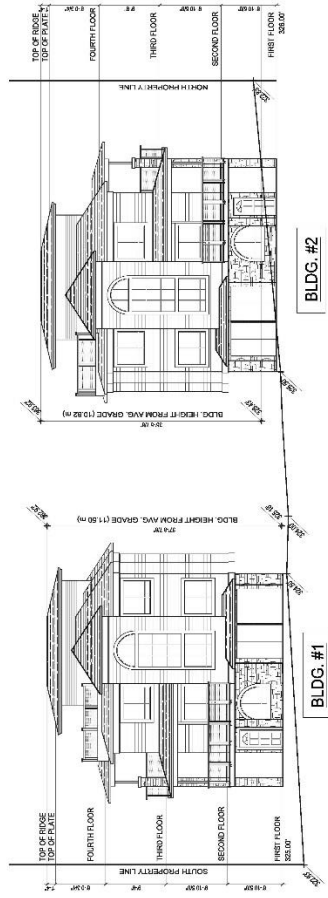
8 UNIT TOWNHOUSE DEVELOPMENT
1455 - 1465 VIDAL STREET
WHITE ROCK, B.C.

BUILDING ELEVATIONS
JOB NO. 11-10

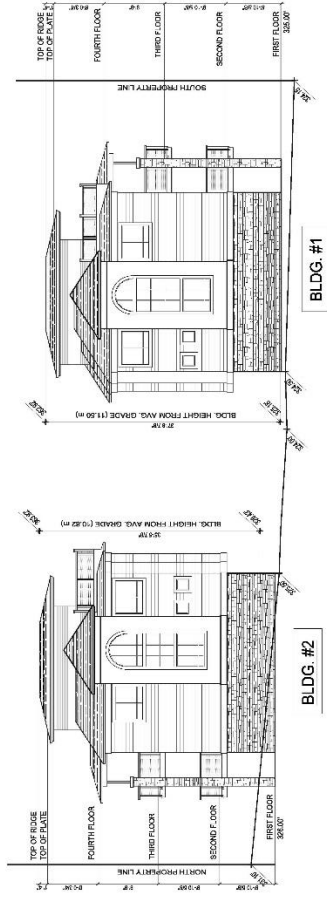


EXTERIOR COLOUR SCHEDULE:

NO.	LOCATION	DESCRIPTION	COLOR
1	UPPER WALLS	HORIZONTAL LOGG PANELED WITH WOOD	COUNTRY LINED
2	WIDE WALLS	HORIZONTAL LOGG (VENEER 4" W/4")	OGRE BROWN
3	ROOF	ASPHALT FINISHED	CHOCOLATE
4	FRONT PORCH TRUSS	WHALE TAIL	WHALE BEIGE
5	BALCONY RAILING	GLAZING	
6	LOWER WALLS COLUMN	COUNTRY LOGG	OGRE BROWN COUNTRY LINED
7	GARAGE DOOR	ON METAL DOOR	



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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:

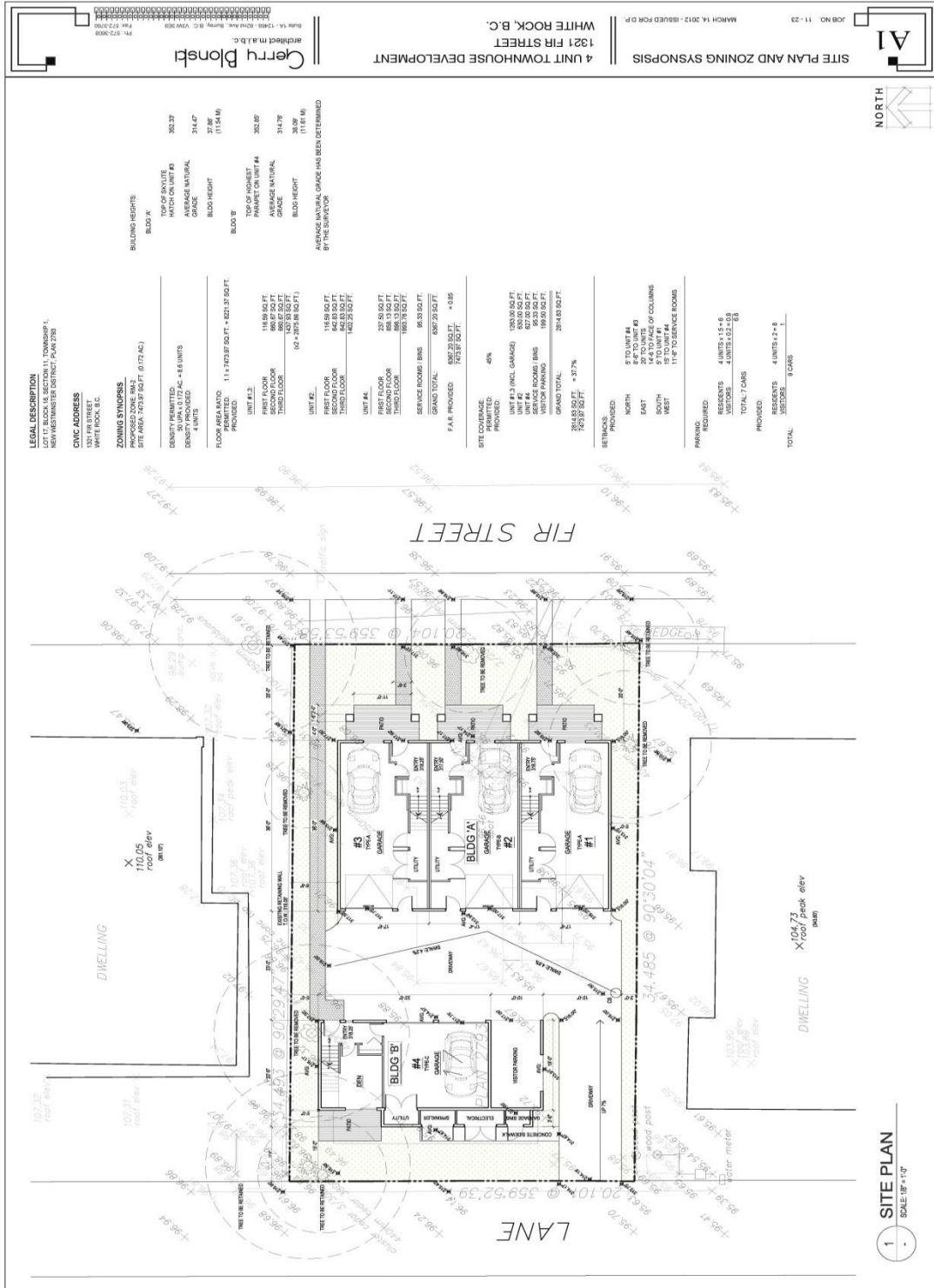
- (a) two (2) enclosed parking spaces shall be provided for each *dwelling unit* as shown on the plans identified as garage for each *dwelling unit*;
- (b) one (1) visitor parking space shall be provided as shown on the plans.

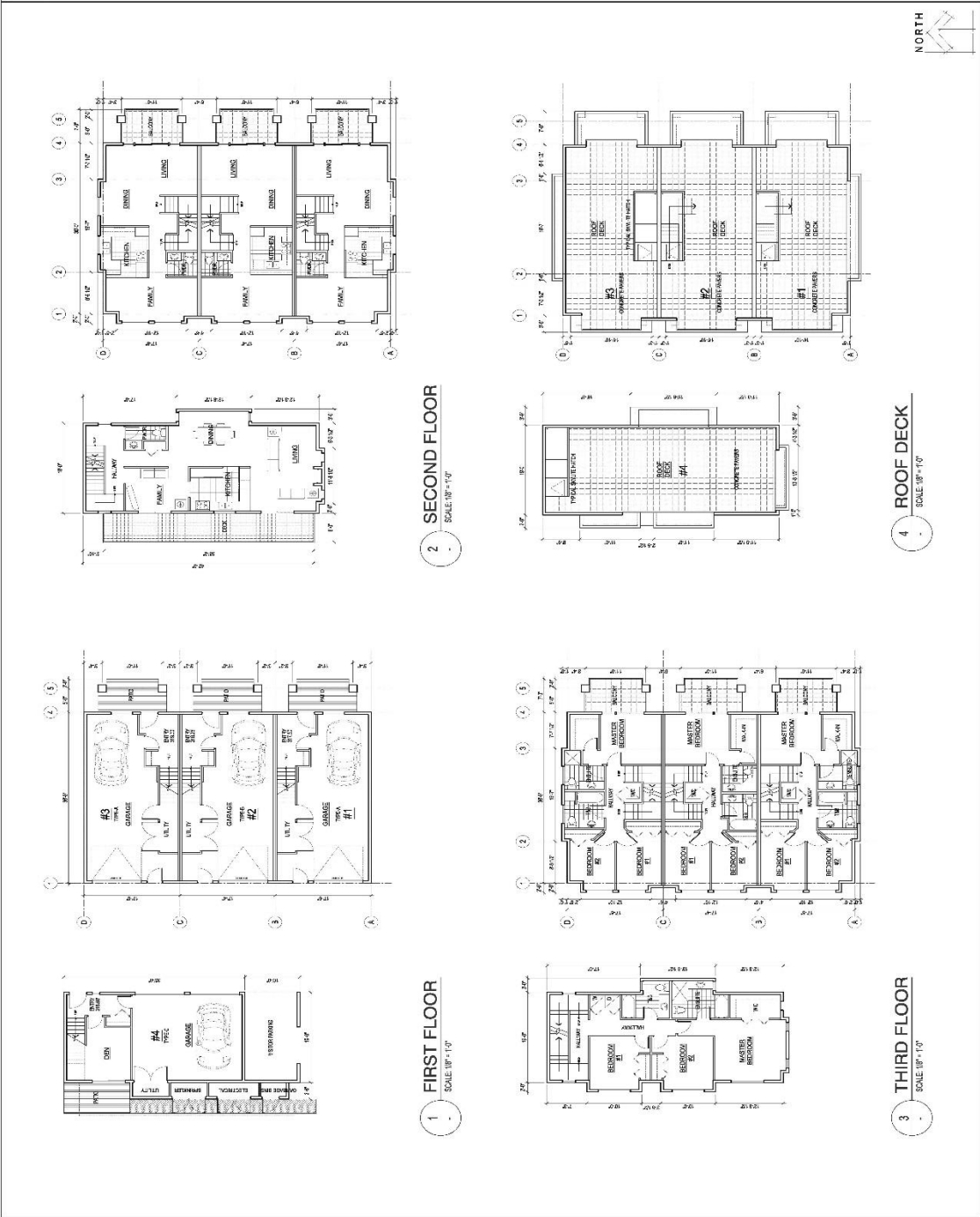
5. General

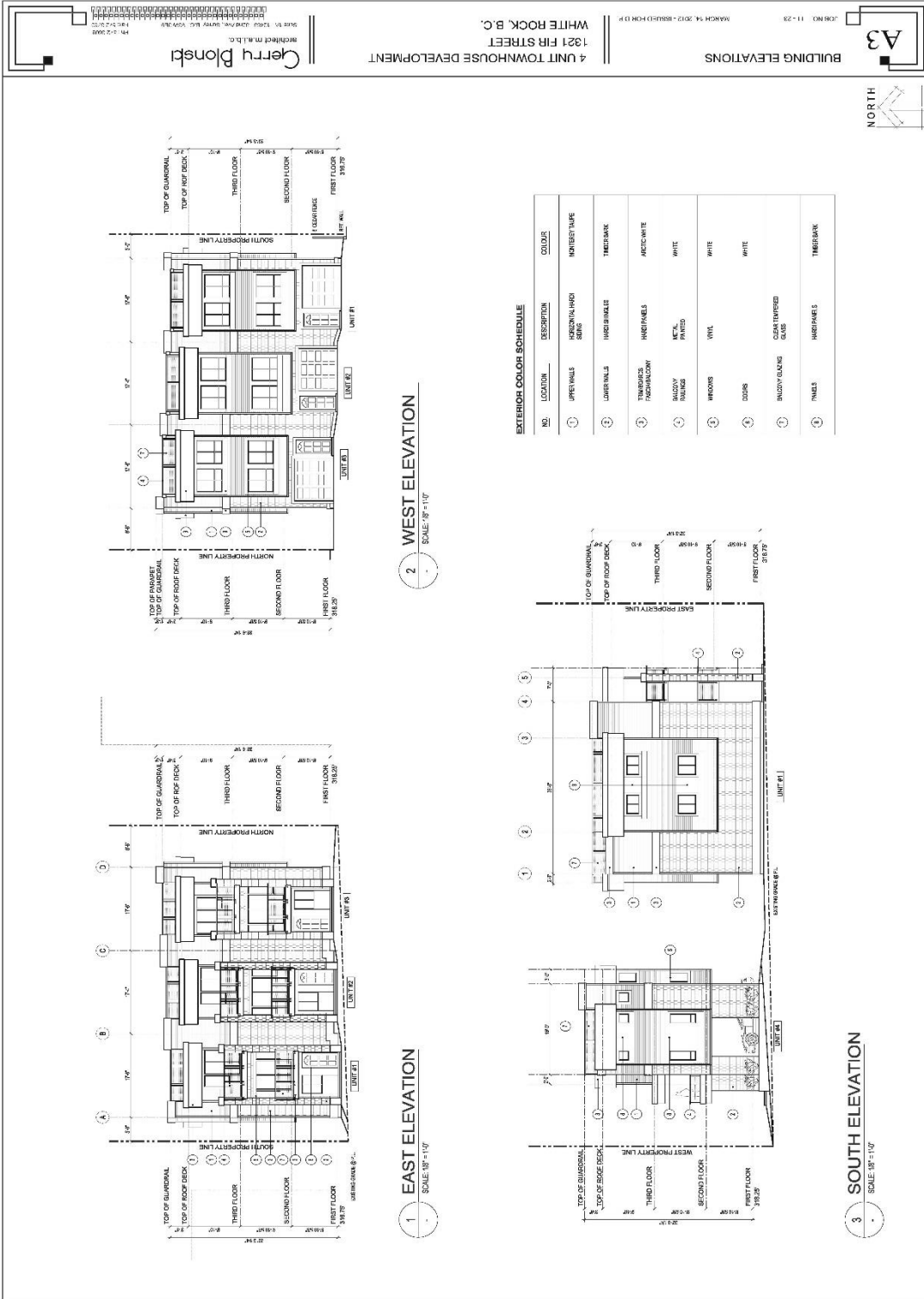
Drawings attached hereto prepared by Gerry Blonski, Architect, and on file with the City of White Rock as shown on the attached plans; and for the purposes of this zone are referred to as “the Plans”. Development in this zone shall generally conform to the Plans.

The Plans










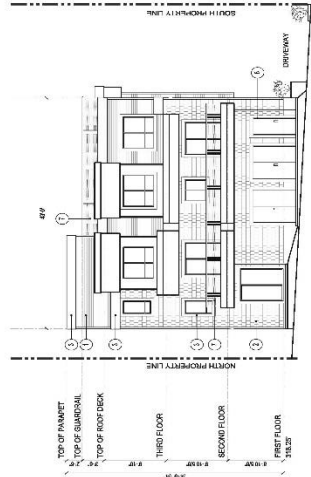
Gerry Blonski
ARCHITECT M.S., B.C.
5916 W. 120th Street, Suite 101, Vancouver, B.C. V6V 2C9
PH: (604) 273-2222

4 UNIT TOWNHOUSE DEVELOPMENT
1321 FIR STREET
WHITE ROCK, B.C.

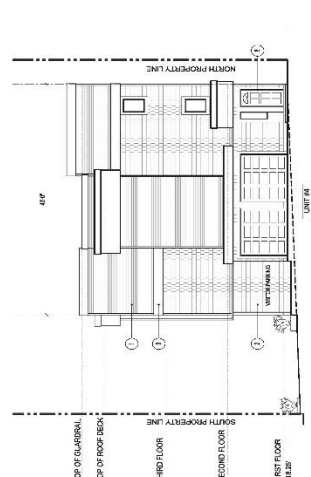
BUILDING ELEVATIONS
JOB NO. 11-23
MARCH 14, 2012 - ISSUED FOR D.P.



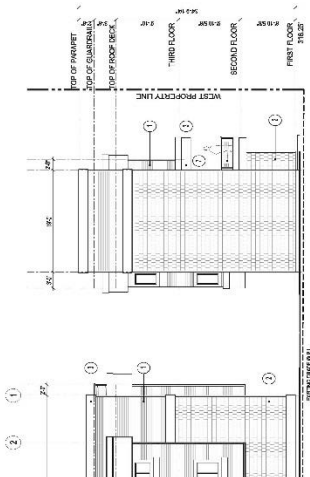
NORTH



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR COLOR SCHEDULE

NO.	LOCATION	DESCRIPTION	COLOR
1	UPPER WALLS	HORIZONTAL WOOD GRAIN	INTERIOR WHITE
2	LOWER WALLS	HORIZONTAL WOOD GRAIN	TIMBERBARK
3	TRIM/ROOFLINE/ROOFING	HORIZONTAL WOOD GRAIN	ACTON WHITE
4	WALLS/ROOFING	PAINTED	WHITE
5	WOODS	WAL	WHITE
6	DOORS	GLASS/PAINTED	WHITE
7	ROOFING	GLASS/PAINTED	WHITE
8	ROOFING	GLASS/PAINTED	WHITE
9	ROOFING	GLASS/PAINTED	WHITE
10	ROOFING	GLASS/PAINTED	WHITE
11	ROOFING	GLASS/PAINTED	WHITE
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99	ROOFING	GLASS/PAINTED	WHITE
100	ROOFING	GLASS/PAINTED	WHITE

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

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"

SCHEDULE OF FINISHES

- ① FIBRE CEMENT PLANK COLLUMS AND DECK
FASGA ON EAST TRIM CORNERS
- ② PRE-FINISHED METAL GARAGE DOOR
- ③ VINYL FRAMED WINDOWS
- ④ POWDER COAT ALUMINUM RAIL
ON GLASS W/ELL PANELS
- SMOOTH FINISH
- ⑤ HORIZONTAL FIBRE CEMENT PLANK FASGA
- SMOOTH FINISH
- ⑥ VERTICAL FIBRE CEMENT PANELS
- SMOOTH FINISH
- ⑦ PRE-FINISHED METAL EAST TRIMS & CORNERS
- ⑧ HORIZONTAL FIBRE CEMENT PLANK TRIM*
FLOOR LEVELS
- ⑨ 4" X 12" PRESSURE TREATED STRINGER
- ⑩ PREFABRICATED CONCRETE TREADS
- ⑪ FRONT DOOR ON RAISED VERTICAL TRIMS
& REEPOLE

REV	DATE	BY	CHKD	APP	REASON FOR CHANGE

CLIENT : MR. JASJYAN SINGH

SHEET CONTENTS : BUILDING ELEVATIONS

PROJECT : 5 UNIT TOWNHOUSE PROJECT
1518 HERFT AVE, WHITE ROCK, B.C.

DATE : 11/13/23

SCALE : 1/8" = 1'-0"

REVISION :

NO. :

DATE :

BY :

CHKD :

APP :

barrett dembek
ARCHITECTS INC.

UNIT 105, 3115 W. 10TH AVENUE
VANCOUVER, B.C. V6P 4K1

PHONE: (604) 997-7100
FAX: (604) 997-7101
EMAIL: info@barrettdembek.com

SHEET NO. : AC-40

PROJECT NO. : 11096

CONCEPTUAL SITE PLAN

REVISION	DATE	DESCRIPTION
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SHEET NO.	1
SCALE	1" = 40'
TITLE	CONCEPTUAL SITE PLAN
DATE	
PROJECT	5 UNIT TOWNHOUSE PROJECT 1510 THRIFT AVE. WHITE ROCK B.C.
DRAWN	
CHECKED	
DESIGNED	
DATE	

CLIENT: MRS. JASWYAN SENGH

SHEET: 1 OF 1

CONCEPTUAL SITE PLAN

SCALE: 1" = 40'

TITLE: CONCEPTUAL SITE PLAN

DATE: _____

PROJECT: 5 UNIT TOWNHOUSE PROJECT
1510 THRIFT AVE. WHITE ROCK B.C.

DRAWN: _____

CHECKED: _____

DESIGNED: _____

DATE: _____

dembeck

1300 W. 15th Street
Vancouver, B.C.
V6M 1H5

PHONE: (604) 297-7100
FAX: (604) 297-2000
WWW.DEMBECK.COM

CLIENT NO. AC-10

PROJECT NO. 110045

DEVELOPMENT DATA

ZONING: CD BASED ON RH-2

SITE AREA:
ALLOWED: 740 m² (1987 SF.)
PROPOSED: 6206 SF. (630.2 ac.) (606.3 m²)
DENSITY: 5 UNITS (38 U.P.A.)

F.A.R.:
BASE AMOUNT: 0.4
STORAGE/LANDRY BONUS: (0.5m² X 3.0) / 606.3m² = 0.046
TOTAL ALLOWABLE F.A.R.: 0.446
PROPOSED F.A.R.: 1.06 (1,049 SF.)

SITE COVERAGE:
ALLOWABLE: 45 %
PROPOSED: 46.7% (391 SF.)

BUILDING HEIGHT:
ALLOWABLE: 30.04 FT. (9.16m)
PROPOSED: 5 STOREYS
NATURAL GRADE = 99.2 + 99.3 + 101.25 + 101.9 / 4 = 100.31
PROPOSED BUILDING HEIGHT = 102.25 - 100.31 = 4.94

SETBACKS:
ALLOWABLE: 20 FT (6m) FRONT, REAR & EXTERIOR SIDE
PROPOSED: NORTH: 4.5m
EAST: 2.25m
WEST: 4.25m
REAR: 4.25m

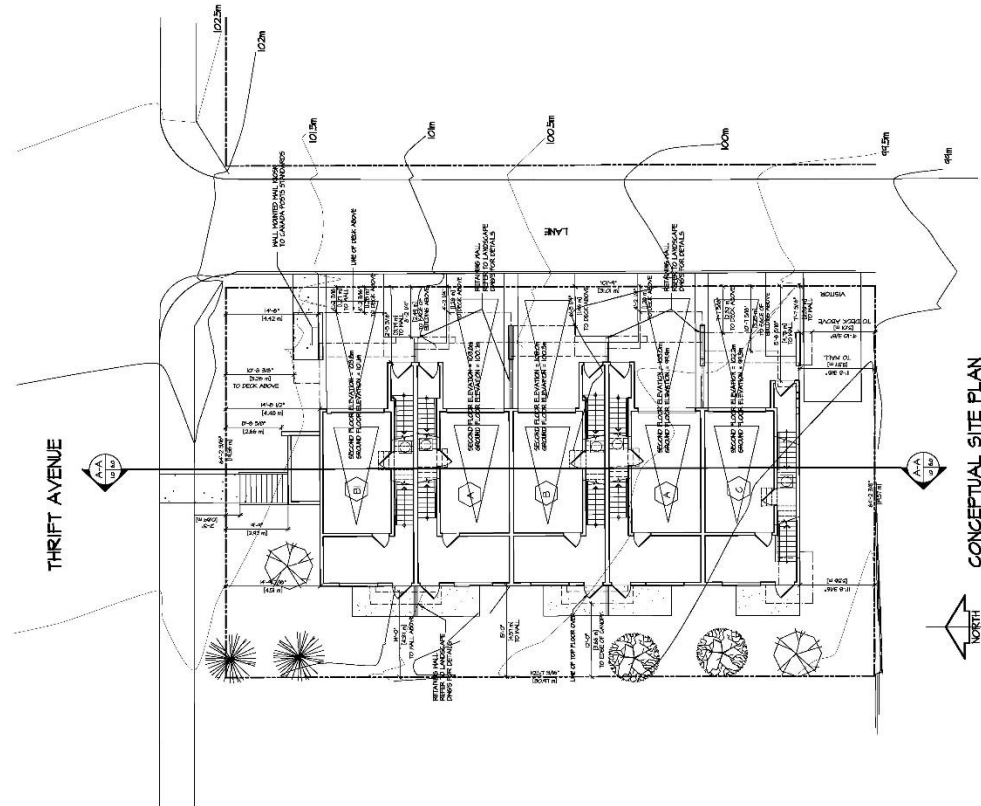
UNIT SUMMARY:

UNIT A (3 BEDROOM SINGLE GARAGE)	1443 S.F.
UNIT B (3 BEDROOM SINGLE GARAGE)	1423 S.F.
UNIT C (3 BEDROOM SINGLE GARAGE)	1424 S.F.
UNIT D (2 BEDROOM SINGLE GARAGE)	1234 S.F.
UNIT E (2 BEDROOM SINGLE GARAGE)	1234 S.F.
TOTAL	1,0299 S.F.

TABLE OF CONTENTS

- AC-10 SITE PLAN AND DEVELOPMENT DATA
- AC-11 CONCEPT PLAN
- AC-20 BUILDINGS & ROOF PLANS
- AC-30 ELEVATIONS
- AC-50 SITE SECTION

NOTE: ELEVATIONS AND CONTOURS IN METRIC



CONCEPTUAL SITE PLAN
SHEET 1 OF 1

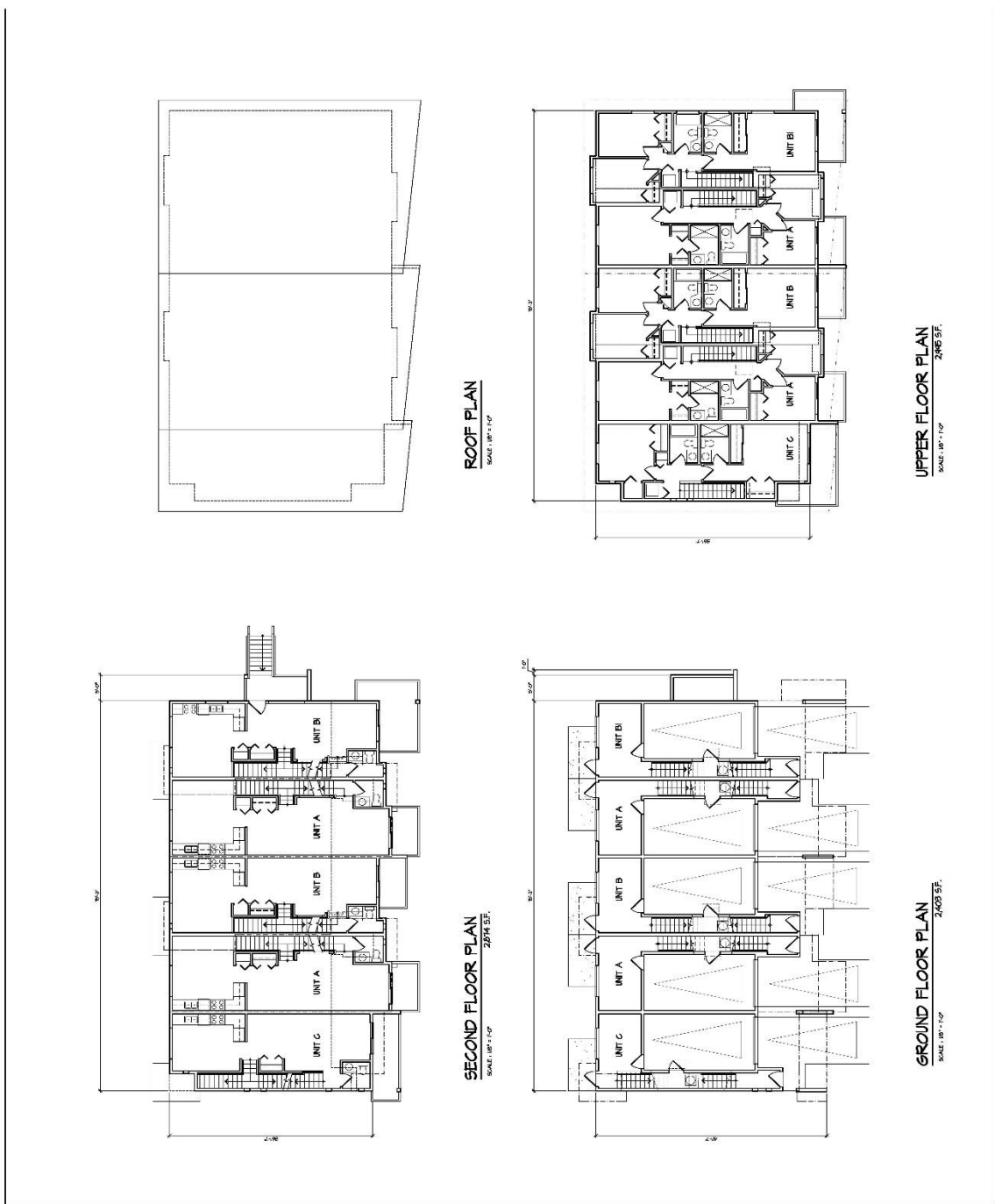
REV	DATE	BY	CHKD	DESCRIPTION

PROJECT : MR. JASJWAN SINGH
SHEET : BUILDING PLANS & ROOF PLAN
SCALE : 1/8" = 1'-0"
DATE : 11/18/2018
DRAWN : A
CHECKED : A

UNIT : 1000
PROJECT NO. : AC-30
DATE : 11/06/18

UNIT : 1000
PROJECT NO. : AC-30
DATE : 11/06/18

OWNER : MR. JASJWAN SINGH
PROJECT : 5 UNIT TOWNHOUSE PROJECT
ADDRESS : 1500 TRINITY AVE., WHITE ROCK, B.C.
SCALE : 1/8" = 1'-0"
DATE : 11/18/2018
DRAWN : A
CHECKED : A



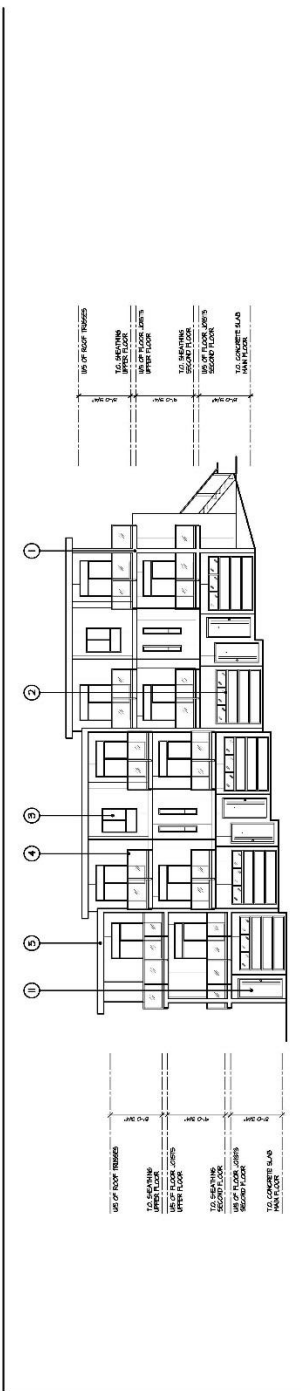
REVISION	DATE	BY	APPR

BY CONTRACTOR: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.



CLIENT :	MR. JASWAN SINGH
PROJECT :	5 UNIT TOWNHOUSE PROJECT
SHEET CONTAINS :	BUILDING ELEVATIONS
DRAWN :	
CHECKED :	
DATE :	
SCALE :	1/8" = 1'-0"

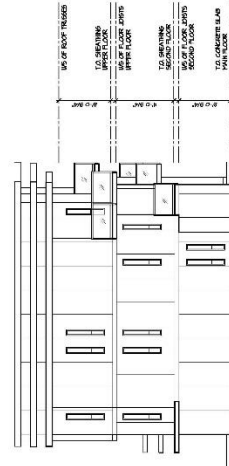
bornett dembek
ARCHITECTS INC.
 1030 WEST 105 STREET
 VAN COUVE B.C. V2S 1B6
 PHONE: (604) 597-7100
 FAX: (604) 597-0999
 EMAIL: info@bornettdembek.com



EAST ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

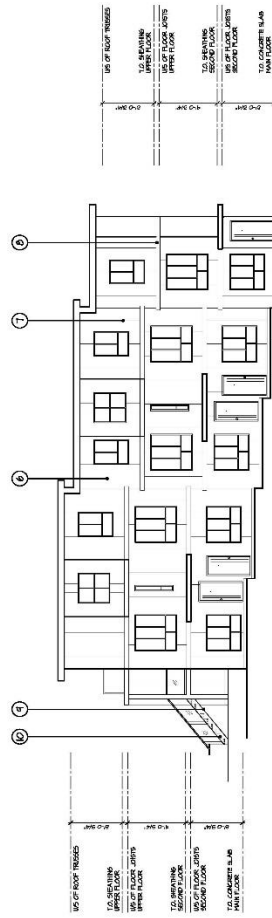
- 1 FIBRE CEMENT PLANK COLLING AND DECK
- 2 FASCIA CAR EAST TRIM CORNERS
- 3 PRE-FINISHED METAL GARAGE DOOR
- 4 VINYL TRIMMED WINDOWS
- 5 POWER COAT ALUMINUM RAIL
CAR GARAGE RELL PANELS
- 6 HORIZONTAL FIBRE CEMENT PLANK FASCIA
SMOOTH FINISH
- 7 VERTICAL FIBRE CEMENT PANELS
SMOOTH FINISH
- 8 PRE-FINISHED METAL EASY TRIM & CORNERS
- 9 HORIZONTAL FIBRE CEMENT PLANK TRIM
FLOOR LEVELS
- 10 4" X 12" PRESSURE TREATED STRINGER
- 11 PREFABRICATED CONCRETE TREADS
- 12 FRONT DOOR CAR RANSED VERTICAL TRIMS
& FEETCILE



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

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.

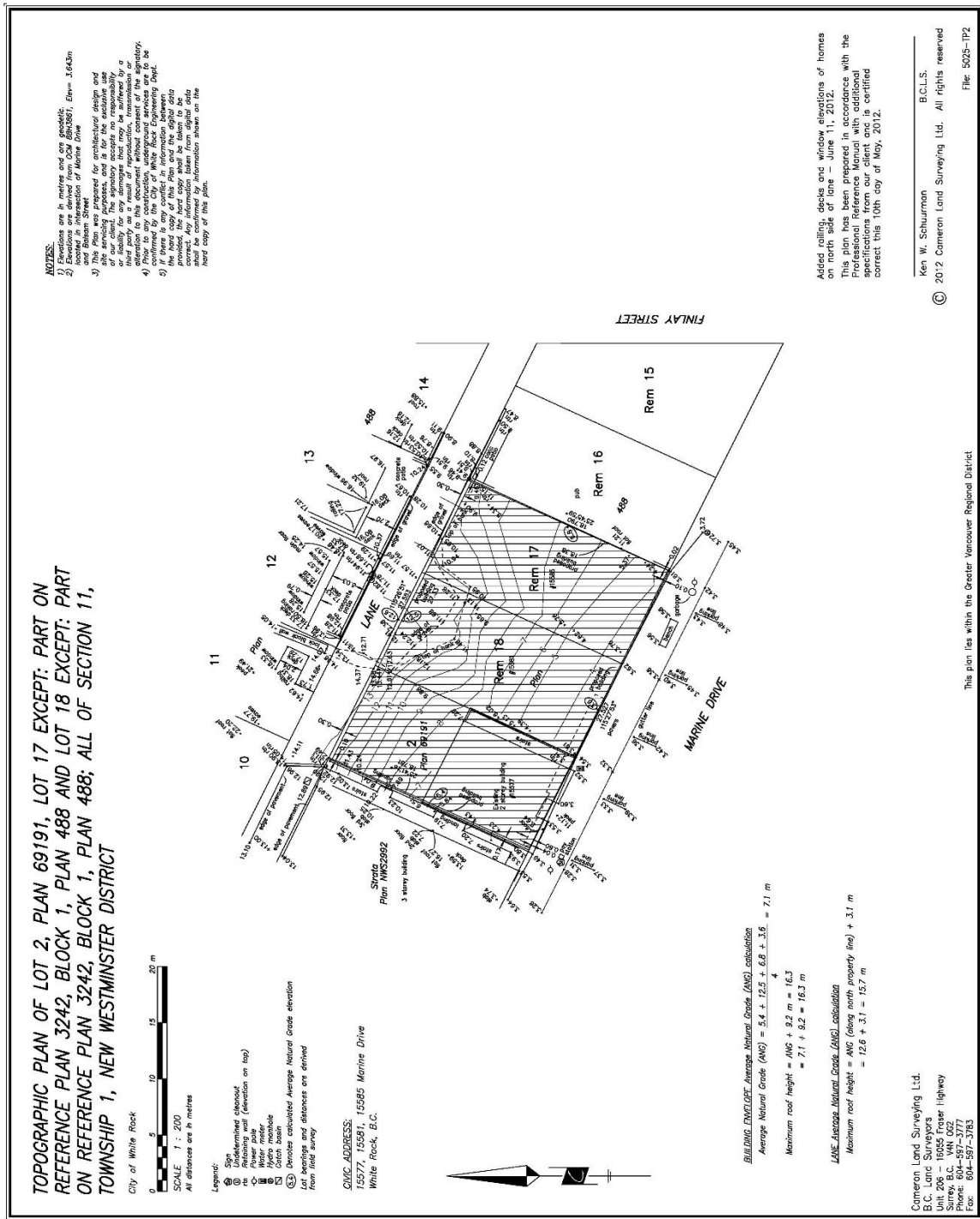
The Plans



David Danyluck Architect, MAIBC
604 530 0978

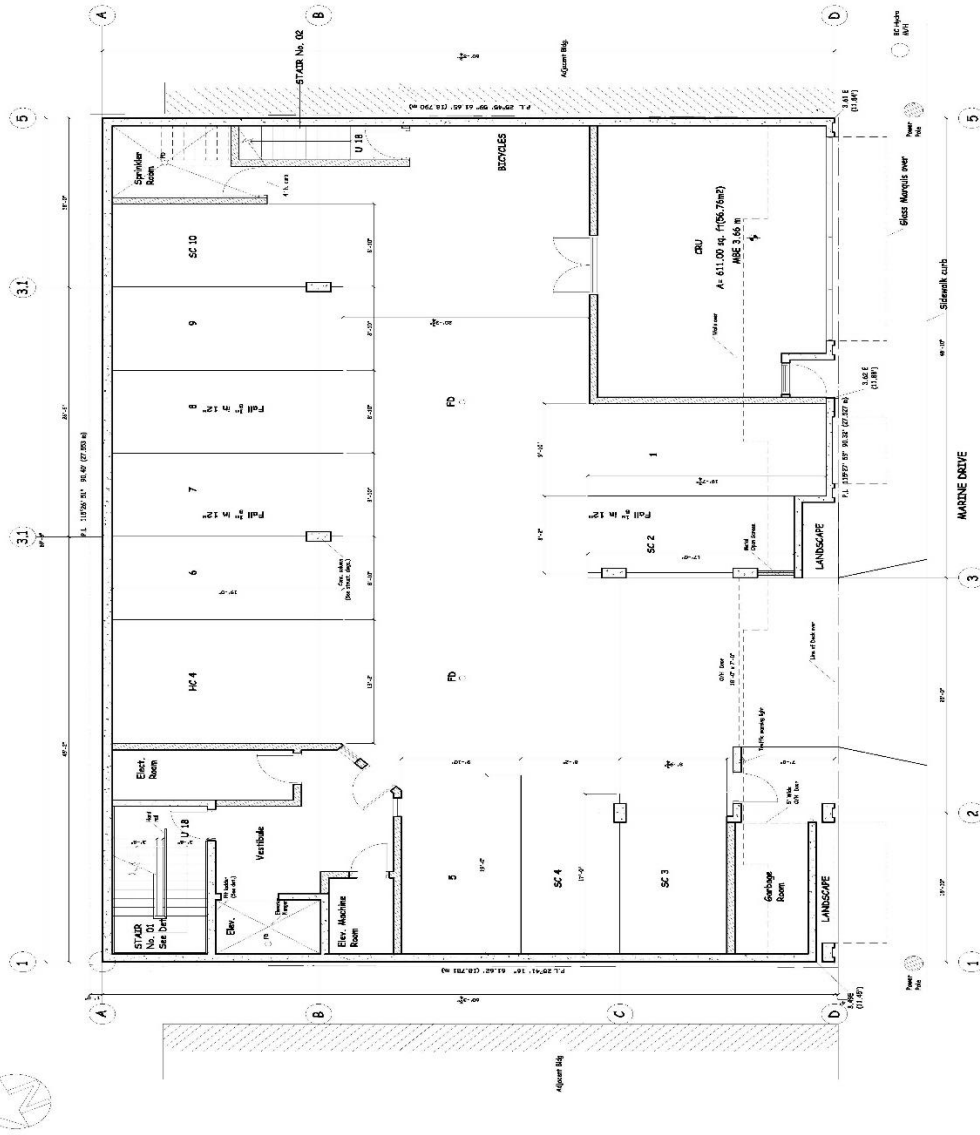
Waves at White Rock

Site Plan



Floor Plans

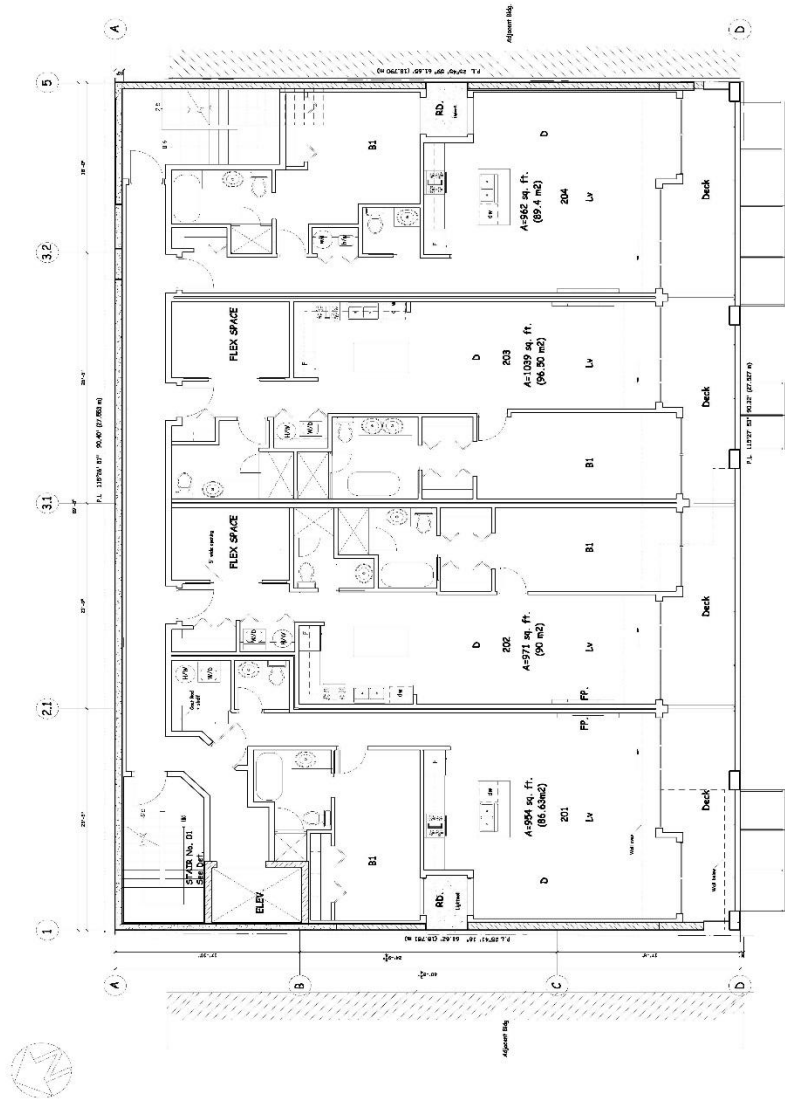
GROSS BUILDING AREA= 5438 sq. ft. (505.21 m²)



David Danyliuk Architect

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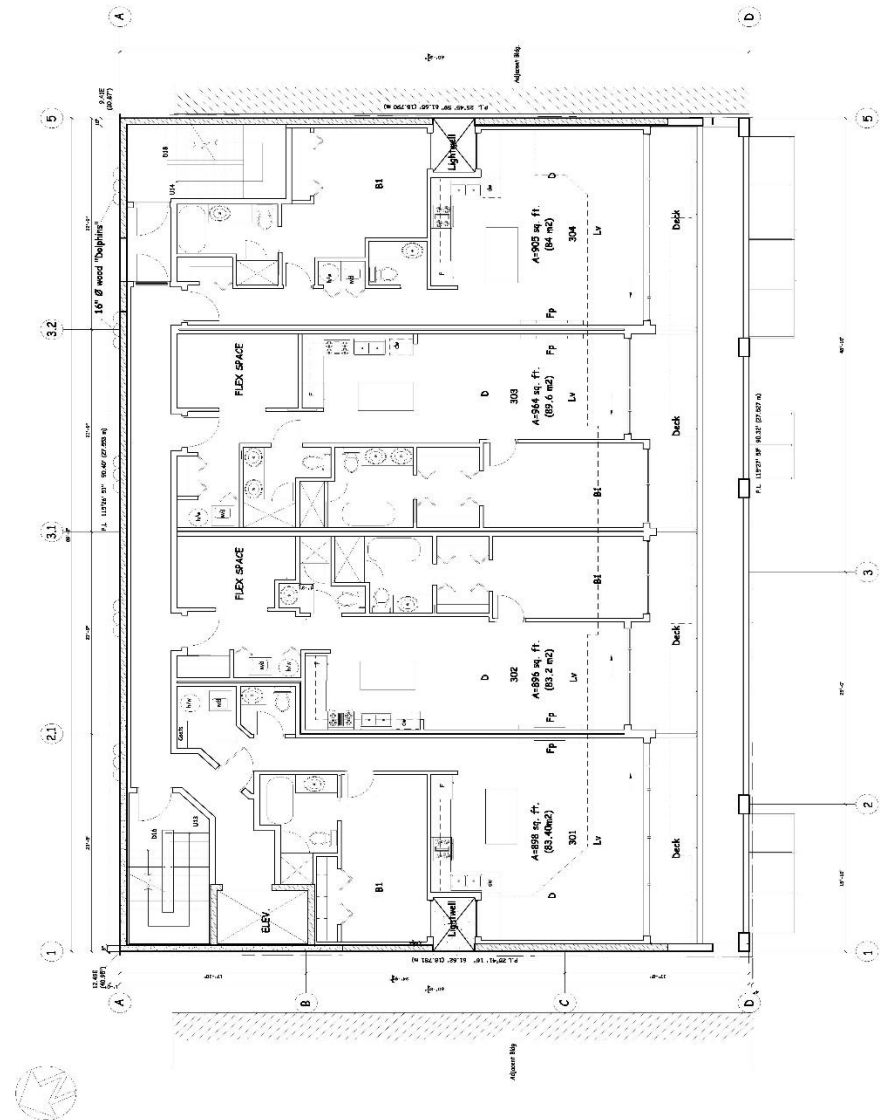
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4	CHECKED BY: DAVID DANYLIUK
5	DATE: 10/15/2015
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7	DESCRIPTION: ARCHITECTURAL
8	SCALE: AS SHOWN
9	PROJECT LOCATION: 6517-202-A, 5
10	PROJECT CLIENT: DAVID DANYLIUK
11	PROJECT ADDRESS: 6517-202-A, 5
12	PROJECT PHONE: 604-582-1111
13	PROJECT FAX: 604-582-1112
14	PROJECT EMAIL: DAVID@DANYLIUK.COM
15	PROJECT WEBSITE: WWW.DANYLIUK.COM
16	PROJECT SOCIAL MEDIA: FACEBOOK.COM/DANYLIUKARCHITECTURE
17	PROJECT GITHUB: GITHUB.COM/DANYLIUKARCHITECTURE
18	PROJECT LINKEDIN: LINKEDIN.COM/company/danyliuk-architect
19	PROJECT TWITTER: TWITTER.COM/DANYLIUKARCHITECTURE
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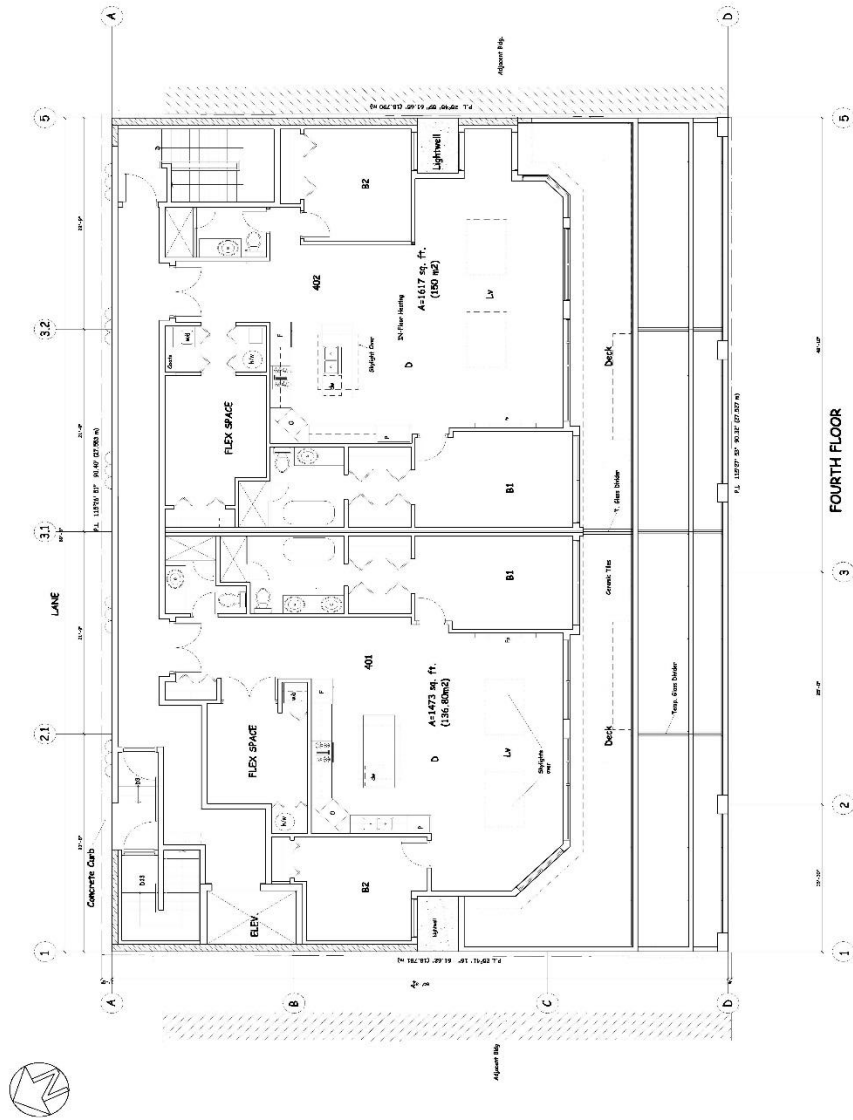
SECOND FLOOR

David Danyshuk Architect		2571-302 St. 5 Langley, B.C. V3A 2G4	
Architect	0	Architect	0
Architectural Assistant	7	Architectural Assistant	7
Architectural Draftsperson	8	Architectural Draftsperson	8

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Site No.	1234567890
Project Name	1234567890
Project Address	1234567890
Project City	1234567890
Project State	1234567890
Project Country	1234567890
Project Date	1234567890
Project Status	1234567890
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Daniel Danyliuk Architect 6571-5024-6 5 danyliuk@ca... 0 7 8	1. PREPARED BY: [Signature] 2. DATE: [Date]
	3. PROJECT NAME: [Project Name] 4. SHEET NO. OF [Total] SHEETS: [Sheet No.]
	5. DRAWN BY: [Name] 6. CHECKED BY: [Name]
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<i>David Graylock Architects</i>	
6517-902-A	5
Longfellow Ave	0
Project No.	0
Revision No.	9
Sheet No.	7
Scale	6
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<p>FOURTH FLOOR (4-1-307)</p>	
<p>THIS DRAWING IS THE PROPERTY OF DAVID GRAYLOCK ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF DAVID GRAYLOCK ARCHITECTS.</p>	
Scale	1"=10'-0"
Sheet No.	DPS

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.

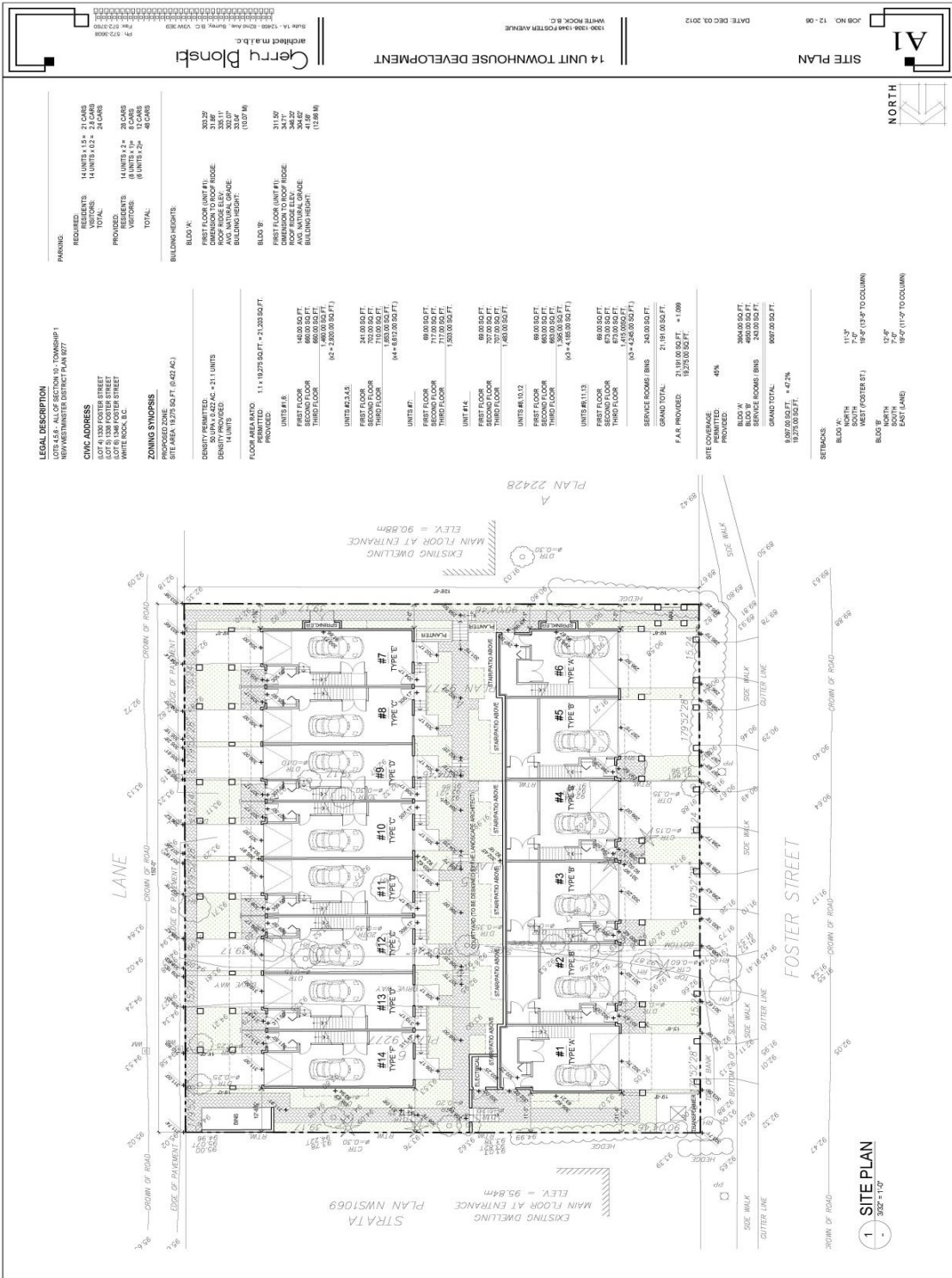
5. Drawings:

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





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 *residential floor area* = 11,037.8m² (118,810ft²)
- (e) Maximum *gross floor area* = 13,750m² (148,000ft²)

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

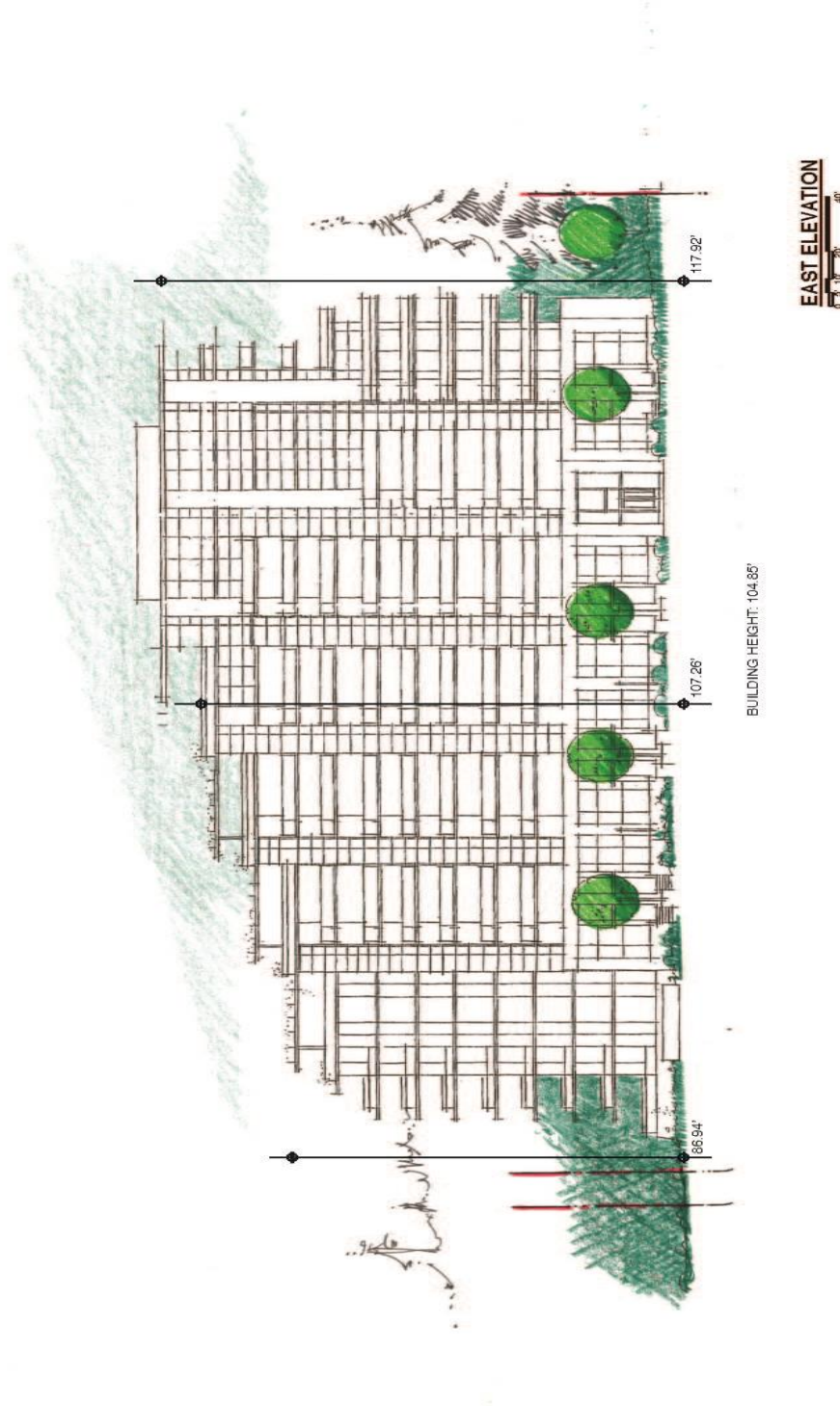
Parking and Loading shall be provided in accordance with Sections 4.14 and 4.15, with a total minimum of one hundred and seventy-one (171) parking spaces to be provided as follows:

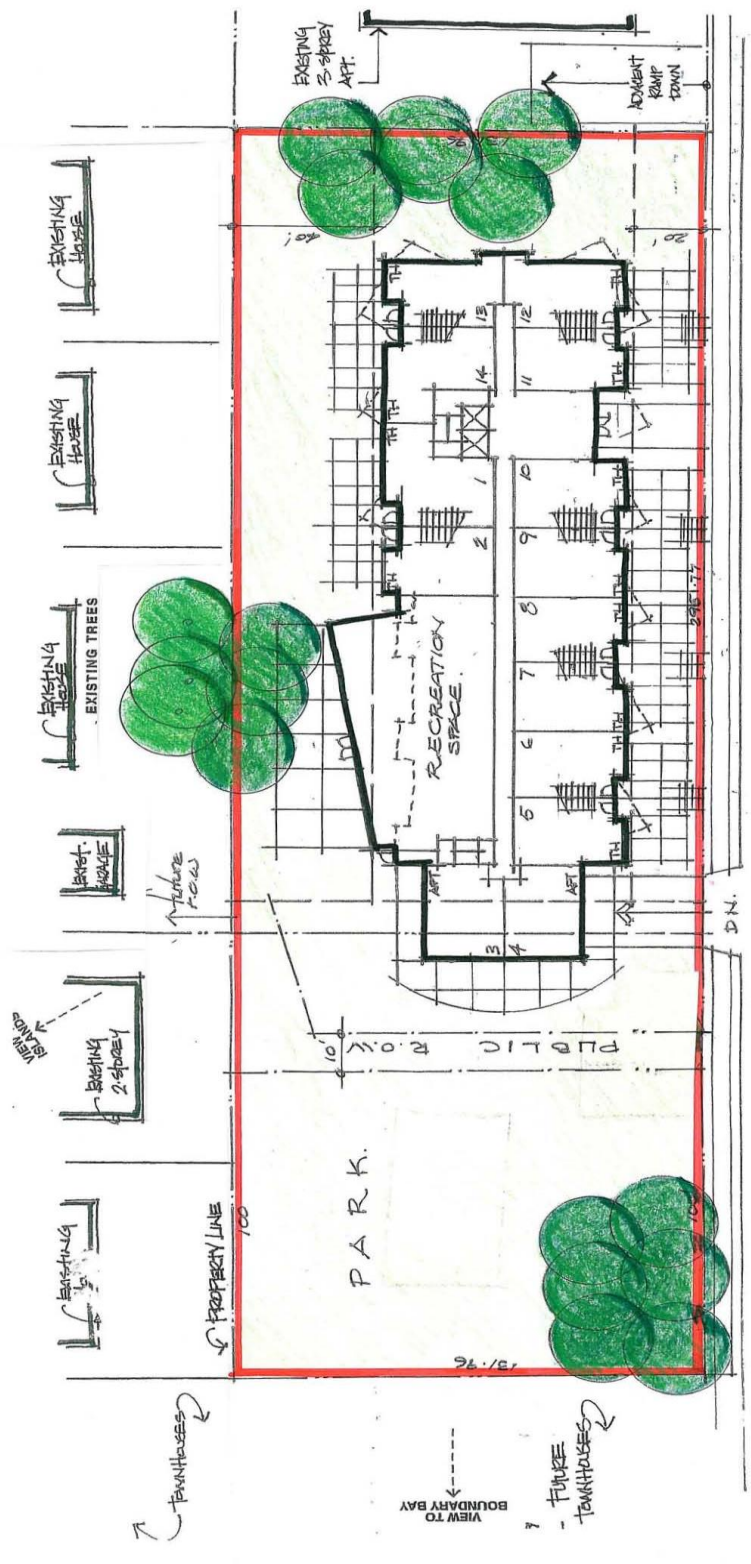
- (a) Twenty-four (24) parking spaces shall be provided to serve the 12 townhouse units at a ratio of 2 spaces per townhouse unit;
- (b) One hundred and sixteen (116) parking spaces shall be provided to serve the 97 apartment units;
- (c) Not more than 40% of the parking spaces shall be small car spaces, 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

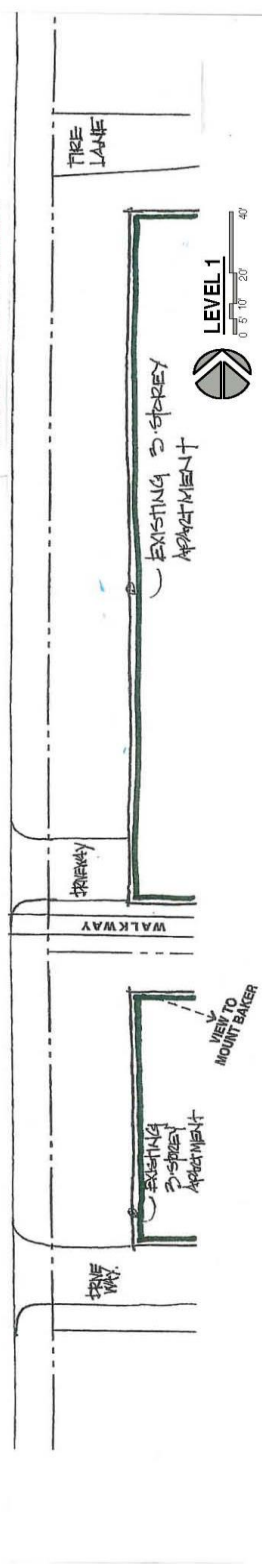
Drawings attached hereto and on file with the City of White Rock as shown on the attached plans and for the purposes of this zone are referred to as “the Plans”. Development in this zone shall generally conform to the Plans.

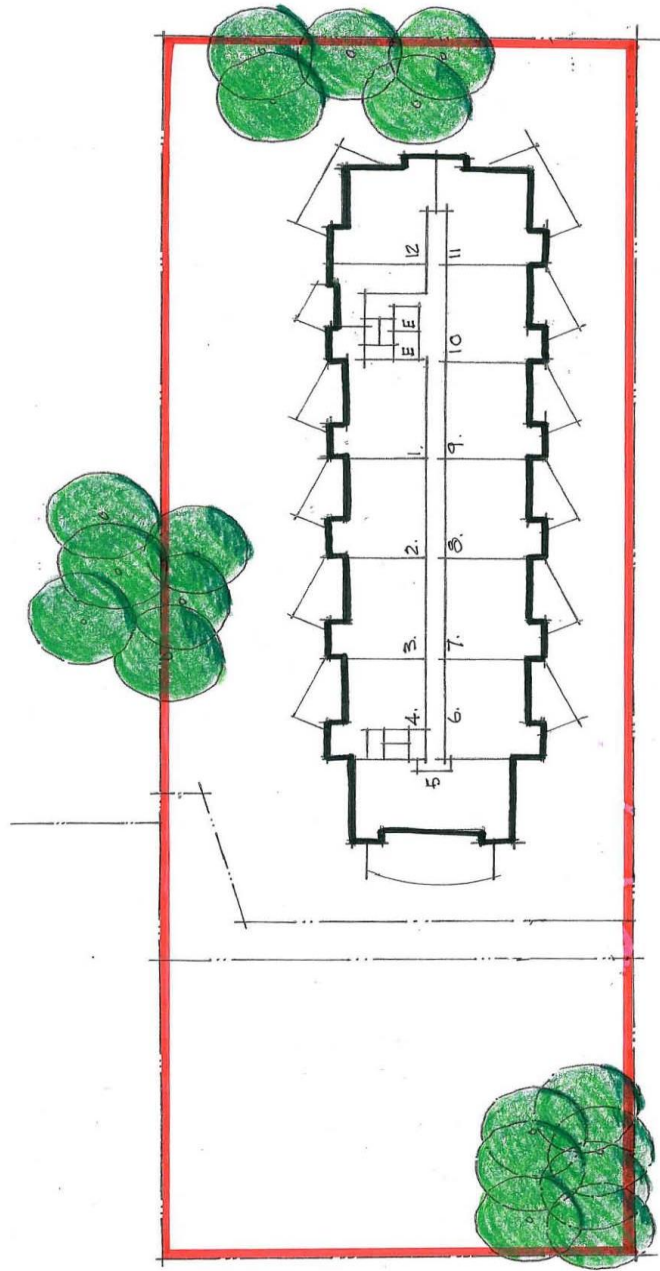
The Plans





VIDAL STREET

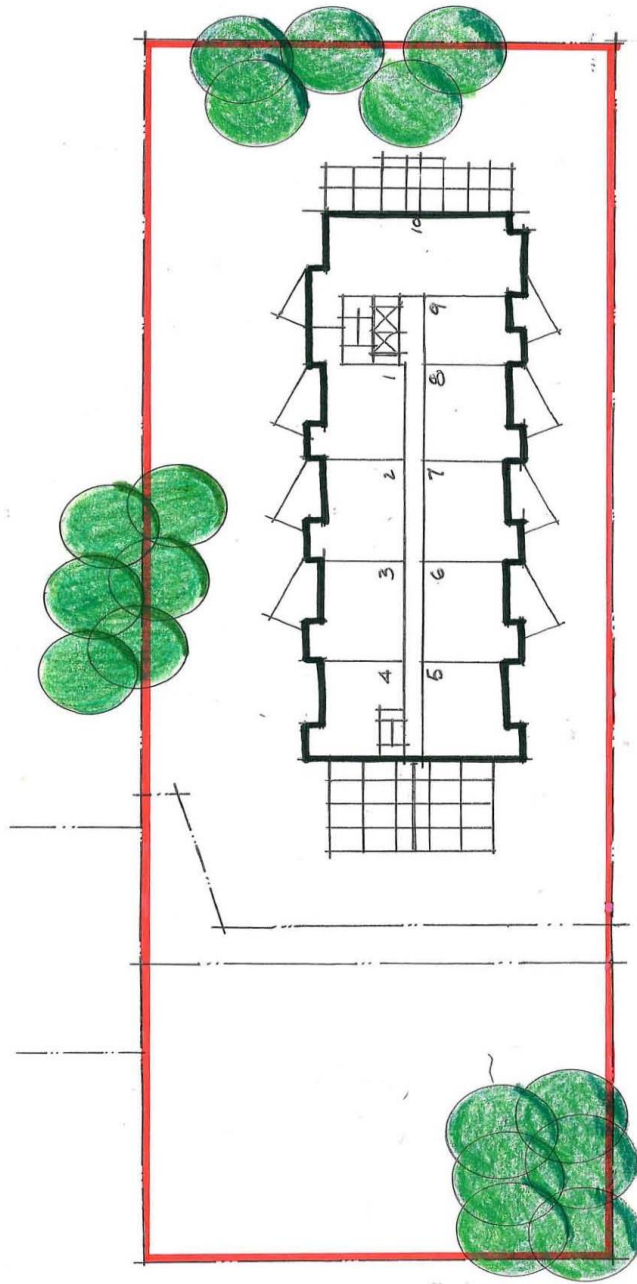


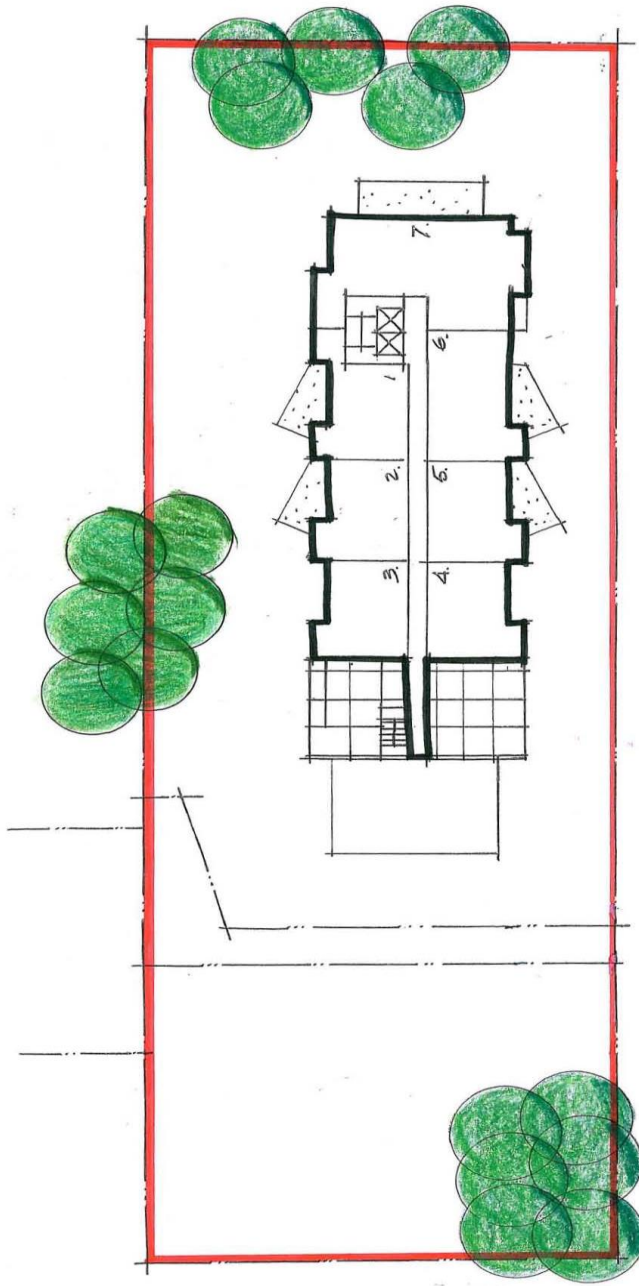


CRESSEY DEVELOPMENT GROUP
BINGHAM HILL ARCHITECTS

Rezoning Application
Vidal Street
City of White Rock BC

OCTOBER 1, 2012

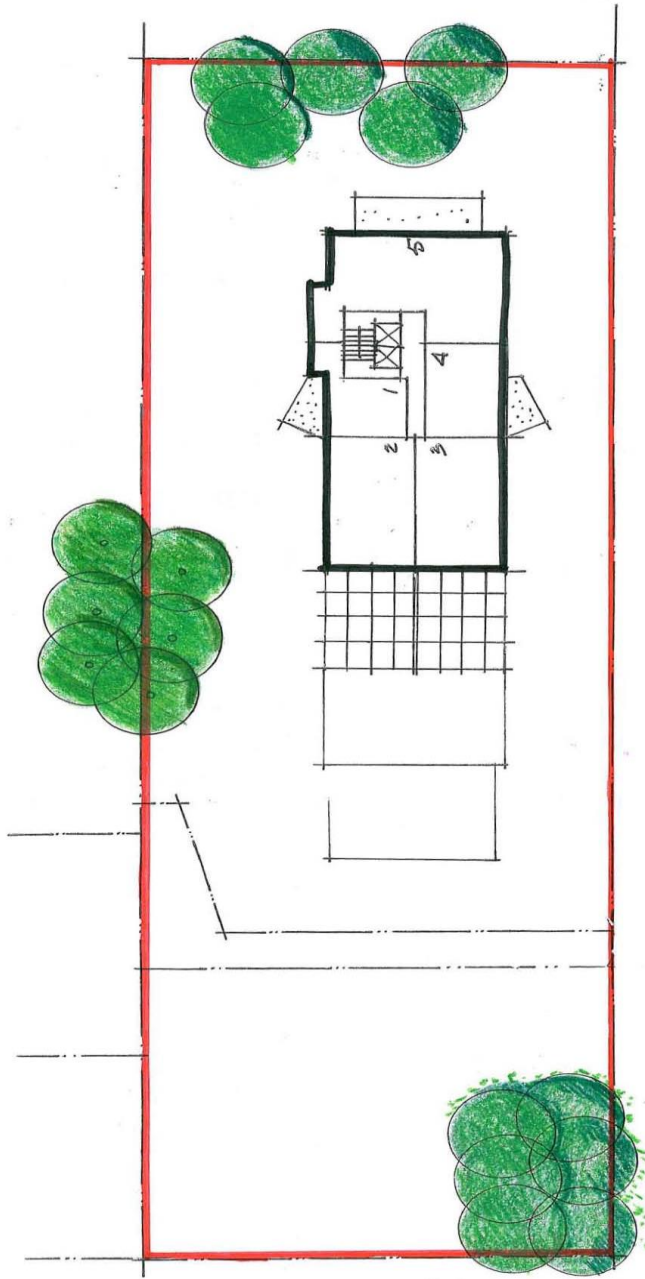


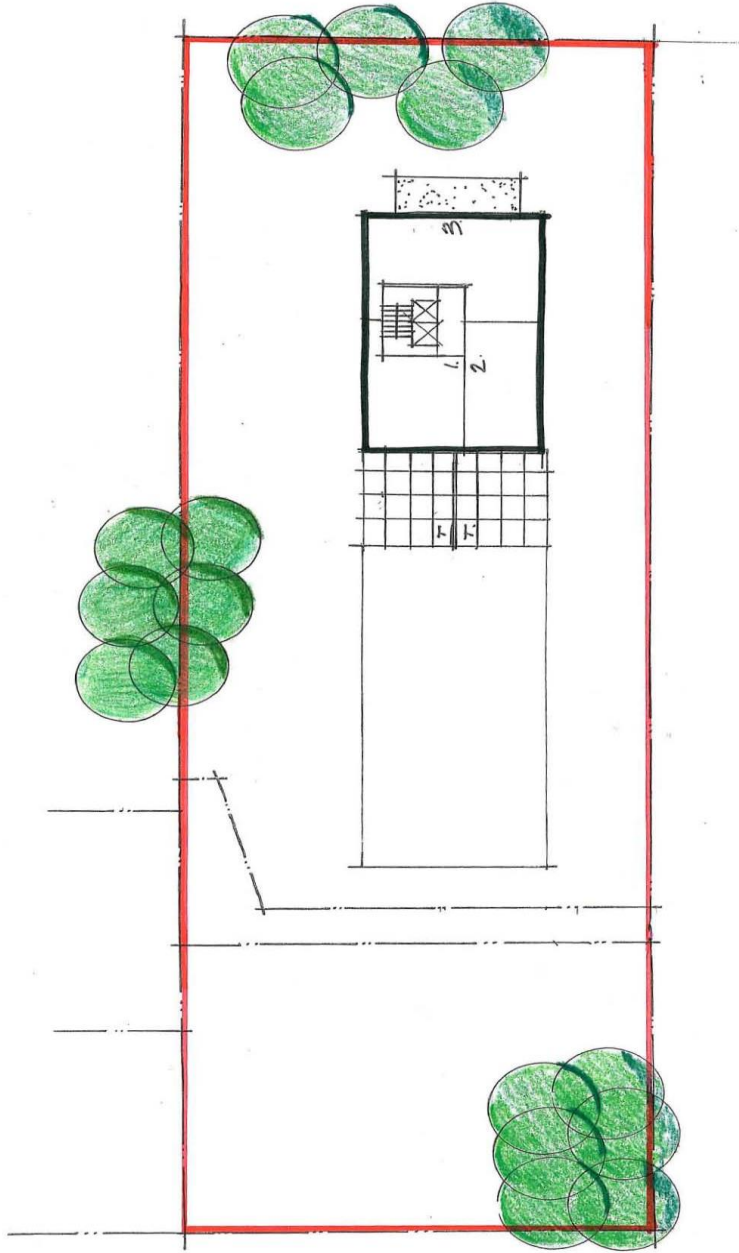


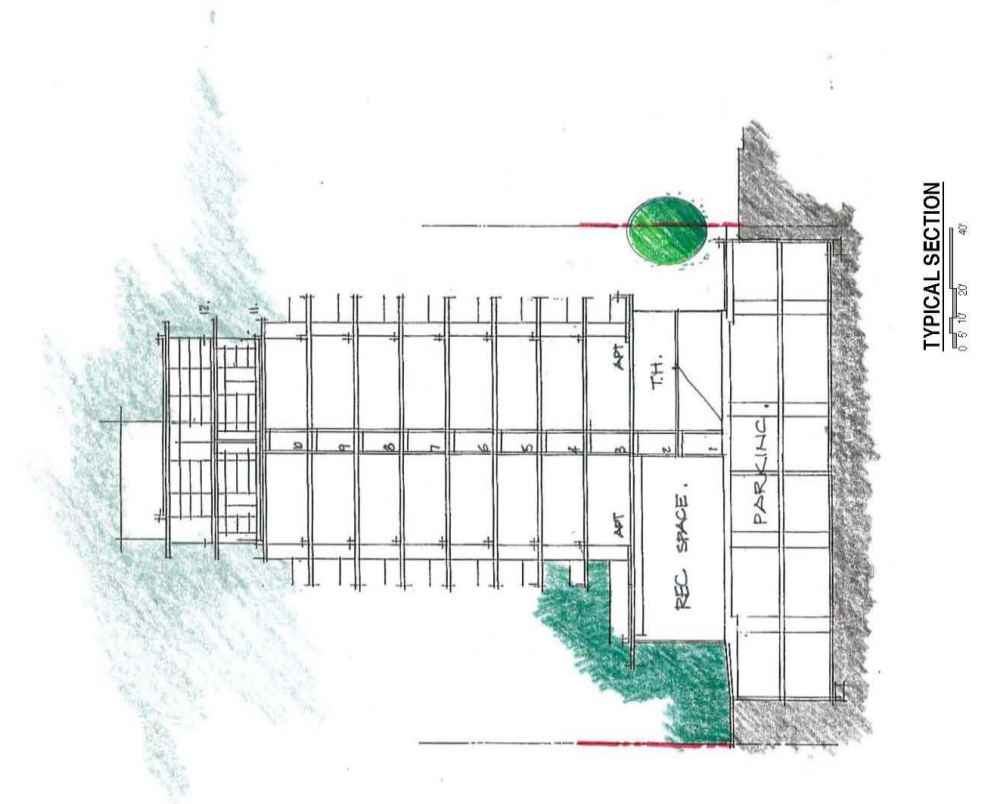
CRESSEY DEVELOPMENT GROUP
BINGHAM HILL ARCHITECTS

Rezoning Application
Vidal Street
City of White Rock BC

OCTOBER 1, 2012







TYPICAL SECTION
0 5 10 20 40'



STREET VIEW FROM SOUTHEAST

OCTOBER 1, 2012

CRESSEY DEVELOPMENT GROUP
BINGHAM HILL ARCHITECTS

Rezoning Application
Vidal Street
City of White Rock BC

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 (350,060ft²)
 - (b) Maximum *residential floor area* shall not exceed 27,607 square metres (297,156ft²)
 - (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:

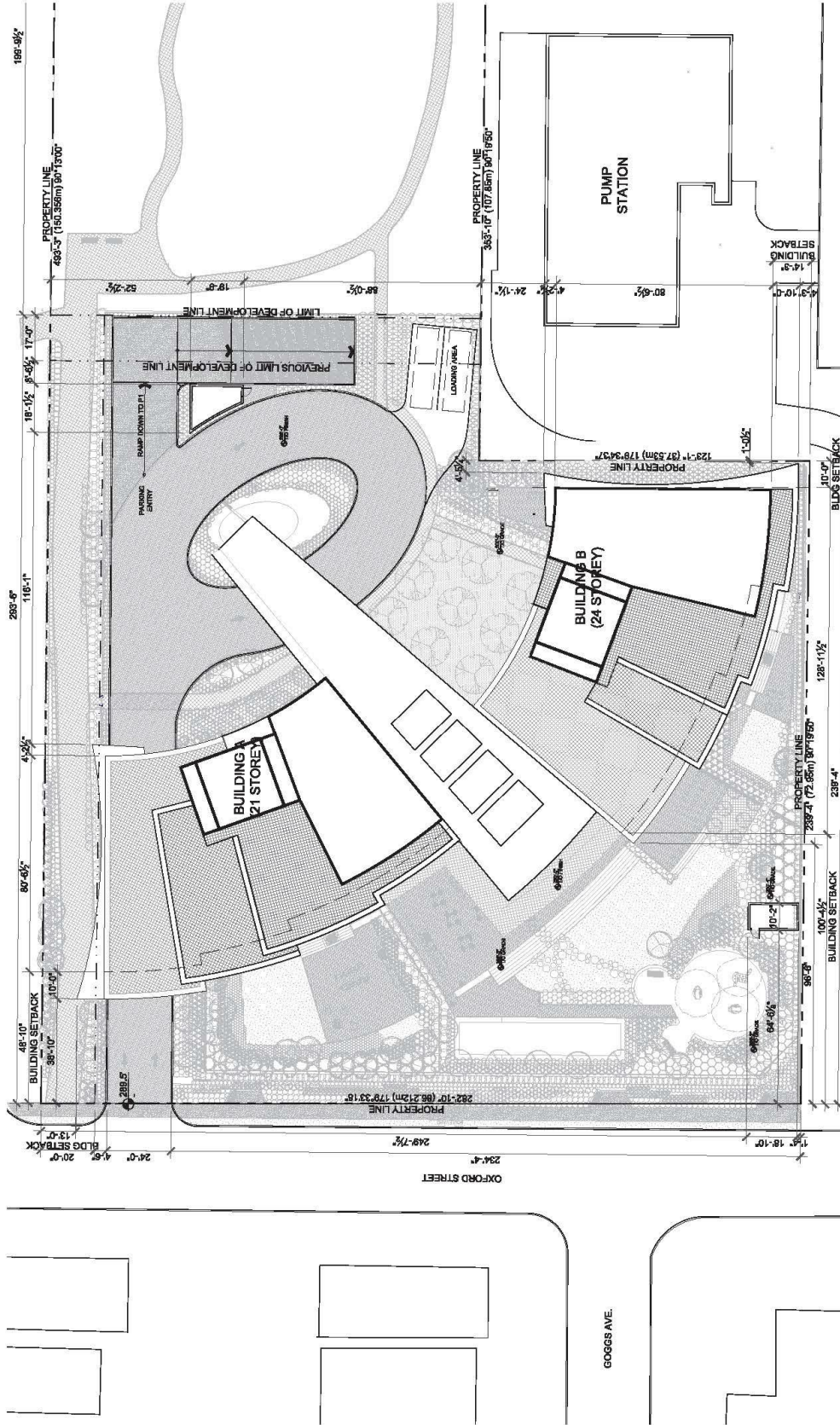
(i) Setback for buildings from front (west) lot line	= 14.8 metres
(ii) Setback for balconies from front (west) lot line	= 11.8 metres
(iii) Setback for buildings from rear (east) lot line	= 19.5 metres
(iv) Setback for buildings from north interior side lot line	= 6.1 metres
(v) Setback for slab extensions 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

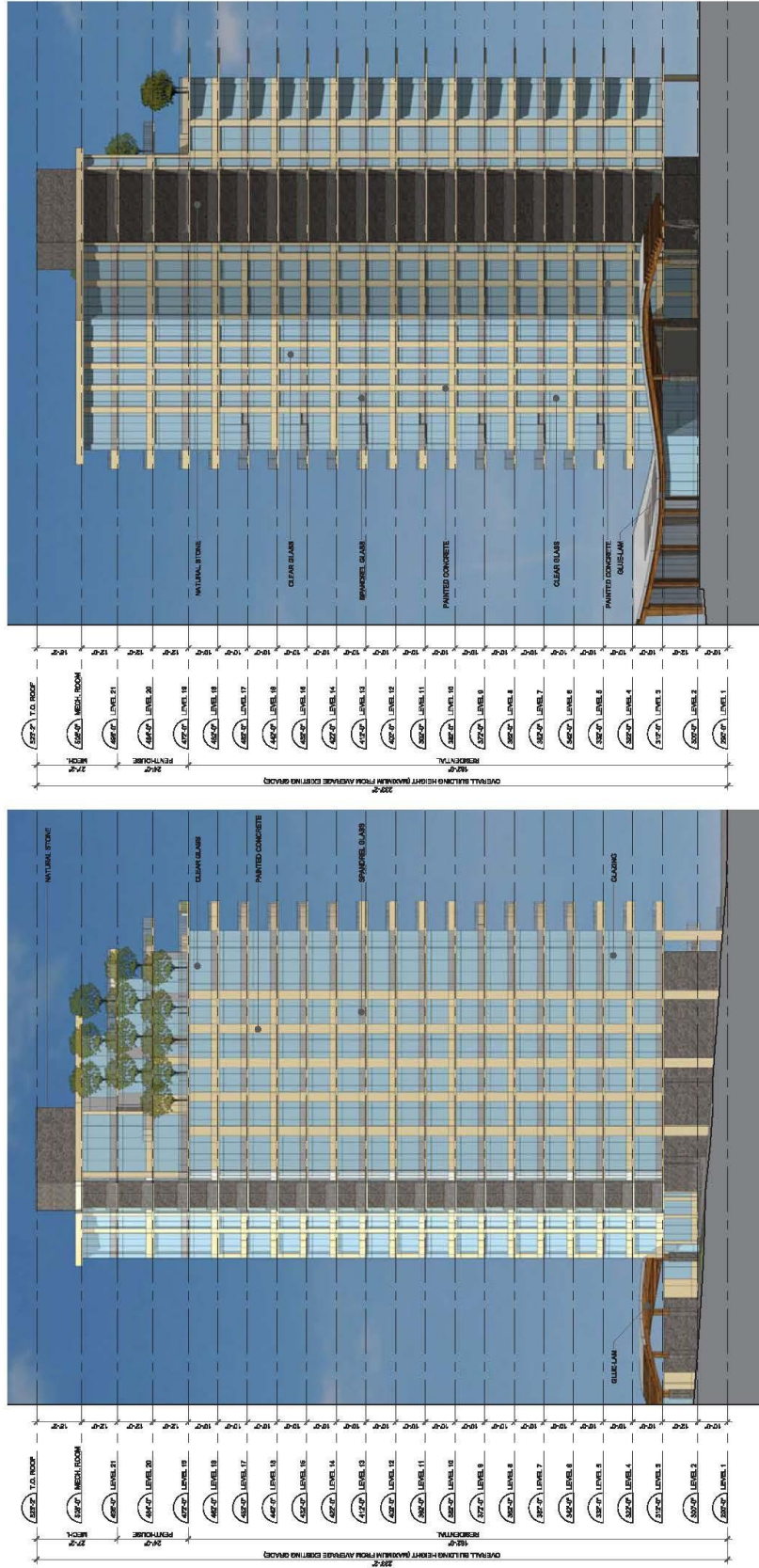
- (f) A minimum of six (6) spaces shall be provided for disabled persons parking and shall be clearly marked as per BC Building Code requirements
- 7. Loading:
 - (a) Two (2) loading zones shall be provided in accordance with Section 4.15
- 8. Bicycle Parking:
 - (a) A minimum of one hundred and twenty-two (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



Rezoning Re-submission
October 27, 2015

SITE PLAN
Scale: 1/32" = 1'-0"

The Oxford
1500 Oxford Street, White Rock, BC
CHRIS DINEAKOS ARCHITECTS INC.



EAST ELEVATION

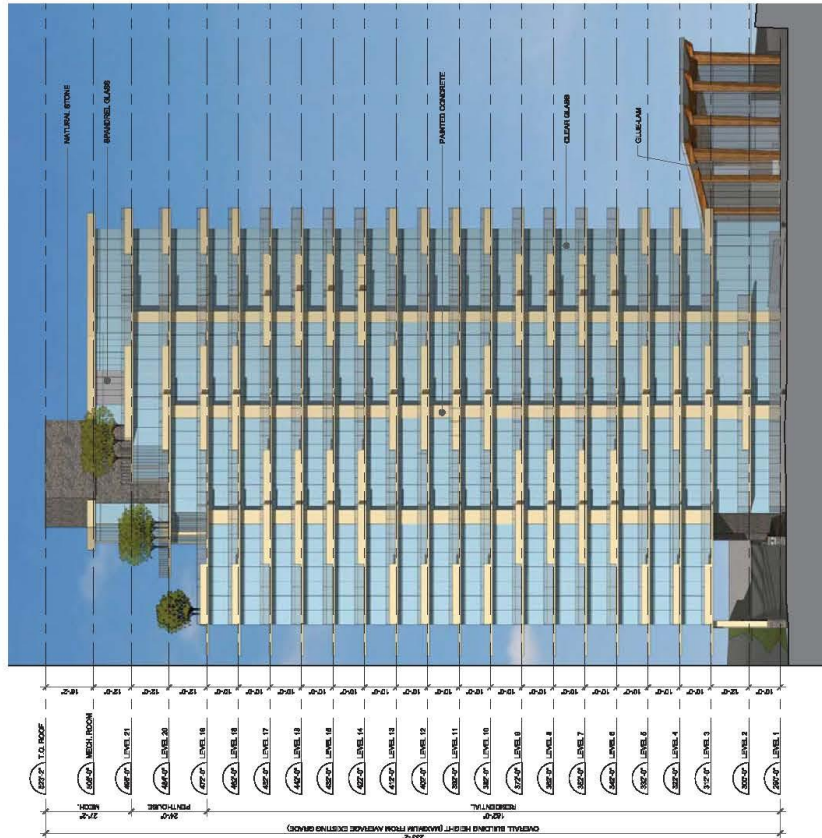
NORTH ELEVATION


The Oxford
 1500 Oxford Street, White Rock, BC
 Chris Dineakos Architects Inc.

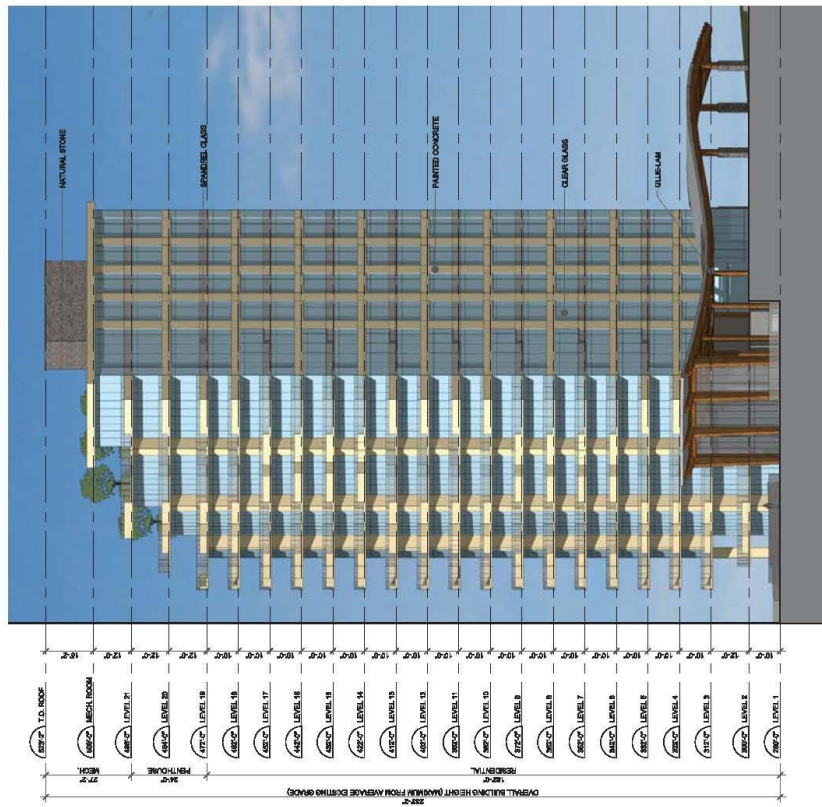
NORTH & EAST ELEV. - TOWER A
 Scale: 1/32" = 1'-0"

Rezoning Re-submission
 October 27, 2015


A3.00



WEST ELEVATION



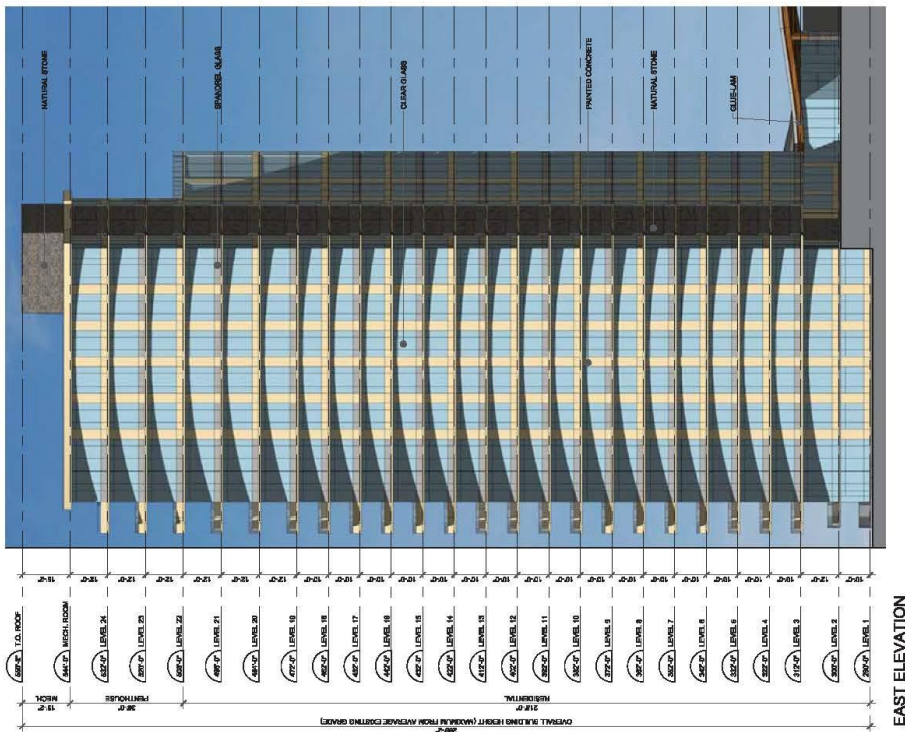
SOUTH ELEVATION


The Oxford
 1500 Oxford Street, White Rock, BC
 CHRIS DINEAKRIS ARCHITECTS INC.

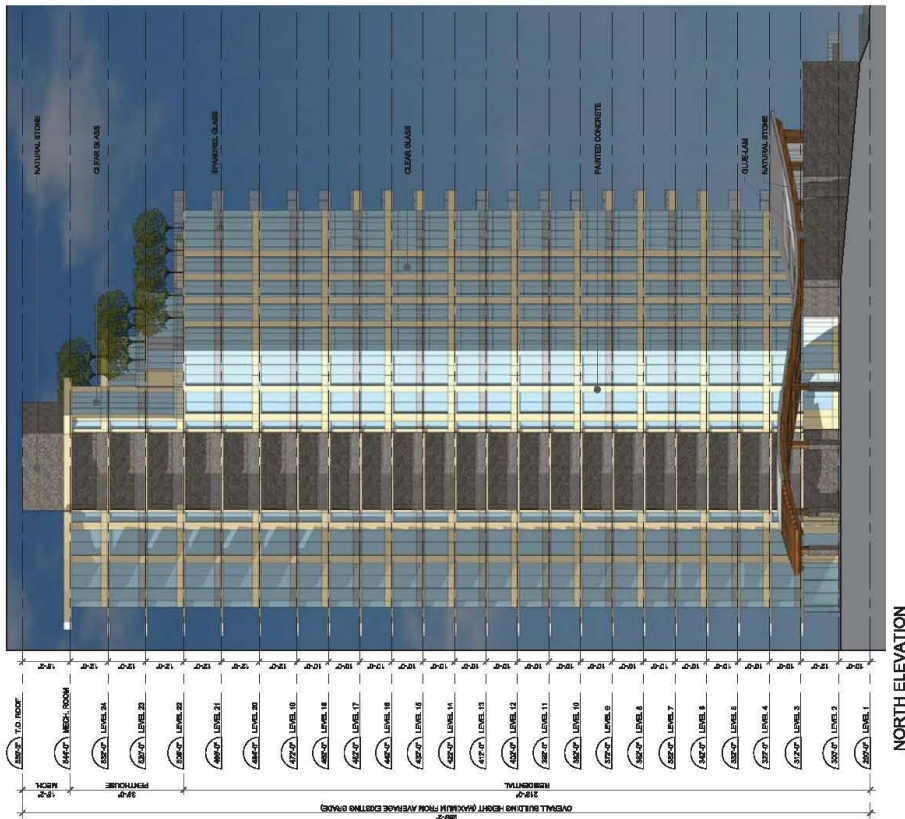
SOUTH & WEST ELEV. - TOWER A
 Scale: 1/32" = 1'-0"

Rezoning Re-submission
 October 27, 2015


A3.01



EAST ELEVATION



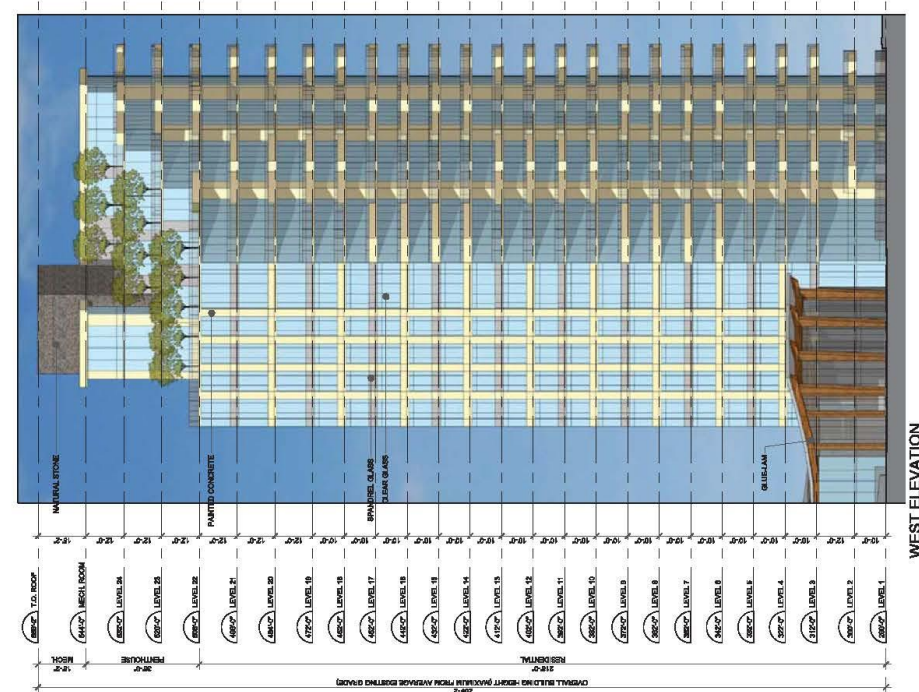
NORTH ELEVATION


The Oxford
 1500 Oxford Street, White Rock, BC
 Chris Dineakos
 ARCHITECTS INC.

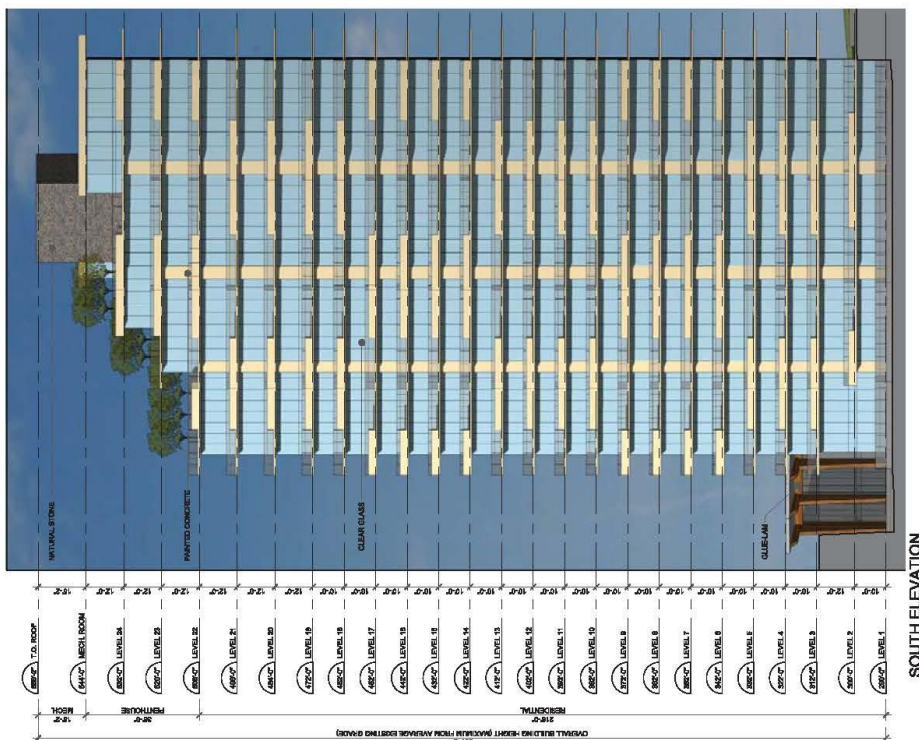
NORTH & EAST ELEV. - TOWER B
 Scale: 1/32" = 1'-0"

Rezoning Re-submission
 October 27, 2015


A3.02
 DEVELOPMENT INC.



WEST ELEVATION



SOUTH ELEVATION


The Oxford
 1500 Oxford Street, White Rock, BC
 Chris Dineakos Architects Inc.

SOUTH & WEST ELEV. - TOWER B
 Scale: 1/32" = 1'-0"

Rezoning Re-submission
 October 27, 2015


A3.03
 DEVELOPMENT INC.

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

ARCHITECT
19679
5TH AVENUE
SURREY BC V3S 9R9
 PHONE: 604-531-1886
 FAX: 604-538-1400
paul rust
 M.B.C. M.P.A.C.

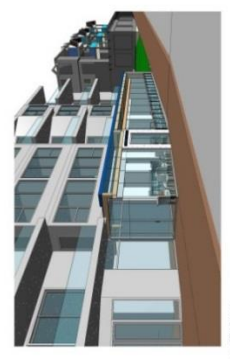
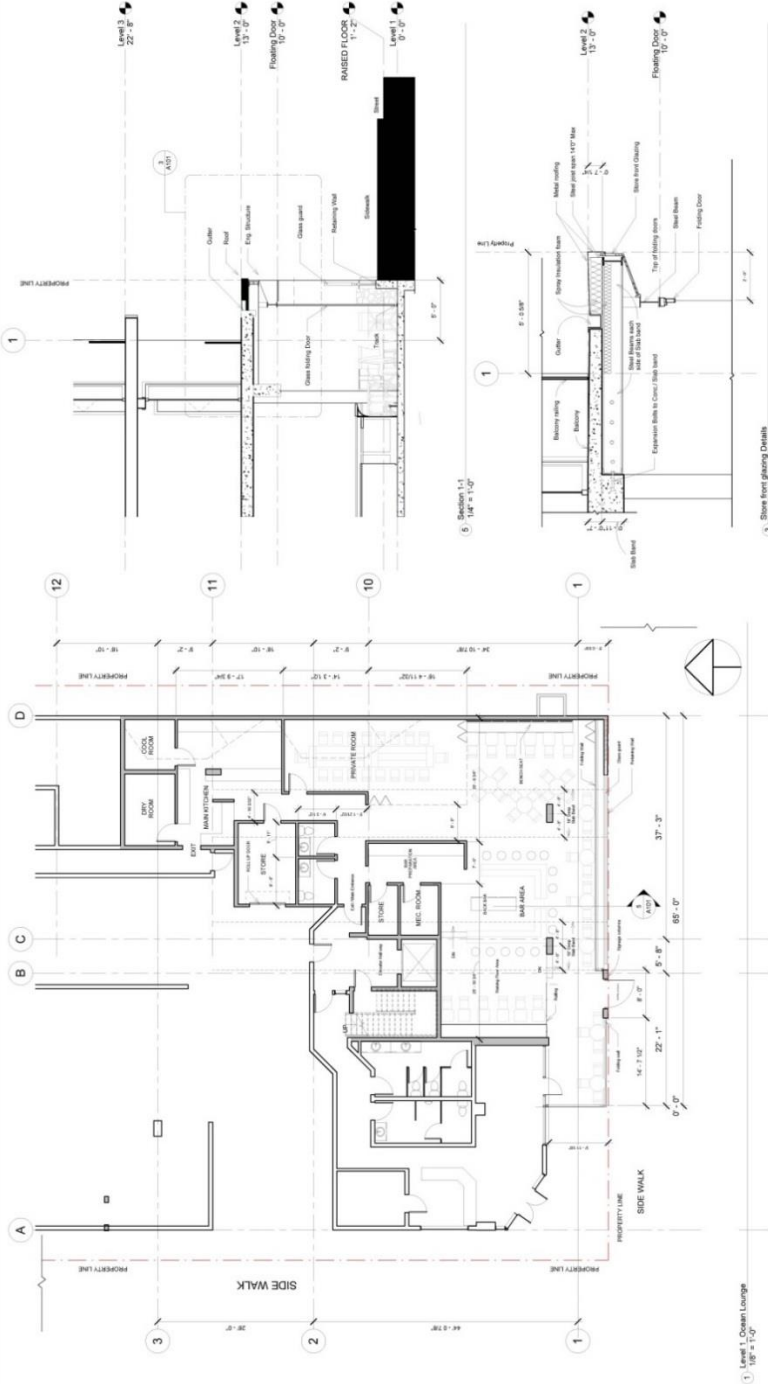
No.	Description	Date
1	Issue for Review	2014.07.01
2	Issue for Review	2014.07.01
3	Issue for Review	2014.07.01
4	Issue for Review	2014.07.01
5	Issue for Review	2014.07.01
6	Issue for Review	2014.07.01
7	Issue for Review	2014.07.01
8	Issue for Review	2014.07.01
9	Issue for Review	2014.07.01
10	Issue for Review	2014.07.01
11	Issue for Review	2014.07.01
12	Issue for Review	2014.07.01

OCEAN PROMENADE
 ALL SUITE HOTEL
 15611 MARINE DR., WHITE ROCK, BC, V4B 1E1

OCEAN LOUNGE

FLOOR PLAN, ELEVATIONS AND DETAILS

Project No: 201407
 Date: 2014.07.01
 Scale: AS SHOWN
 Author: JR
 Check: JR
 Title: A101
 File: A101.dwg

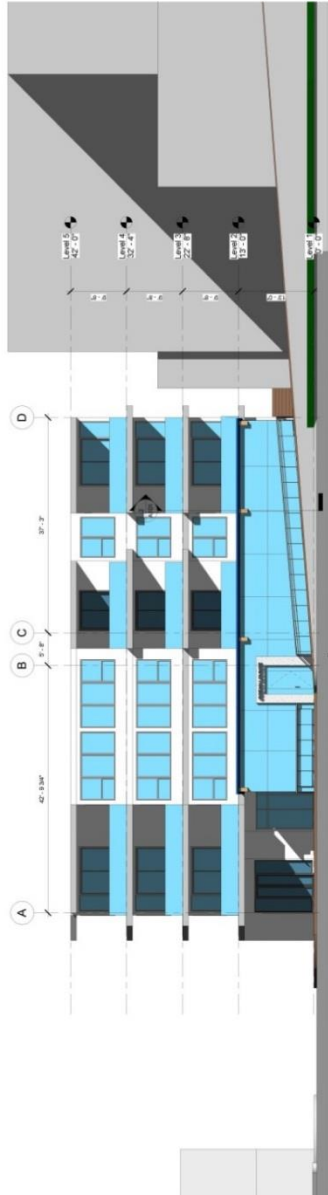




19579
5TH AVENUE
SURREY BC V3S 9R9
PHONE 604-531-7855
FAX 604-538-1450
paul rust
MAIBC MRAIC

Rev	Description	Date

OCEAN PROMENADE
OCEAN LOUNGE
EXTERIOR FRONT
Project Number: A103
Drawn by: MAIBC MRAIC
Checked by: MAIBC MRAIC
Scale: 1/8" = 1'-0"



1 - Elev.
1/8" = 1'-0"



2 - 3D View_1



3 - 3D View_2



4 - 3D View_3



5 - 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 ft²), maximum *residential floor area* shall not exceed 4,431.3 square metres (46,729.5ft²), 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 ft²), the maximum *residential floor area* shall not exceed 4,431.3 square metres (46,729.5ft²), 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 16, TOWNSHIP 1,
NEW WASHINGTON DISTRICT PLAN 19664

CIVIC ADDRESS

14835 AND 14835 THRIFT AVE., WHITE ROCK, B.C.

ZONING

CURRENT ZONING: RS-1
PROPOSED ZONING: CD

SITE AREA

3023.544 (2,779.507 FT²)

SITE COVERAGE

ALLOWABLE (PER RM-2) = 45%
PROVIDED = 37.58%

DENSITY

25 UNITS/20,000 SQ. FT. (PER ACED)

BLDG HEIGHT

GEOMETRIC ELEVATION TO TOP OF ELEVATOR PENTHOUSE: 118.53m

PROPOSED SETBACKS

NORTH: 22'-0" TO BLDG FACE
NORTH: 62'-0" TO BLDG FACE
SOUTH: 45'-0" TO BLDG FACE
SOUTH: 112.50m TO BLDG FACE
EAST: 25'-0" TO BLDG FACE
EAST: 12.50m TO BLDG FACE
WEST: 20'-0" TO BLDG FACE
WEST: 6.10m TO BLDG FACE

RESIDENTIAL FLOOR AREAS

EXCLUDING CORRIDORS, STAIRS, ELEVATORS, LOBBY, AND AMENITY

FLOOR AREA	CONVERTED (SQ. FT.)	AMENITY	TOTAL (SQ. FT.)	TOTAL (SQ. M.)
LEVEL 1	4447.79	4921.46	9369.25	867.74
LEVEL 2	3398.07	3855.56	7253.63	671.03
LEVEL 3	3398.07	3855.56	7253.63	671.03
LEVEL 4	3398.07	3855.56	7253.63	671.03
LEVEL 5	3398.07	3855.56	7253.63	671.03
LEVEL 6	3398.07	3855.56	7253.63	671.03
LEVEL 7	3398.07	3855.56	7253.63	671.03
LEVEL 8	3398.07	3855.56	7253.63	671.03
LEVEL 9	3398.07	3855.56	7253.63	671.03
LEVEL 10	3398.07	3855.56	7253.63	671.03
TOTAL	45051.17	4921.46	50000.00	4629.44

FLOOR AREA RATIO

PROVIDED = 46,279.44 SQ. FT. / 31,275.90 FT² = 1.48

UNIT COUNT

UNIT A	UNIT B	UNIT C	TOTAL
LEVEL 1	25	1	26
LEVEL 2	25	1	26
LEVEL 3	25	1	26
LEVEL 4	25	1	26
LEVEL 5	25	1	26
LEVEL 6	25	1	26
LEVEL 7	25	1	26
LEVEL 8	25	1	26
LEVEL 9	25	1	26
LEVEL 10	25	1	26
TOTAL	250	10	260

PARKING REQUIREMENTS

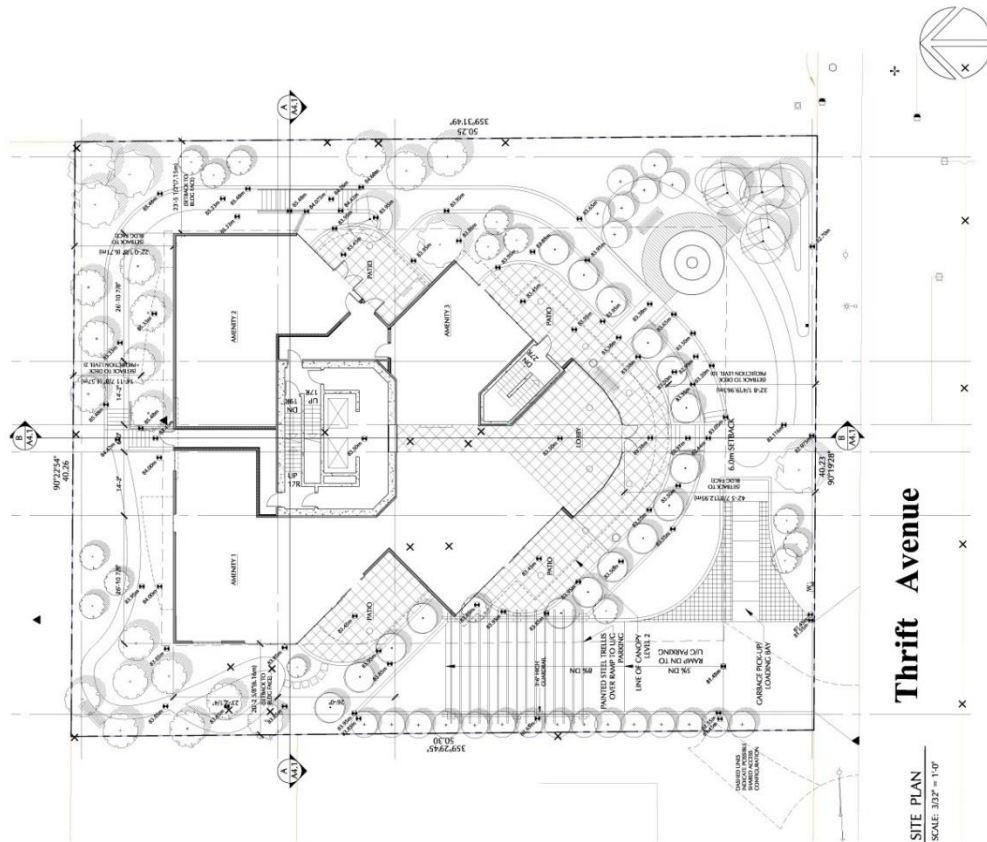
REQUIRED:
RESIDENT PARKING: 25 UNITS
VISITOR PARKING: 25 UNITS
ACCESSIBLE PARKING: 1

PROVIDED:
25 x 1.2 = 30
25 x 1.3 = 8
1

TOTAL = 39

INDOOR AMENITY SPACE

REQUIRED:
LEVEL 1
4821.45 SQ. FT.



Thrifty Avenue

1 SITE PLAN
SCALE: 3/32" = 1'-0"

14825 & 14835 Thrift Ave,
White Rock BC

PROPOSED DEVELOPMENT

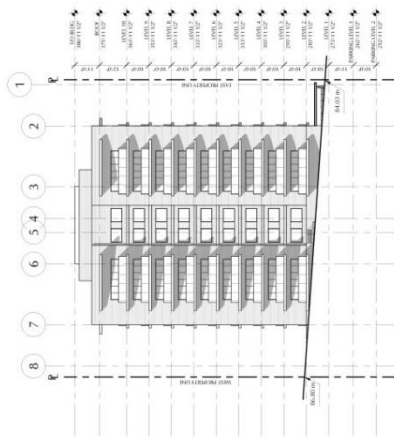
Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7
604.536.1600

SITE PLAN & SYNOPSIS

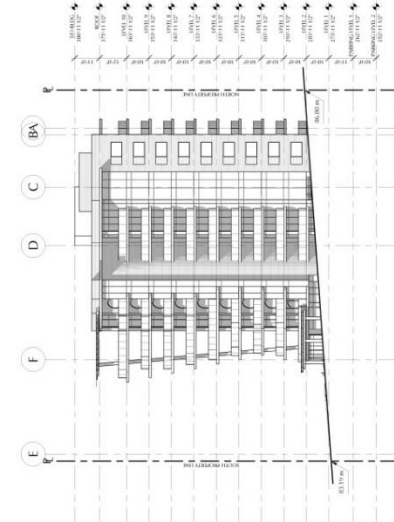
1501

February 7, 2017

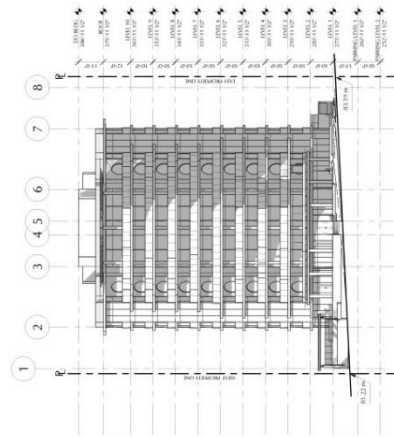
A1.1



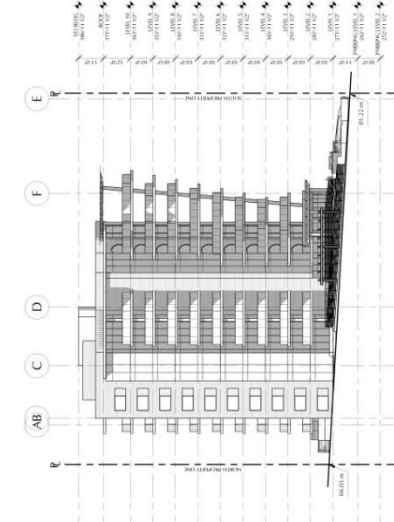
1 NORTH ELEVATION
A3.1 SCALE: 3/16" = 1'-0"



2 EAST ELEVATION
A3.1 SCALE: 3/16" = 1'-0"



3 SOUTH ELEVATION
A3.1 SCALE: 3/16" = 1'-0"



4 WEST ELEVATION
A3.1 SCALE: 3/16" = 1'-0"



PROPOSED DEVELOPMENT
Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7
604.536.1600

14825 & 14835 Thrift Ave,
White Rock BC

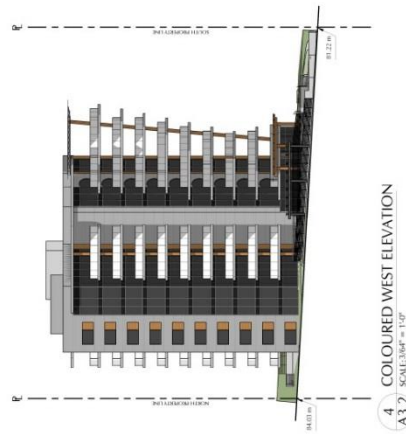
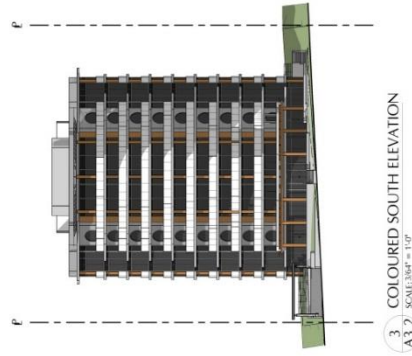
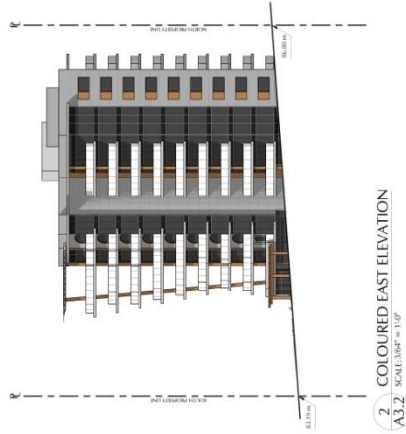
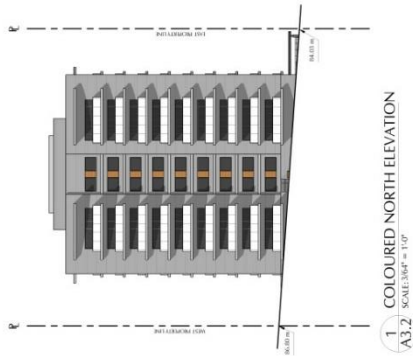
Development For FORCE PROPERTIES

ELEVATIONS
1501

A3.1

DATE: FEB 7, 2017
DRAWN BY: ANKENMAN ASSOCIATES ARCHITECTS INC.
CHECKED BY: ANKENMAN ASSOCIATES ARCHITECTS INC.
DESCRIPTION: 1501 - EXTERIOR

SCALE: 3/16" = 1'-0"
February 7, 2017



PROPOSED DEVELOPMENT

14825 & 14835 Thrift Ave,
White Rock BC

COLOURED ELEVATIONS
1501

A3.2

Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V4A 3A7
604.556.1600

SCALE: 3/8" = 1'-0"
February 7, 2017

REV.	DATE	REASON FOR CHANGE/ISSUE	BY
001	02/07/2017	ISSUED FOR PERMITTING	MS
002	02/07/2017	ISSUED FOR CITY FOR ENCLAVEMENT	MS
003	02/07/2017	ISSUED FOR CITY FOR ENCLAVEMENT	MS

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:

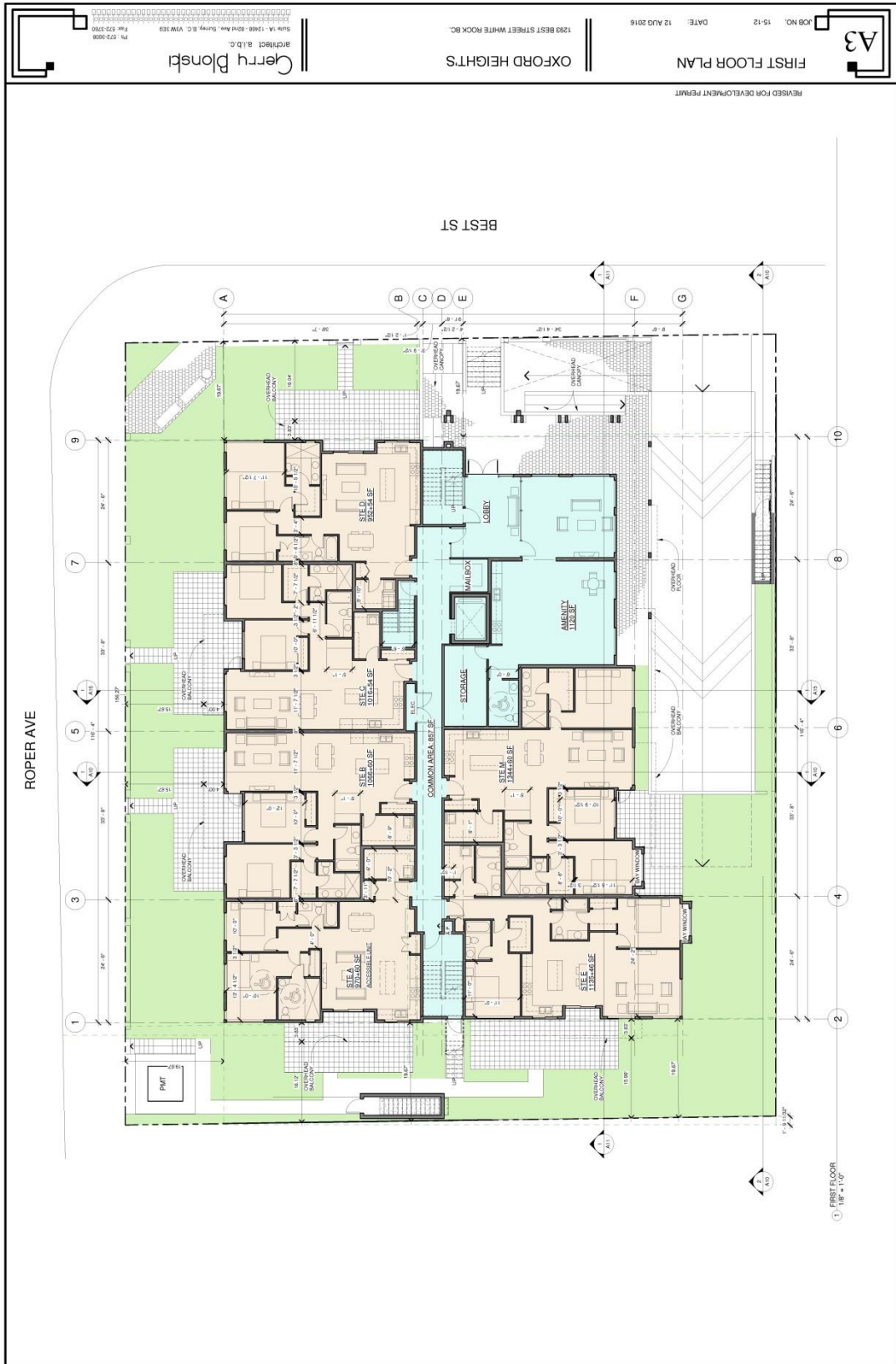
- (a) A minimum of 1.2 spaces per dwelling unit shall be provided to serve the residential units
- (b) A minimum of 0.3 spaces per dwelling unit are to be provided and marked as 'visitor'
- (c) A minimum of three (3) spaces shall be provided for disabled persons parking and shall be clearly marked as 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.





EXTERIOR FINISH SCHEDULE

MATERIAL	FINISH
1) HARD SIDING PAINTED JACKSON TAN	JACKSON TAN
2) HARD SIDING PAINTED JACKSON TAN	JACKSON TAN
3) HARD SIDING PAINTED JACKSON TAN	JACKSON TAN
4) HARD SIDING PAINTED JACKSON TAN	JACKSON TAN
5) CULTURAL STONE COUNTRY LEDESTONE CST-05541	COUNTRY LEDESTONE
6) CONCRETE FOUNDATION WALLS BM-PC-382 FENCING POSTS EIK	CONCRETE
7) WOOD TRIM/ FASCIA BONE CHINA 4TH F.L.	BONE CHINA
8) RAILING METAL DARK GREY	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 1 use* 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

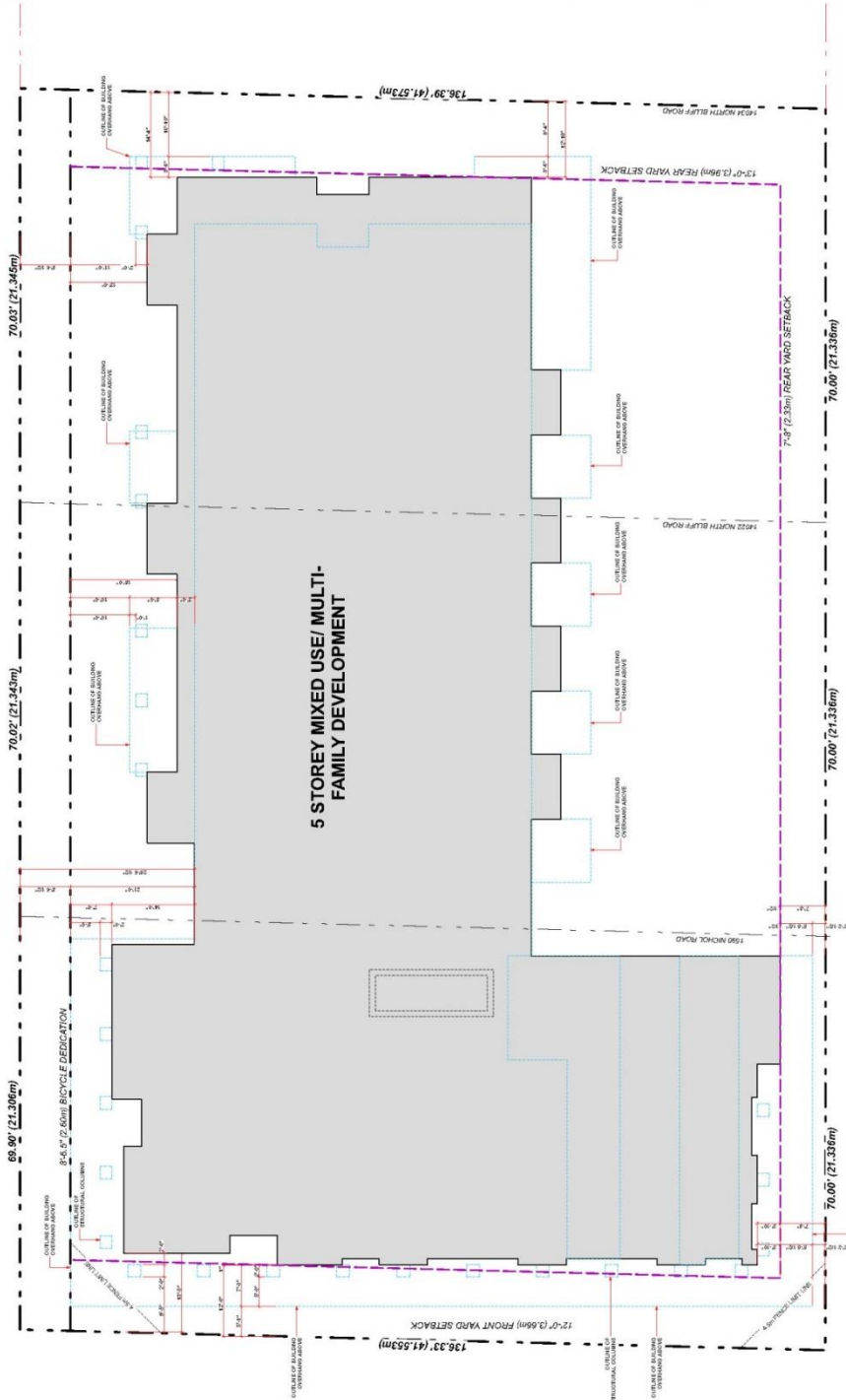
10. General:

- (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.



IA ARCHITECTURE INC.
 415 WEST FEMBER STREET
 VANCOUVER BC V6L 2K6
 TEL: 604.681.1111
 FAX: 604.681.1112
 WWW.IAARCHITECTURE.COM
 INFO@IAARCHITECTURE.COM

NORTH BLUFF RD



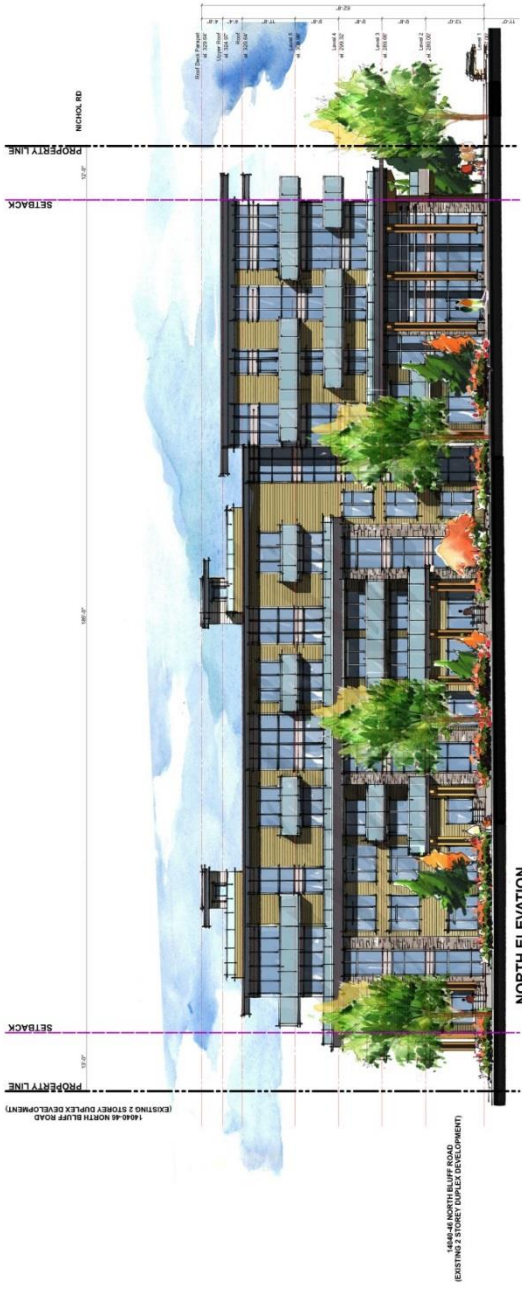
NICHOL RD

TEXOR
 RESIDENTIAL DEVELOPMENT
 1980 NICHOL RD
 WHITE ROCK BC

Graphic Site Plan

1:500
 1/8" = 1'-0"
 Oct 14, 2016

A-1.011



TEXOR
 RESIDENTIAL DEVELOPMENT

1500 NICHOL RD
 WHITE ROCK BC

Elevations

15187 (DATE)
 332" = 1"=0' (SCALE)
 Oct 04 2016 (DATE)
 15a (REV)

A-4.001



INTERARCHITECTURE INC.
 416 WEST PENDER STREET
 VANCOUVER, BC V6C 2K8
 TEL: 604.681.1111
 INFO@INTERARCH.COM
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UNAPPROVED DRAWING

TEXOR
 RESIDENTIAL DEVELOPMENT
 1500 INCHOL RD
 WHITE ROCK, BC

Elevations
 15167
 332' = 1"=0'
 Oct 04 2016
 15a

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:

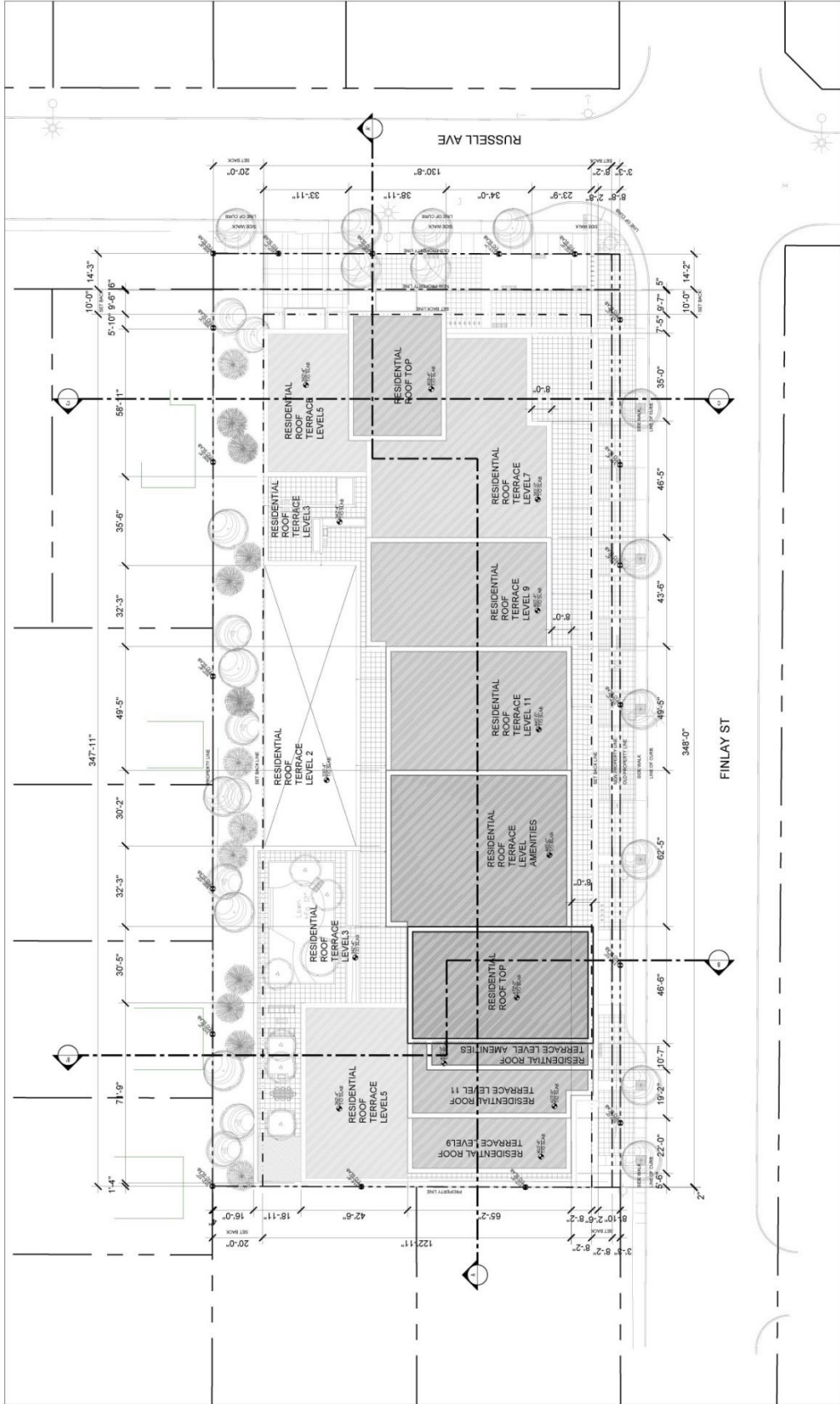
- (a) A minimum of 91 Class I spaces shall be provided
- (b) A minimum of 19 Class II spaces shall be provided

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



ISSUED FOR CITY REVIEW
January 25, 2017

ROOF PLAN
1/32" = 1'-0"

MIXED-USE DEVELOPMENT
1556 FINLAY ST, WHITE ROCK, BC

OVIEDO DEVELOPMENTS

A009





- 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 WHIRL COAT CERAMIC FINI #2 PANTED COLOUR: ANODIZED GREY
- 4 SPANDREL GLASS: 6MM CLEAR ANNEALED CAN VITRUM 6MM CLEAR TEMPERED SURFACE COLOUR: LIGHT YELLOW
- 5 ARCHITECTURAL FINISH CONCRETE PANTED COLOUR: BENJAMIN MOORE WHITE DUNGIR - 2121 60
- 6 ARCHITECTURAL FINISH CONCRETE PANTED COLOUR: BENJAMIN MOORE PILGRIM HAZE - 2122 50
- 7 SIMULATED WOOD AT UNDERSIDE OF THE OFFICE SOFFIT
- 8 NATURAL STONE: STONE TILE - LORE HONED LIMESTONE MOSAIC
- 9 NATURAL STONE: STONE TILE - BLACK SHADOW HONED MARBLE
- 10 ARCHITECTURAL LOUVERS
- 11 NATURAL STONE VENEER SPALT FACE GREY (EAST WALL)
- 12 LANDSCAPED WALL

MIXED-USE DEVELOPMENT
CHRIS DIKEAKOS ARCHITECTS INC.
1556 FINLAY ST. WHITE ROCK, BC

WEST ELEVATION
SCALE: 1/16" = 1"

ISSUED FOR CITY REVIEW
January 25, 2017

A300
OVIEDO DEVELOPMENTS



- 1 WINDOW FRAME & GUARDRAIL SUPPORTS COLOUR: GREY VELVET
- 2 GLASS DOUBLE GLAZED WINDOWS - CLEAR GLASS WITH LOWE COATING
- 3 SPANDREL GLASS: 6MM CLEAR TEMPERED WIRROLL COAT CERAMIC FRIT #2 PAINTED COLOUR: ANODIZED GREY
- 4 SPANDREL GLASS: 4MM CLEAR ANNEALED CW VITRUM 6MM CLEAR TEMPERED SURFACE COLOUR: LIGHT YELLOW
- 5 ARCHITECTURAL FINISH CONCRETE PAINTED: COLOUR BENJAMIN MOORE: WHITE SWANSON - 211490
- 6 ARCHITECTURAL FINISH CONCRETE PAINTED: COLOUR BENJAMIN MOORE: FLORISS MOSE - 213230
- 7 SIMULATED WOOD AT UNDERSIDE OF THE OFFICE SOFFIT
- 8 NATURAL STONE: STONE TILE - LOIRE HONED LIMESTONE MOYAC
- 9 NATURAL STONE: STONE TILE - BLACK SHADOW HONED MARBLE
- 10 ARCHITECTURAL LOUVERS
- 11 NATURAL STONE VENEER SPLITFACE GREY (EAST WALL)
- 12 LANDSCAPED WALL



MIXED-USE DEVELOPMENT
1556 FINLAY ST., WHITE ROCK, BC

SOUTH ELEVATION
SCALE: 1/16" = 1"

ISSUED FOR CITY REVIEW
January 25, 2017



A301



- 1 WINDOW FRAME & SUBSTRAL SUPPORTS
COLOUR: GREY VELVET
- 2 GLASS DOUBLE GLAZED WINDOWS - CLEAR GLASS WITH LOW-E COATING
- 3 SPANDREL GLASS: 6MM CLEAR TEMPERED WHIRL COAT CERAMIC FIN #2 PAINTED COLOUR: ANODIZED GREY
- 4 SPANDREL GLASS: 4MM CLEAR ANNEALED CHRYTRUM 6MM CLEAR TEMPERED SURFACE COLOUR: LIGHT YELLOW
- 5 ARCHITECTURAL FINISH CONCRETE PAINTED: COLOUR: BENJAMIN MOORE, WHITE DAMASK - 211-40
- 6 ARCHITECTURAL FINISH CONCRETE PAINTED: COLOUR: BENJAMIN MOORE, PIGMENTI INZIE - 212-50
- 7 SIMULATED WOOD AT UNDERSIDE OF THE OFFICE SOFFIT
- 8 NATURAL STONE: STONE TILE - LORE HONED LIMESTONE, MORAC
- 9 NATURAL STONE: STONE TILE - BLACK SHADOW HONED, MARBLE
- 10 ARCHITECTURAL LOUVERS
- 11 NATURAL STONE VENEER BRIT FACE GREY (EAST WALL)
- 12 LANDSCAPED WALL



A302

ISSUED FOR CITY REVIEW
January 25, 2017

EAST ELEVATION
SCALE: 1/16" = 1"

MIXED-USE DEVELOPMENT
1556 FINLAY ST. WHITE ROCK, BC





- 1 WINDOW FRAME & GLAZING SUPPORTS COLOUR: GREY VELVET
- 2 GLASS: DOUBLE GLAZED WINDOWS - CLEAR GLASS WITH LOW-E COATING
- 3 SPANDREL GLASS: 6MM CLEAR TEMPERED WHOLE COAT CERAMIC FRT #2 PAINTED COLOUR: ANODIZED GREY
- 4 SPANDREL GLASS: 4MM CLEAR ANNEALED CW VITRUM 6MM CLEAR TEMPERED SURFACE COLOUR: LIGHT YELLOW
- 5 ARCHITECTURAL FINISH CONCRETE PAINTED COLOUR: BENJAMIN MOORE - WHITE DRAGON - 2121-60
- 6 ARCHITECTURAL FINISH CONCRETE PAINTED COLOUR: BENJAMIN MOORE PLUM IN HAZE - 2102-50
- 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 BRIT FACE GREY (LEFT WALL)
- 12 LANDSCAPED WALL

MIXED-USE DEVELOPMENT
CHRIS DIKEAKOS ARCHITECTS INC.
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:

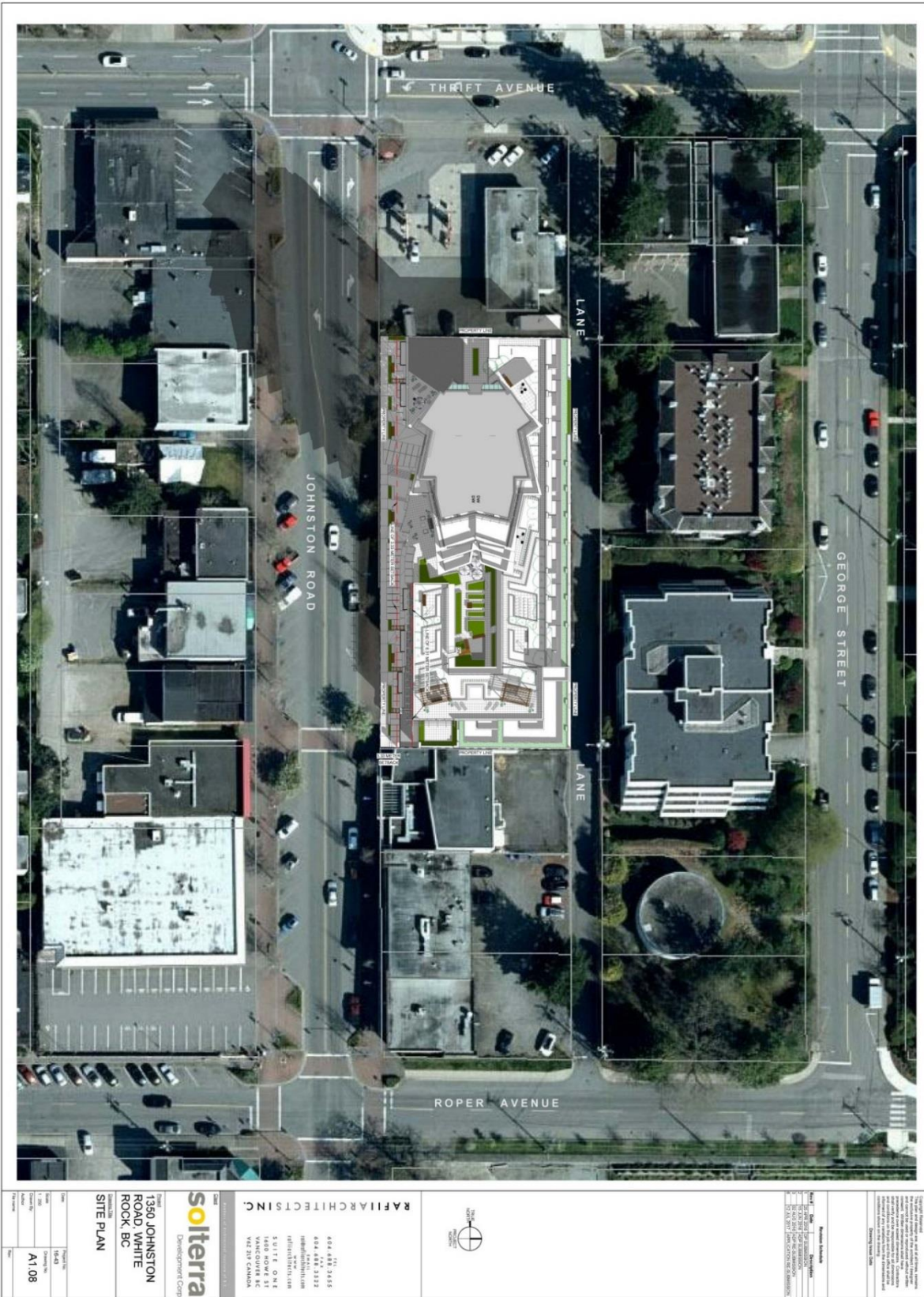
Bicycle parking shall be provided in accordance with Section 4.16, with the minimum number of spaces required as follows:

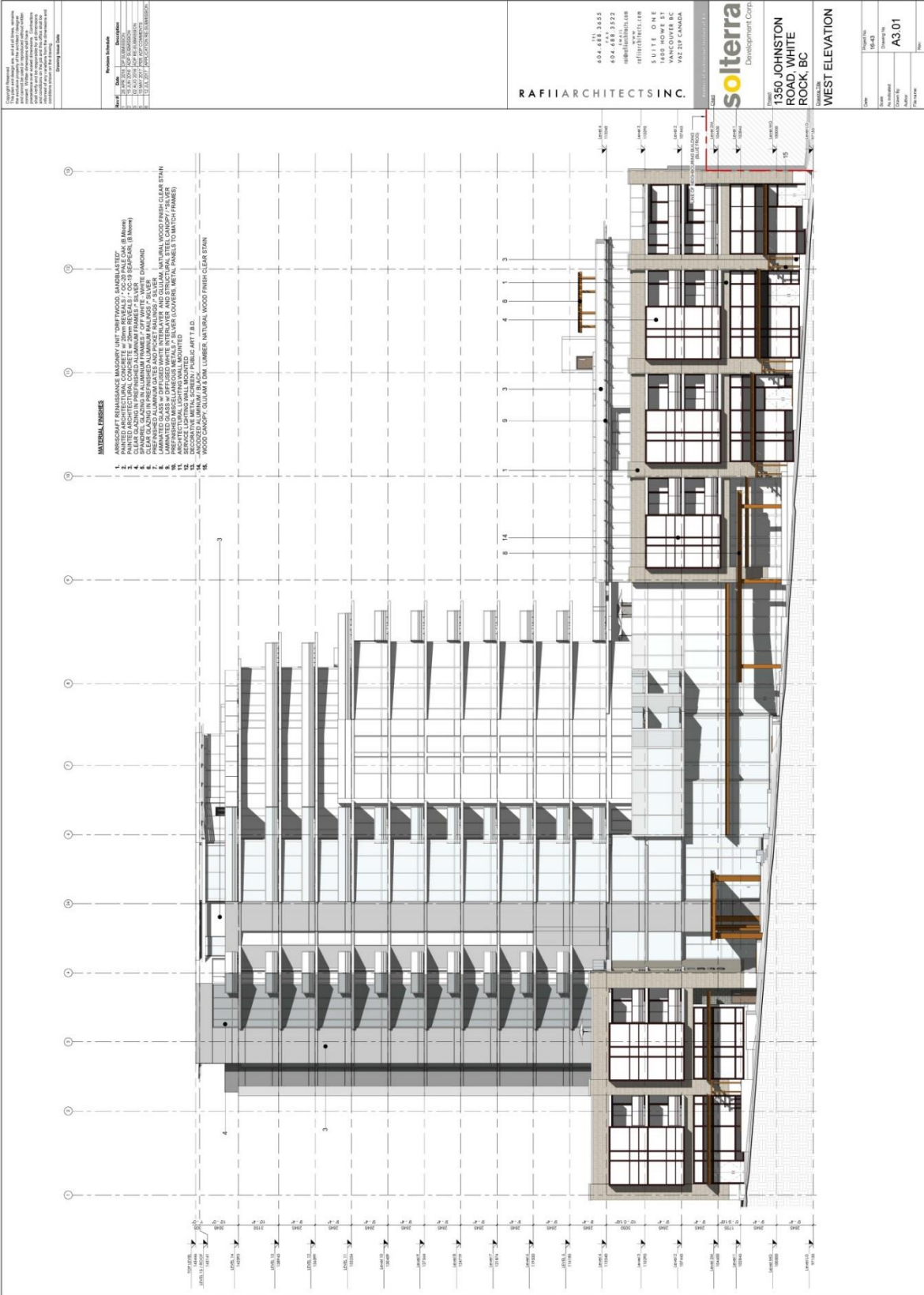
 - (a) A minimum of 133 Class I spaces shall be provided
 - (b) A minimum of 31 Class II spaces shall be provided

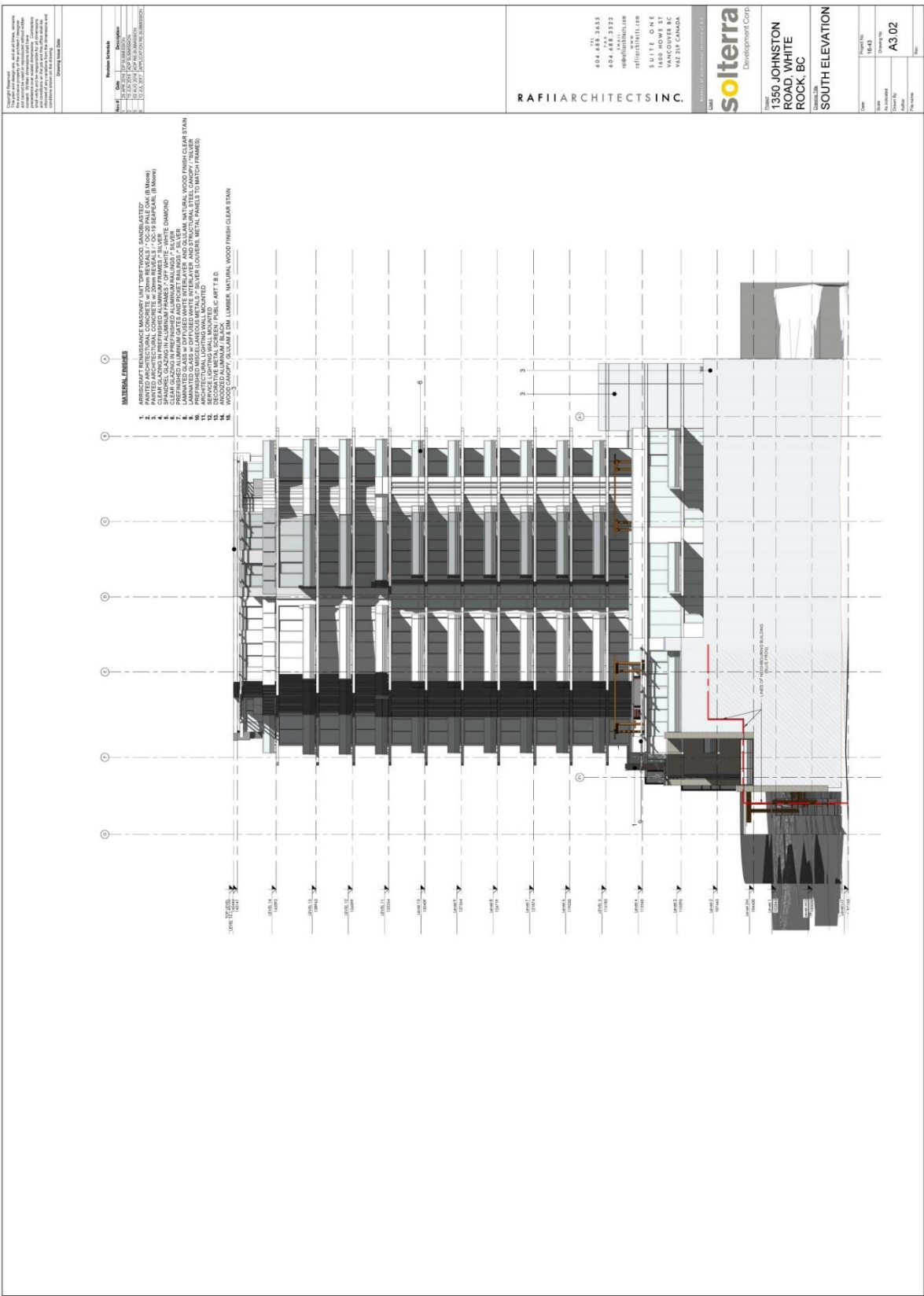
9. Loading:
 - (a) A total of 3 loading zones shall be provided for residential and commercial uses in accordance with Section 4.15

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.







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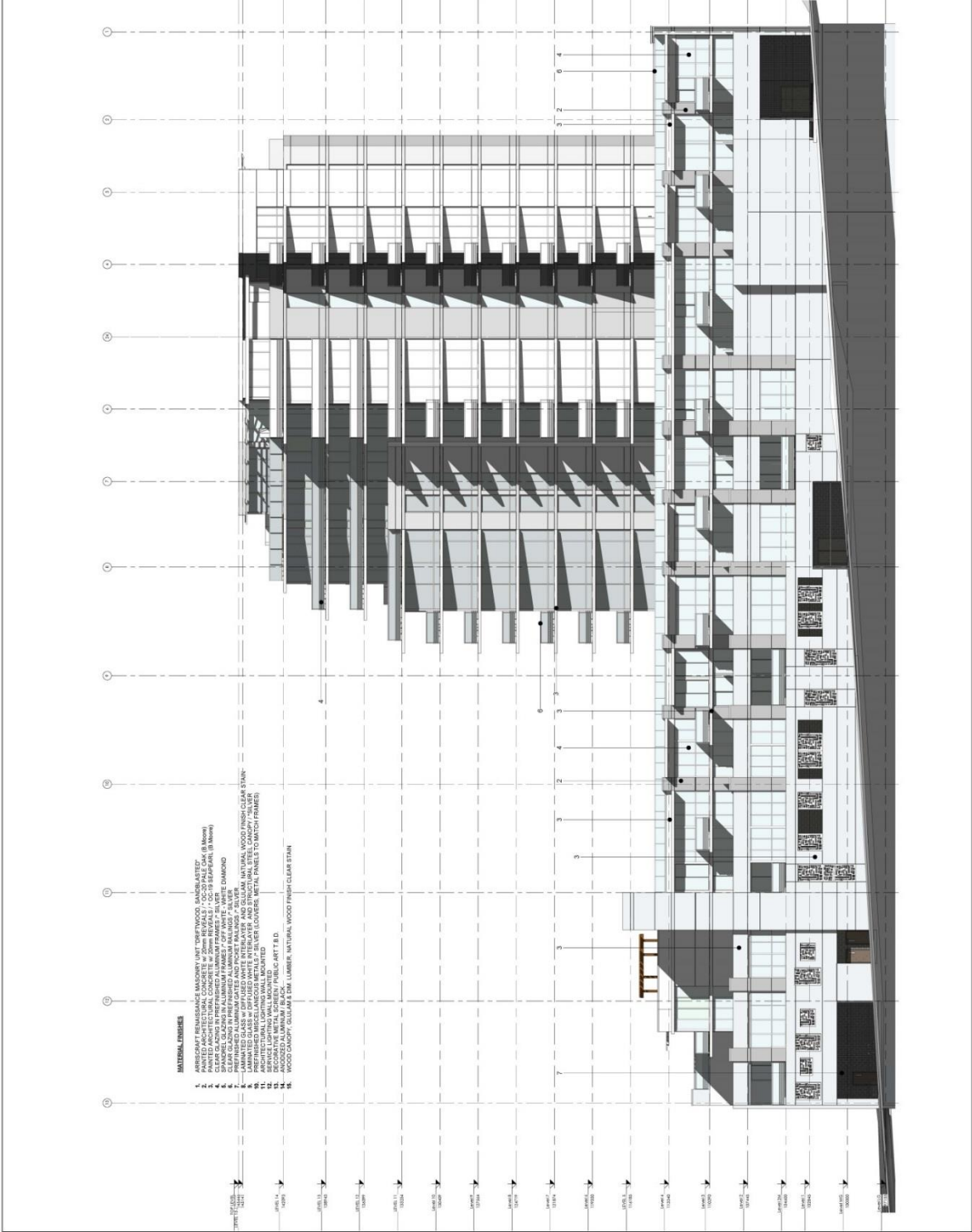
Project Schedule	
Project No.	1350 JOHNSTON ROAD
Client	SOITERRA DEVELOPMENT CORP.
Architect	RAFI ARCHITECTS INC.
Project Manager	RAFI ARCHITECTS INC.
Project Location	1350 JOHNSTON ROAD, ROCK, BC
Project Status	CONCEPTUAL DESIGN
Project Date	2024.03.27

RAFI ARCHITECTS INC.
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 1400 BOWEN ST
 VANCOUVER, BC
 V6Z 2T9 CANADA

soiterra
 Development Corp.

1350 JOHNSTON ROAD, WHITE ROCK, BC
 EAST ELEVATION

Sheet No.	A3.03
Scale	1:100
Author	RAFI ARCHITECTS INC.
Check	RAFI ARCHITECTS INC.
Drawn by	RAFI ARCHITECTS INC.



Rev#	Date	Description
1	12.05.2017	FOR CONSTRUCTION
2	12.05.2017	FOR CONSTRUCTION
3	12.05.2017	FOR CONSTRUCTION
4	12.05.2017	FOR CONSTRUCTION
5	12.05.2017	FOR CONSTRUCTION
6	12.05.2017	FOR CONSTRUCTION
7	12.05.2017	FOR CONSTRUCTION
8	12.05.2017	FOR CONSTRUCTION
9	12.05.2017	FOR CONSTRUCTION
10	12.05.2017	FOR CONSTRUCTION
11	12.05.2017	FOR CONSTRUCTION
12	12.05.2017	FOR CONSTRUCTION
13	12.05.2017	FOR CONSTRUCTION
14	12.05.2017	FOR CONSTRUCTION
15	12.05.2017	FOR CONSTRUCTION
16	12.05.2017	FOR CONSTRUCTION

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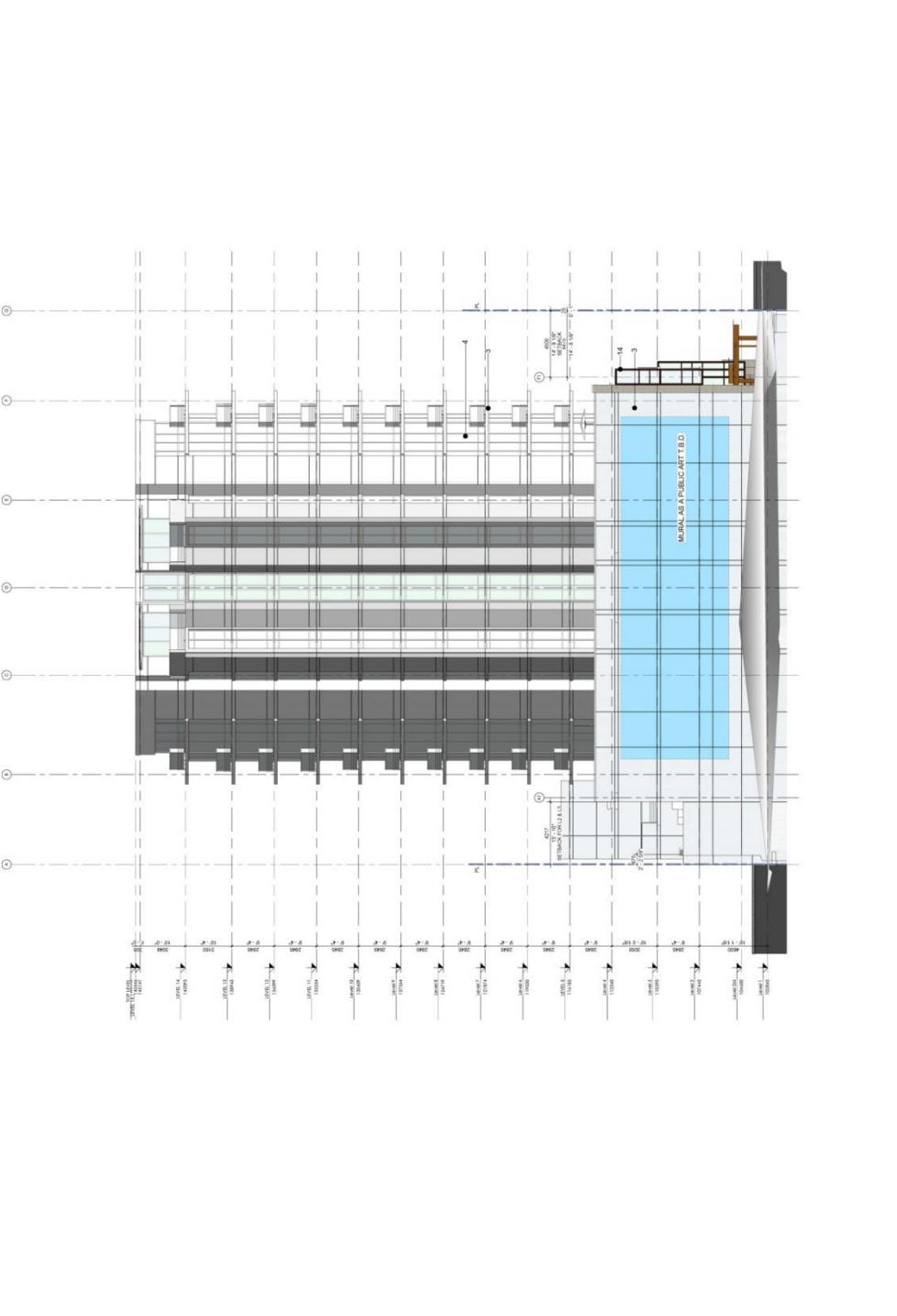
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 V2A 4G5
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 WWW.SOLTERRA.CA

1350 JOHNSTON ROAD, WHITE ROCK, BC
 V2A 4G5
 TEL: 250.363.8100
 WWW.SOLTERRA.CA

- MATERIAL LEGEND**
1. ANTI-GRAY REINFORCE MASONRY UNIT - DIRTWOOD SANDBLASTED
 2. PAINTED ARCHITECTURAL CONCRETE - JOHNSTON (S) / DOUGLAS (S) / MOON
 3. SPANISH GLAZING ALUMINUM FRAMES - OFF WHITE / WHITE DIAMOND
 4. PRE-FINISHED ALUMINUM FRAMES - OFF WHITE / WHITE DIAMOND
 5. LAMINATED GLASS - 10MM CLEAR / 10MM CLEAR / 10MM CLEAR
 6. LAMINATED GLASS - 10MM CLEAR / 10MM CLEAR / 10MM CLEAR
 7. LAMINATED GLASS - 10MM CLEAR / 10MM CLEAR / 10MM CLEAR
 8. LAMINATED GLASS - 10MM CLEAR / 10MM CLEAR / 10MM CLEAR
 9. ARCHITECTURAL LIGHTING WALL MOUNTED
 10. ARCHITECTURAL LIGHTING WALL MOUNTED
 11. ARCHITECTURAL LIGHTING WALL MOUNTED
 12. ARCHITECTURAL LIGHTING WALL MOUNTED
 13. ARCHITECTURAL LIGHTING WALL MOUNTED
 14. WOOD CANOPY - SULLAM DAM LUMBER, NATURAL WOOD FRESH CLEAR STAIN



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:

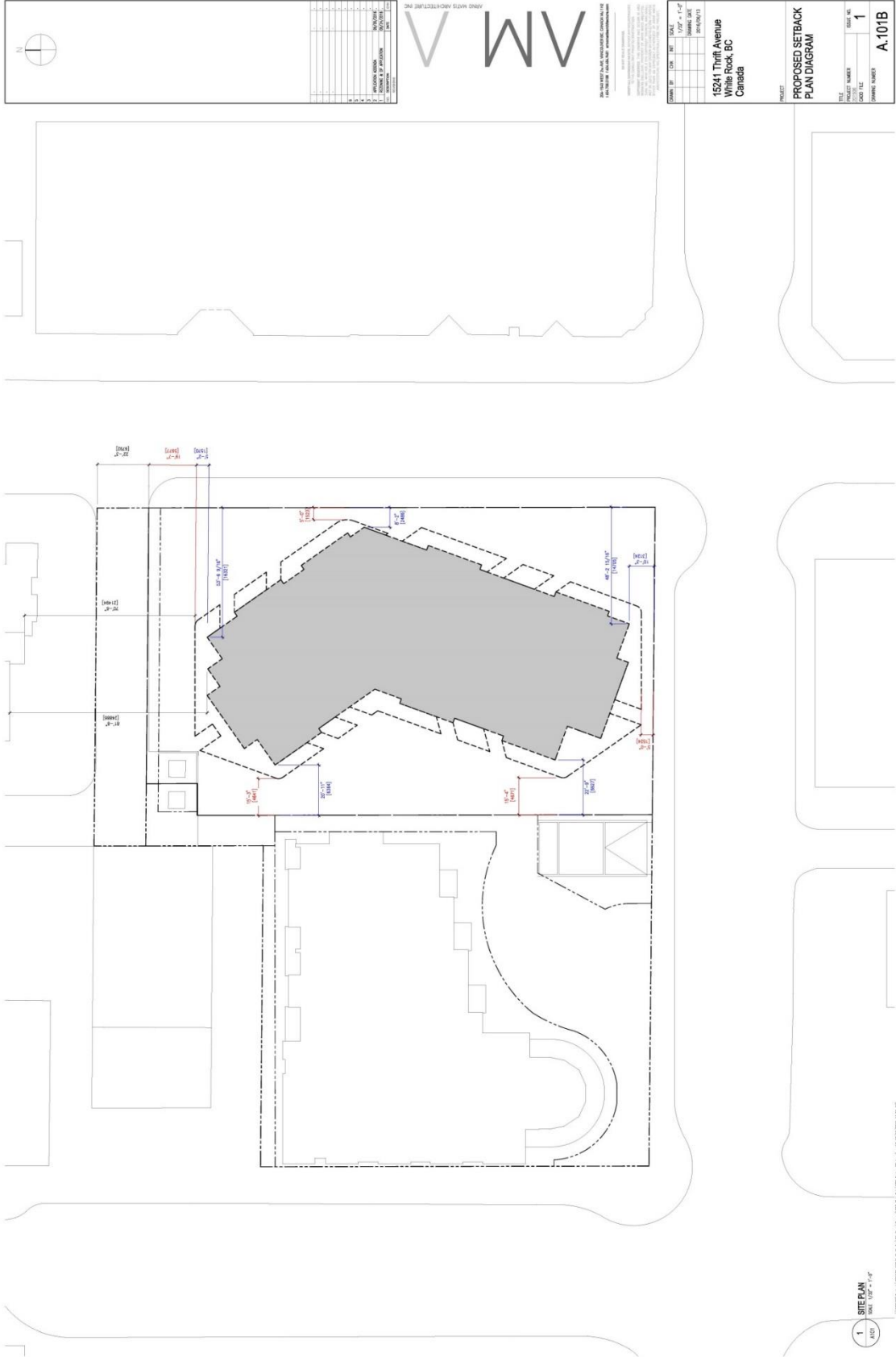
- (a) A minimum of 91 Class I spaces shall be provided
- (b) A minimum of 19 Class II spaces shall be provided

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



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	2024.08.15
2	FOR CONSTRUCTION	2024.08.15
3	FOR CONSTRUCTION	2024.08.15
4	FOR CONSTRUCTION	2024.08.15
5	FOR CONSTRUCTION	2024.08.15
6	FOR CONSTRUCTION	2024.08.15
7	FOR CONSTRUCTION	2024.08.15
8	FOR CONSTRUCTION	2024.08.15
9	FOR CONSTRUCTION	2024.08.15
10	FOR CONSTRUCTION	2024.08.15

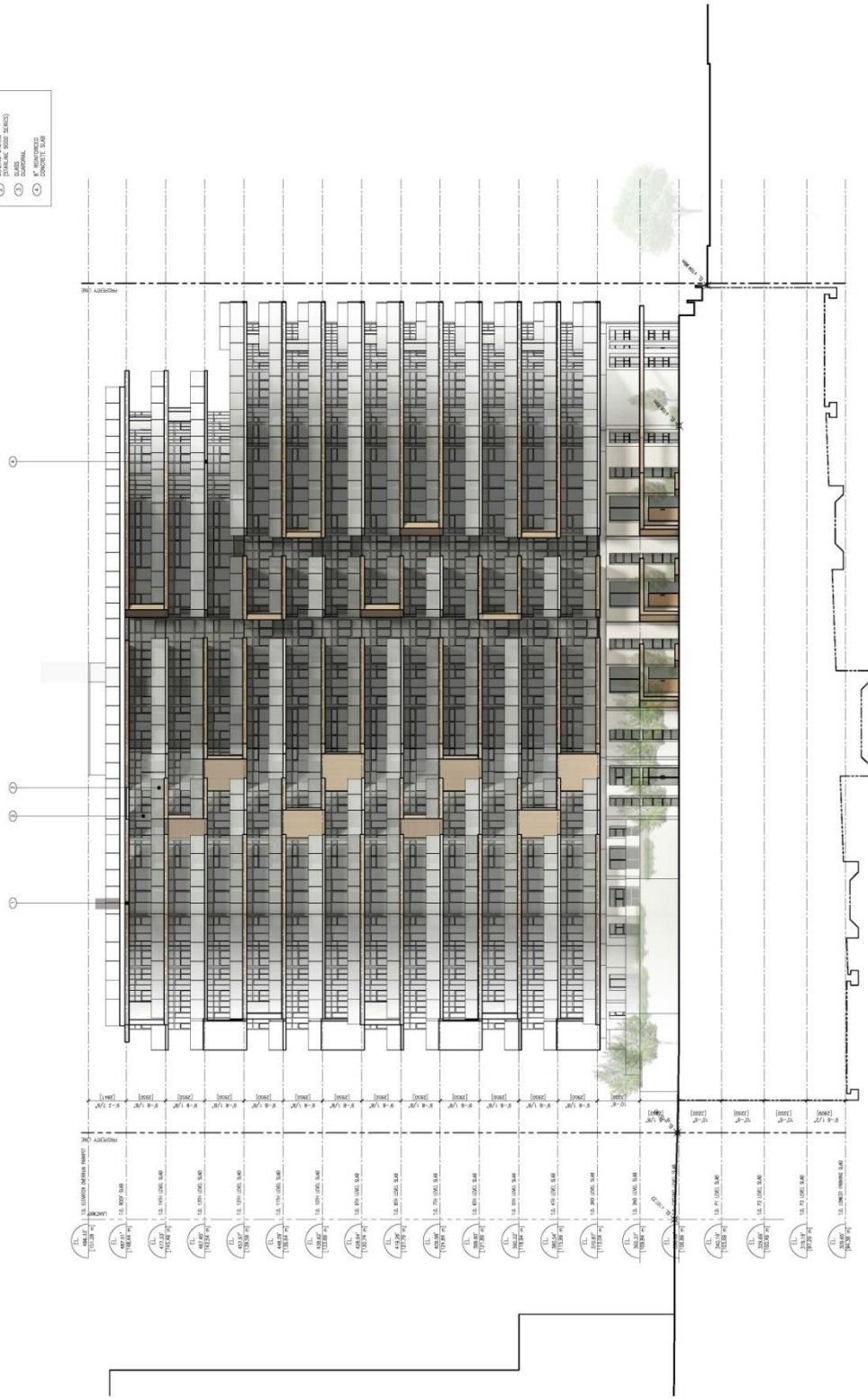


THE ARCHITECTS
 15241 Third Avenue
 Vancouver, BC
 Canada

PROJECT	15241 Third Avenue Vancouver, BC Canada
WEST ELEVATION	
DATE	2024.08.15
SCALE	1/8" = 1'-0"
NO.	1
DATE	2024.08.15
NO.	1

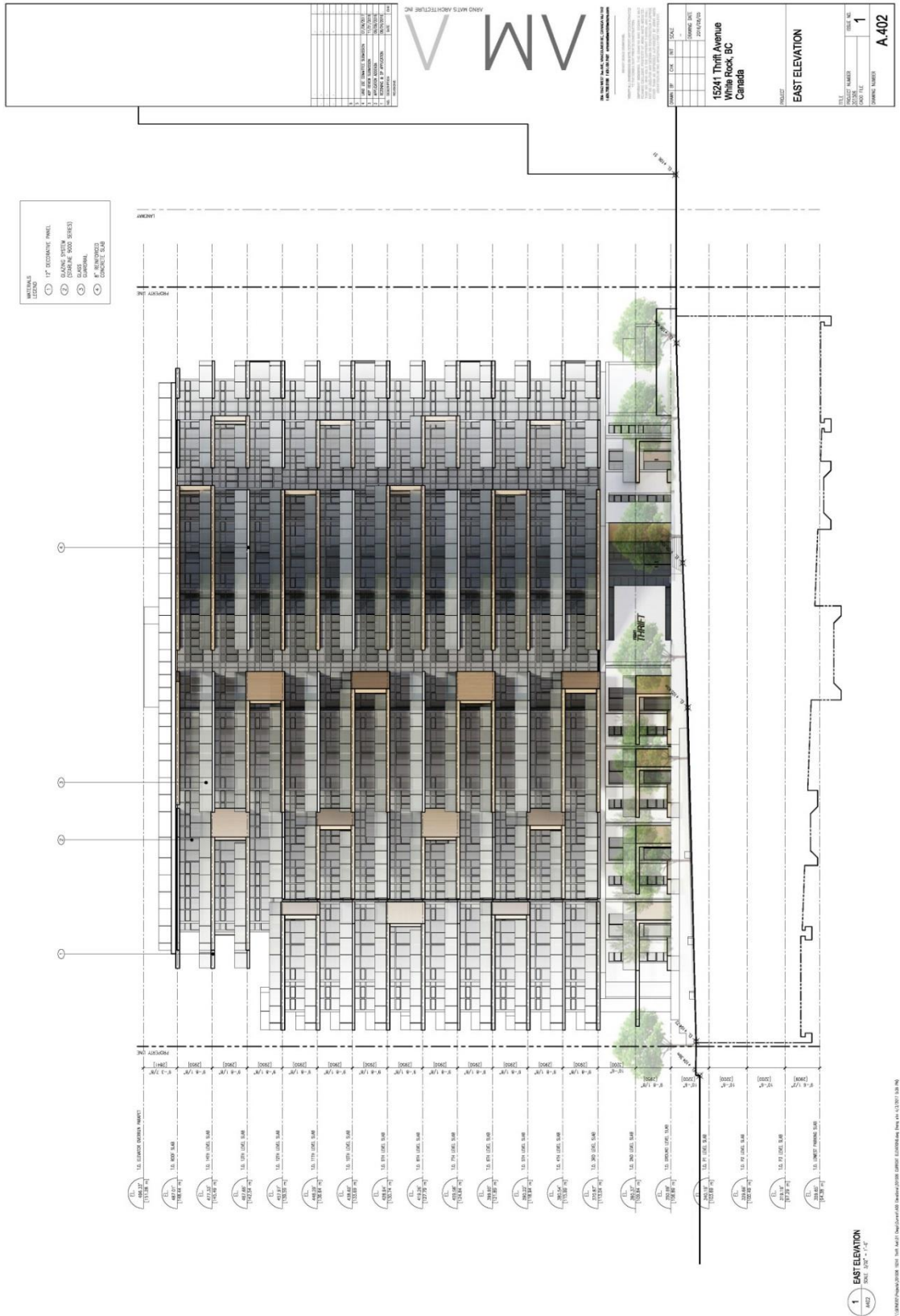
MATERIALS LEGEND

○	1" STAINLESS STEEL PANEL
○	1" STAINLESS STEEL PANEL
○	1" STAINLESS STEEL PANEL
○	1" STAINLESS STEEL PANEL
○	1" STAINLESS STEEL PANEL
○	1" STAINLESS STEEL PANEL



1 WEST ELEVATION
 1/8" = 1'-0"

15241 Third Avenue, Vancouver, BC, Canada





NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/15/2023
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

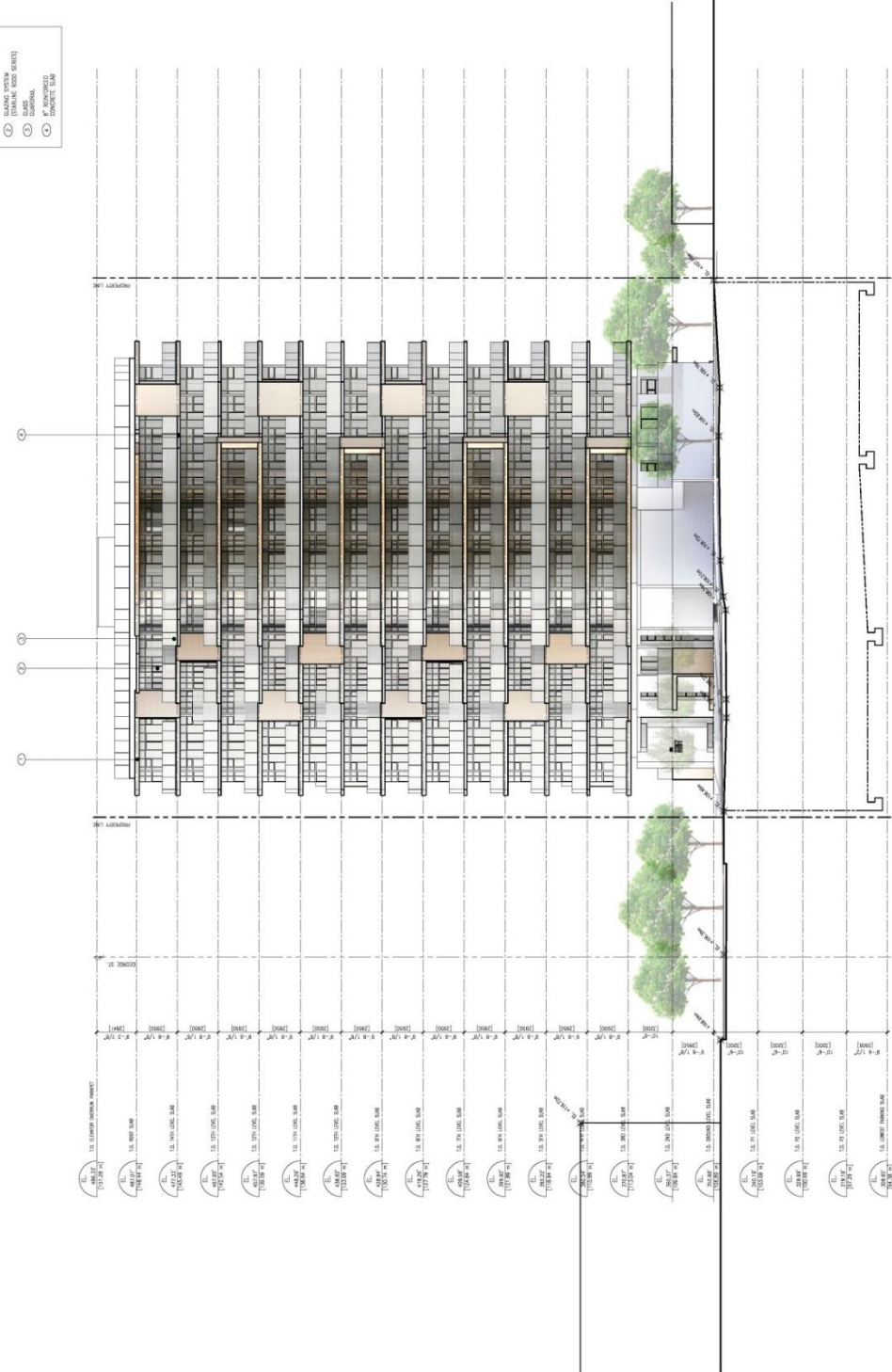


16244 Third Avenue
Vancouver, BC
Canada

TITLE	16244
PROJECT NUMBER	1
DRAWING TITLE	
DRAWING NUMBER	A-404

NOTATIONS

○	1" ECONOMY PANEL
○	2" ECONOMY PANEL
○	3" ECONOMY PANEL
○	4" ECONOMY PANEL
○	5" ECONOMY PANEL
○	6" ECONOMY PANEL
○	8" ECONOMY PANEL
○	10" ECONOMY PANEL
○	12" ECONOMY PANEL
○	14" ECONOMY PANEL
○	16" ECONOMY PANEL
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1 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"

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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:

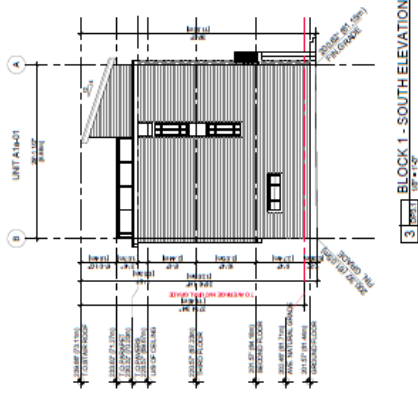
Bicycle parking shall be provided in accordance with Section 4.16, with the minimum number of spaces required as follows:

- (c) A minimum of twenty (20) Class I spaces shall be provided
- (d) A minimum of four (4) Class II spaces shall be provided

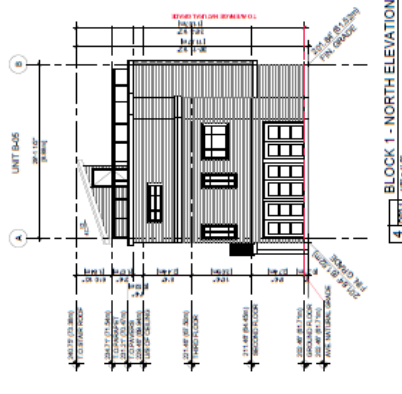
9. Loading:

- (a) One loading space shall be provided for the *multi-unit residential use* in accordance with Section 4.15

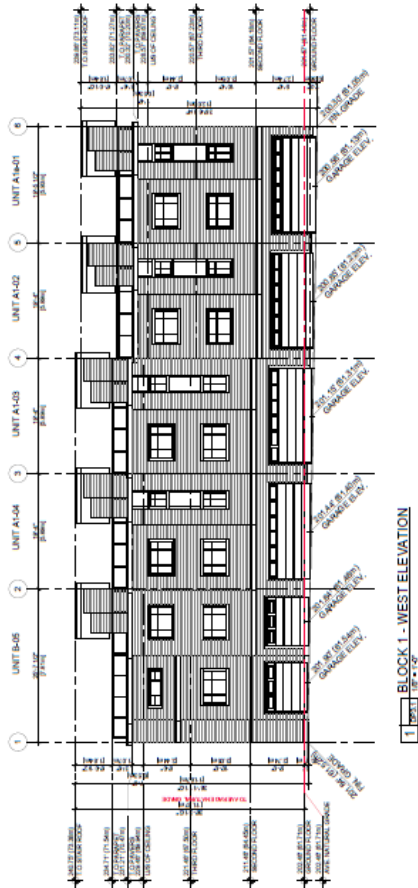




3 BLOCK 1 - SOUTH ELEVATION
1/8" = 1'-0"



4 BLOCK 1 - NORTH ELEVATION
1/8" = 1'-0"



1 BLOCK 1 - WEST ELEVATION
1/8" = 1'-0"



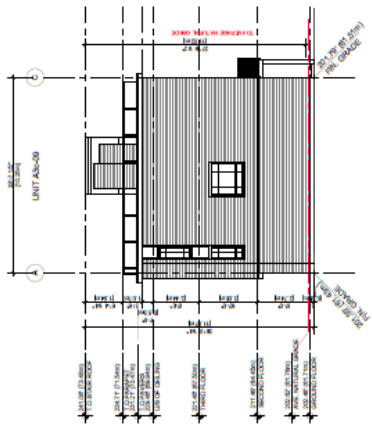
2 BLOCK 1 - EAST ELEVATION
1/8" = 1'-0"

DP3.1
ELEVATIONS
BLOCK 1

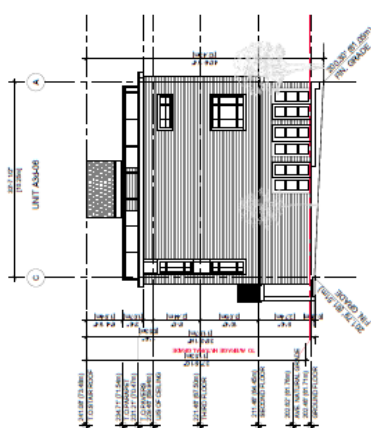
SCALE: 1/8" = 1'-0"



Proposed Residential Development
1453 STAYTE ROAD, WHITE ROCK, B. C.
VANHOFF PROPERTIES INC.
ATELIER PACIFIC ARCHITECTURE INC.
March 16, 2023



3 BLOCK 2 - NORTH ELEVATION
1/8" = 1'-0"



4 BLOCK 2 - SOUTH ELEVATION
1/8" = 1'-0"



1 BLOCK 2 - EAST ELEVATION
1/8" = 1'-0"

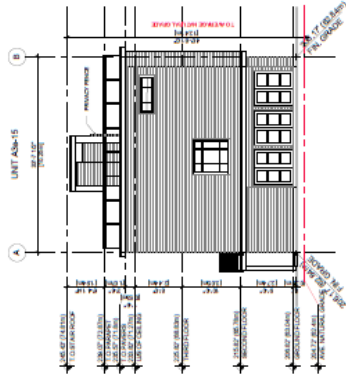


2 BLOCK 2 - WEST ELEVATION
1/8" = 1'-0"

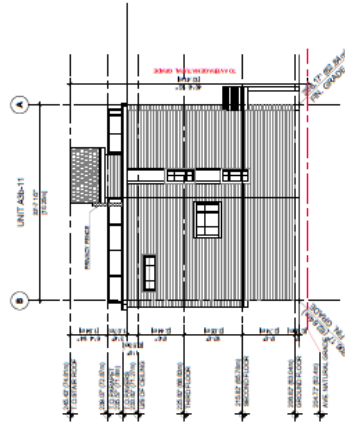


DP3.2
ELEVATIONS
BLOCK 2
SCALE 1/8" = 1'-0"

Proposed Residential Development
1453 STAYTE ROAD, WHITE ROCK, B.C.
VANHOME PROPERTIES INC.
ATELIER PACIFIC ARCHITECTURE INC.
March 15, 2022



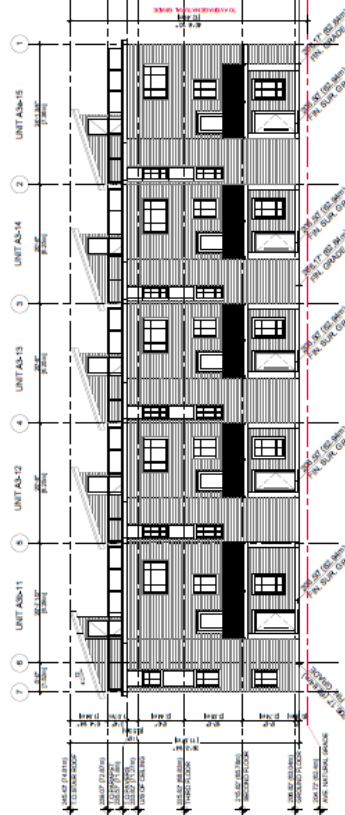
3 BLOCK 3 - NORTH ELEVATION
1/8" = 1'-0"



4 BLOCK 3 - SOUTH ELEVATION
1/8" = 1'-0"



1 BLOCK 3 - WEST ELEVATION
1/8" = 1'-0"



2 BLOCK 3 - EAST ELEVATION
1/8" = 1'-0"

Proposed Residential Development

1453 STAYTE ROAD, WHITE ROCK, B.C.

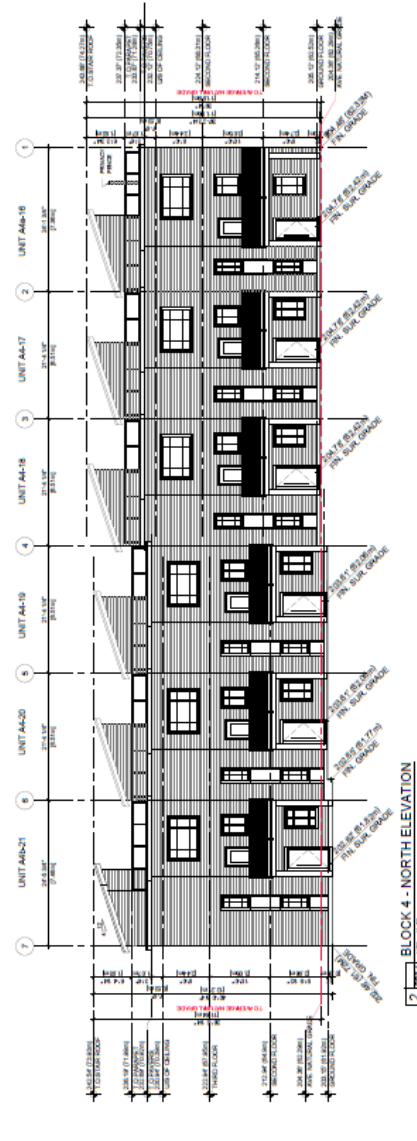
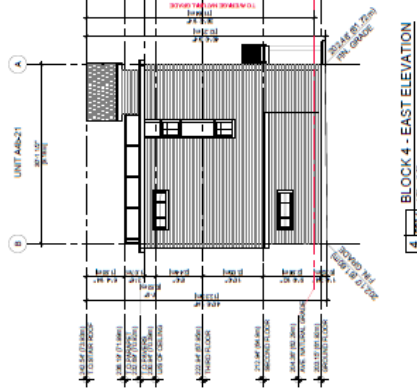
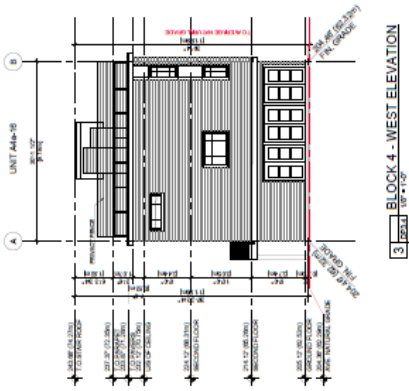
VANHOME PROPERTIES INC.
ATELIER PACIFIC ARCHITECTURE INC.

March 15, 2022

DP3.3
ELEVATIONS
BLOCK 3



SCALE: 1/8" = 1'-0"



DP3.4
ELEVATIONS
BLOCK 4
SCALE: 1/8" = 1'-0"



Proposed Residential Development
1453 STAYTE ROAD, WHITE ROCK, B.C.
VANOCME PROPERTIES INC.
ATELIER PACIFIC ARCHITECTURE INC.
March 16, 2022

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 m² (61,356.85 ft²) 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:

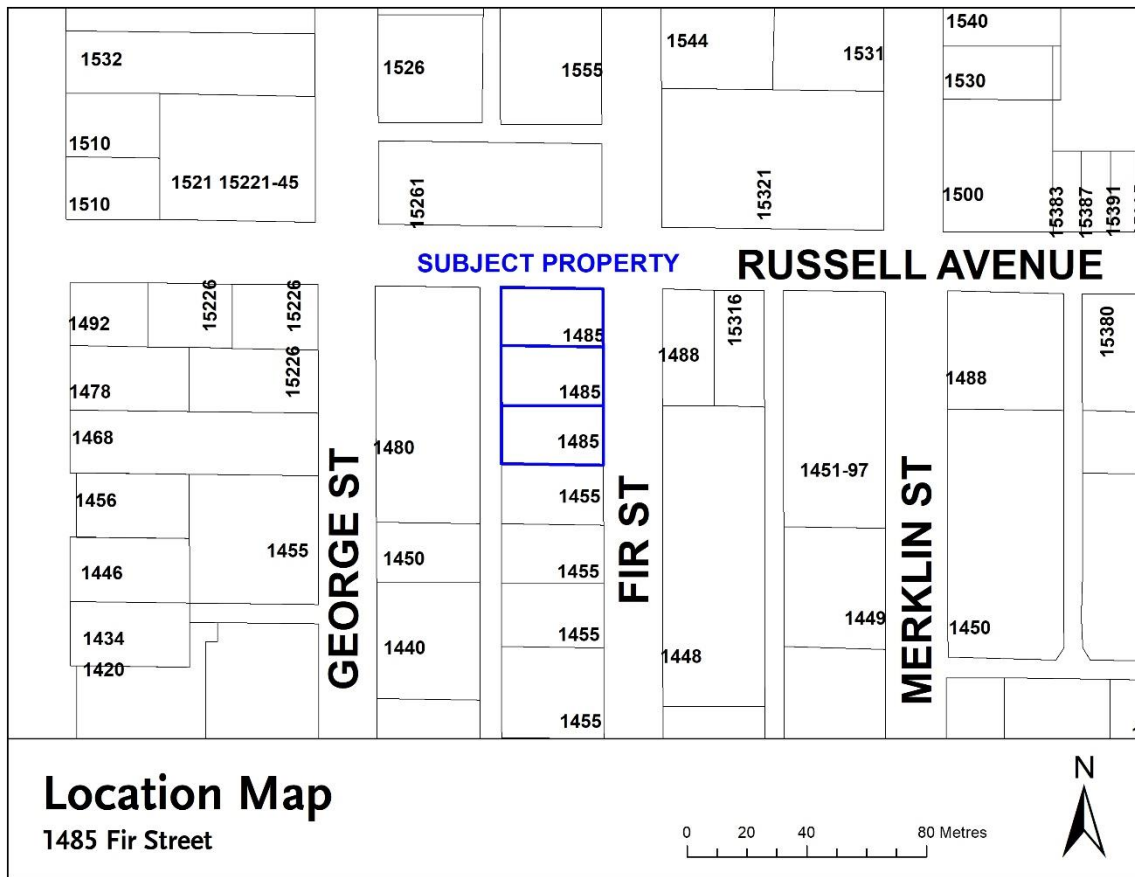
- (e) A minimum of 94 Class I spaces shall be provided; and
- (f) A minimum of 16 Class II spaces shall be provided

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



1. THE CLIENT HAS REPRESENTED THAT THE INFORMATION PROVIDED TO THE ARCHITECT IS TRUE AND CORRECT AND THAT THE ARCHITECT IS NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND FOR THE INFORMATION PROVIDED TO THE ARCHITECT.

2. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED TO THE ARCHITECT AND HAS FOUND NO MATERIAL DISCREPANCIES.

3. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED TO THE ARCHITECT AND HAS FOUND NO MATERIAL DISCREPANCIES.

4. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED TO THE ARCHITECT AND HAS FOUND NO MATERIAL DISCREPANCIES.

5. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED TO THE ARCHITECT AND HAS FOUND NO MATERIAL DISCREPANCIES.

6. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED TO THE ARCHITECT AND HAS FOUND NO MATERIAL DISCREPANCIES.

7. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED TO THE ARCHITECT AND HAS FOUND NO MATERIAL DISCREPANCIES.

8. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED TO THE ARCHITECT AND HAS FOUND NO MATERIAL DISCREPANCIES.

9. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED TO THE ARCHITECT AND HAS FOUND NO MATERIAL DISCREPANCIES.

10. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED TO THE ARCHITECT AND HAS FOUND NO MATERIAL DISCREPANCIES.

NO.	DATE	DESCRIPTION
1	11.20.2020	CONCEPT PLAN
2	12.22.2020	CONCEPT PLAN
3	12.22.2020	CONCEPT PLAN
4	09.08.2021	CONCEPT PLAN
5	09.08.2021	CONCEPT PLAN
6	11.04.2021	CONCEPT PLAN
7	11.04.2021	CONCEPT PLAN
8	11.04.2021	CONCEPT PLAN
9	11.04.2021	CONCEPT PLAN
10	11.04.2021	CONCEPT PLAN
11	11.04.2021	CONCEPT PLAN
12	11.04.2021	CONCEPT PLAN
13	11.04.2021	CONCEPT PLAN
14	11.04.2021	CONCEPT PLAN
15	11.04.2021	CONCEPT PLAN
16	11.04.2021	CONCEPT PLAN
17	11.04.2021	CONCEPT PLAN
18	11.04.2021	CONCEPT PLAN
19	11.04.2021	CONCEPT PLAN
20	11.04.2021	CONCEPT PLAN

PROJECT: WHITEBIRCH APARTMENTS
 1485 FIR STREET
 WHITEROCK, BC



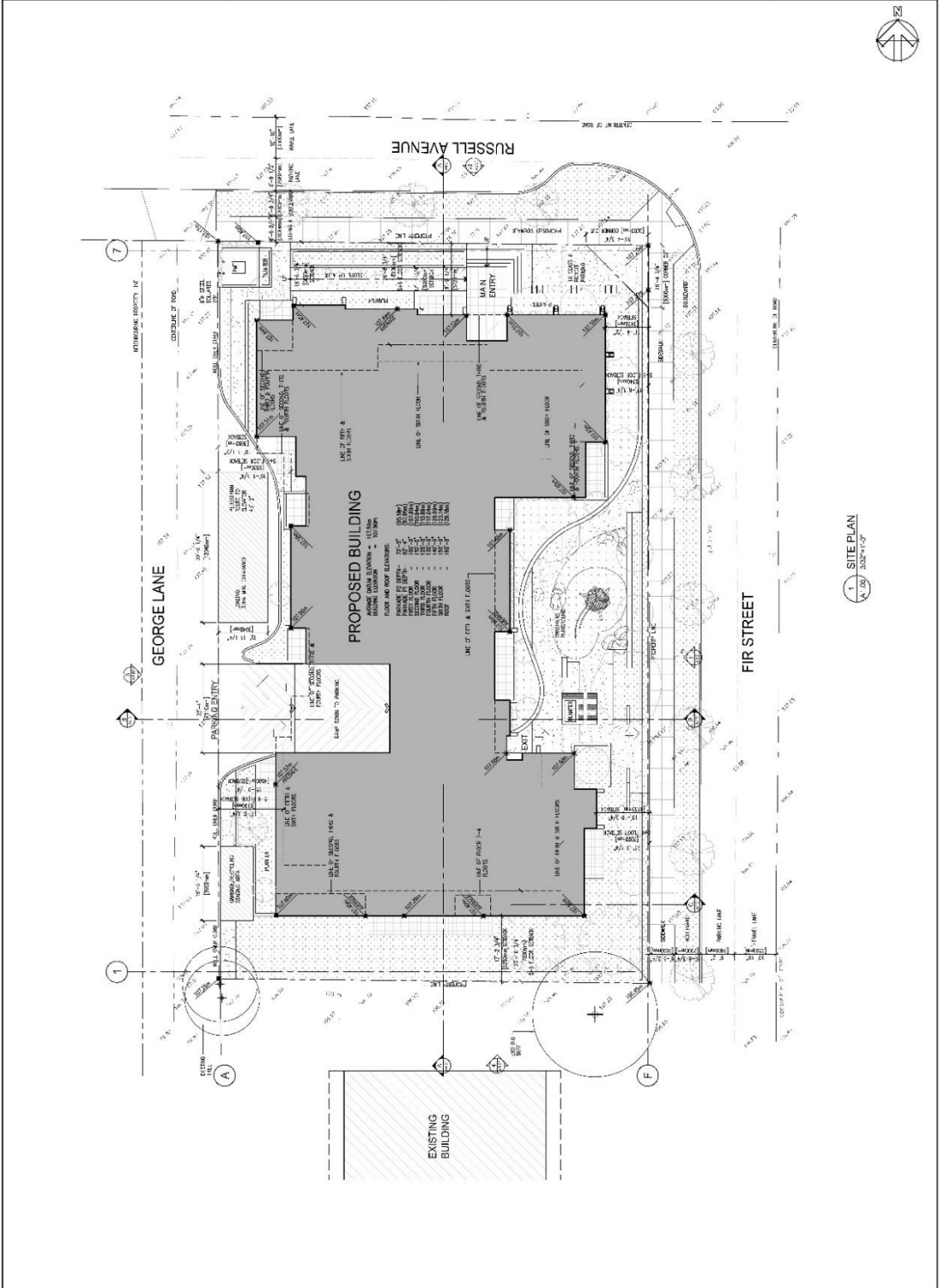
7021 - 605 25th Avenue
 New West, BC, Canada
 V8M 1K6
 (604) 616-0223
 info@billardarchitecture.ca
 www.billardarchitecture.ca

DATE: 11/11/21
 SHEET: SITE PLAN

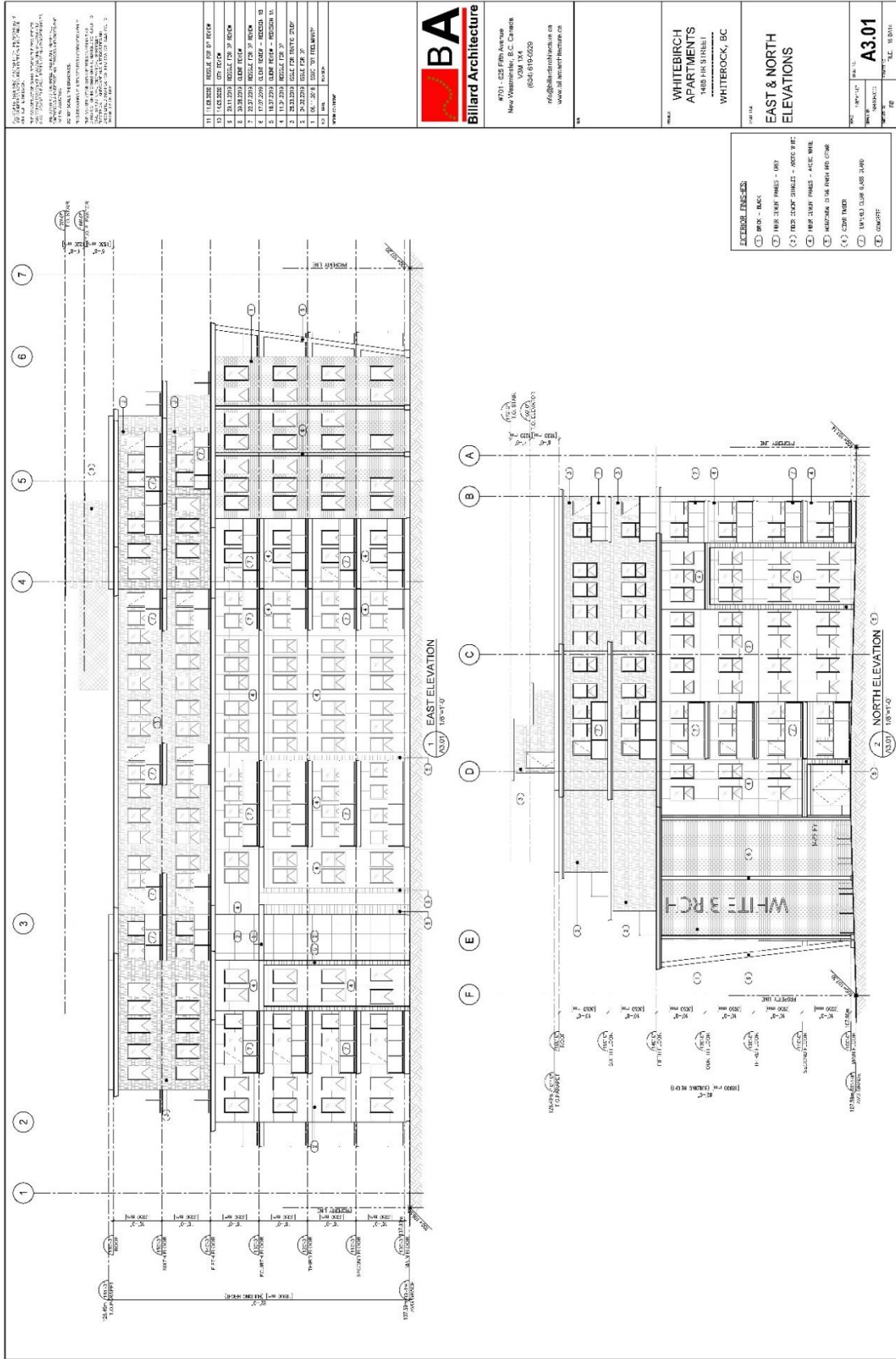
SCALE: 1/8" = 1'-0"
 DATE: 11/11/21

PROJECT: WHITEBIRCH APARTMENTS
 1485 FIR STREET
 WHITEROCK, BC

DATE: 11/11/21
 SHEET: SITE PLAN



1. SITE PLAN
 1/8" = 1'-0"



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NO.	DATE	DESCRIPTION
11	11.05.2018	REVISED FOR PERMIT
10	11.05.2018	REVISED FOR PERMIT
9	11.05.2018	REVISED FOR PERMIT
8	11.05.2018	REVISED FOR PERMIT
7	11.05.2018	REVISED FOR PERMIT
6	11.05.2018	REVISED FOR PERMIT
5	11.05.2018	REVISED FOR PERMIT
4	11.05.2018	REVISED FOR PERMIT
3	11.05.2018	REVISED FOR PERMIT
2	11.05.2018	REVISED FOR PERMIT
1	11.05.2018	REVISED FOR PERMIT



1011 - 1025 FIFTH AVENUE
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WHITEBIRCH APARTMENTS
1405 AIR STREET
WHITEROCK, BC

EAST & NORTH ELEVATIONS

A3.01

THESE DRAWINGS HAVE BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED ARCHITECT IN THE PROVINCE OF BRITISH COLUMBIA. I AM NOT PROVIDING CONTRACT ADMINISTRATION SERVICES. I AM NOT PROVIDING CONTRACT ADMINISTRATION SERVICES. I AM NOT PROVIDING CONTRACT ADMINISTRATION SERVICES.

11	11.02.2021	REVISED FOR PERMITS
10	14.02.2021	DTY REVIEW
9	15.11.2019	REVISED FOR PERMITS
8	03.02.2019	FOR REVIEW
7	12.02.2018	FOR REVIEW
6	12.02.2018	FOR REVIEW
5	07.07.2018	FOR REVIEW
4	15.02.2018	FOR REVIEW
3	15.02.2018	FOR REVIEW
2	15.02.2018	FOR REVIEW
1	15.02.2018	FOR REVIEW

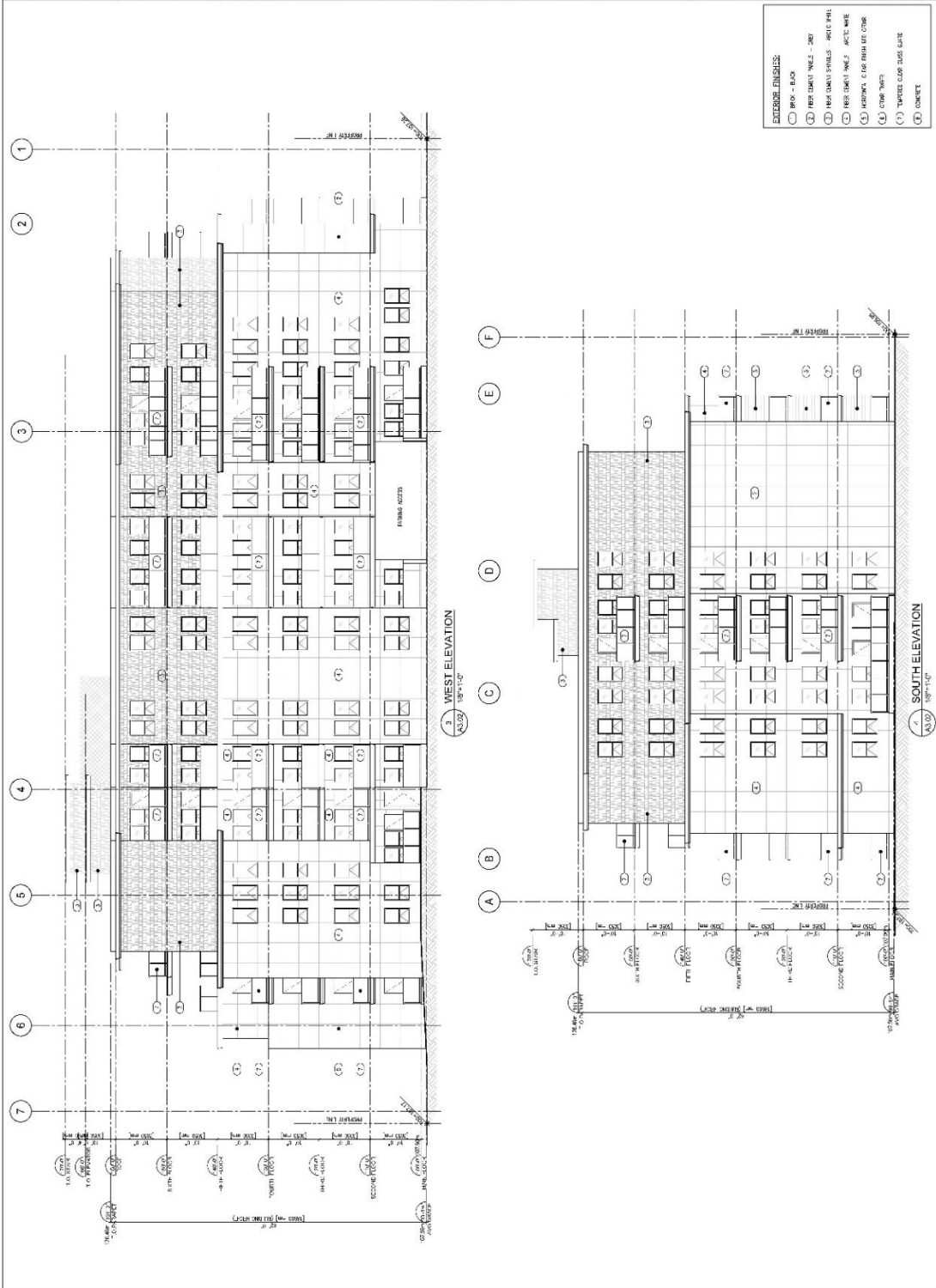
BA
Billard Architecture

8711 - 45th Avenue
New Westminster, B.C. Canada,
V3M 1Y4
BCN 019 0029
PH: 604 273 4444
www.billardarch.com

WHITEBIRCH APARTMENTS
1485 FIR STREET
WHITEROCK, BC

WEST & SOUTH ELEVATIONS

DATE: 11.02.2021
DRAWN BY: J. B. B. / J. B. B.
CHECKED BY: J. B. B. / J. B. B.





HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1	COLOURED CONCRETE
	2	PLANTED PLANTER WALL
	3	HYDRO-PAVED SLAB
	4	GRAVEL

SOFTSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1	EXISTING TREE
	2	PROPOSED TREE
	3	WOOD ENGINEERED FIBRE
	4	LOG SLEEPERS
	5	SPRINKLER PLANTING
	6	GRAVEL

PRECEDENT IMAGES

Planter wall

Play Structure

NOTES:

1. Sidewalks are to be reconstructed from curb to property line with 2.0m concrete edge of granite.

REVISIONS TABLE FOR SHEET

No.	By	Checked	Date	Description
1				

PROJECT: 1485 FT STREET

LOCATION: White Road, BC

SCALE: 1:150

DATE: 2019-05-23

VDZ+A

LANDSCAPE ARCHITECTURE

1485 FT STREET

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.

1645 West 5th Avenue
Vancouver, BC V5Z
1W6

Tel: (604) 872-2996 Fax: (604)
872-2595
Email: o1.co@AMArchitects.com

Project: 1338
Owner: RUSSELL AND MAPLE
1855 Maple St
Vancouver, BC V6J 1S8
BUILDING FOOTPRINT PLAN

Project Status: REZONING / DP
Submission: SUBMISSION

Code	Description
1	PLAN SHEET 01
2	CONTRACT ADMINISTRATION
3	CONTRACT ADMINISTRATION
4	CONTRACT ADMINISTRATION
5	CONTRACT ADMINISTRATION
6	CONTRACT ADMINISTRATION
7	CONTRACT ADMINISTRATION
8	CONTRACT ADMINISTRATION
9	CONTRACT ADMINISTRATION
10	CONTRACT ADMINISTRATION
11	CONTRACT ADMINISTRATION
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13	CONTRACT ADMINISTRATION
14	CONTRACT ADMINISTRATION
15	CONTRACT ADMINISTRATION
16	CONTRACT ADMINISTRATION
17	CONTRACT ADMINISTRATION
18	CONTRACT ADMINISTRATION
19	CONTRACT ADMINISTRATION
20	CONTRACT ADMINISTRATION

No.	Date	Description

All drawings in this set to be read in conjunction with the zoning bylaw and the information provided in the report and the attached building commissioning work. Comments on the drawings should be directed to the architect and not the building commissioning work. The architect is not responsible for the interpretation of the zoning bylaw or the zoning bylaw amendments. © 2018 Ankenman Marchand Architects. All rights reserved.

Sheet: **A011**
As Indicated



Plot Date: 2018-06-02 4:23 PM
D:\087 REZF LOCAL FILES\1338\1338_MAPLE ST\01_MAPLE ST BUILDING FOOTPRINT PLAN.dwg

11445 West 5th Avenue
Vancouver, BC V6L
1N2

Tel: (604) 872-2050 ex. 3034
072-2505
Email: office@AMArchitects.com

Project	1732
Date	04/19/17
Client	RUSSELL AND MAPLE
Address	18201 Russell Ave Vancouver, BC V6L 1R9
Project Name	RUSSELL AVE BUILDING ELEVATIONS
Revision / DP	RECONING / DP
Submitted	04/19/17
Drawn	AM
Checked	AM
Reviewed	AM
Scale	1/8" = 1'-0"



1. RUSSELL AVE BUILDING - BLOCK 1 & 2 EAST ELEVATION
1/8" = 1'-0"



2. RUSSELL AVE BUILDING - BLOCK 1 & 2 WEST ELEVATION
1/8" = 1'-0"

Key Value	MATERIAL LEGEND	Key Value	MATERIAL LEGEND	Key Value	MATERIAL LEGEND
1	PAINT FINISH (SEE LIST OF MATERIALS) - COLOUR: CHAMPAGNE GREY	12	STAINLESS STEEL FINISH (SEE LIST OF MATERIALS) - COLOUR: CHAMPAGNE GREY	19	WOOD (SEE LIST OF MATERIALS) - COLOUR: HAZEL
2	PAINT FINISH (SEE LIST OF MATERIALS) - COLOUR: CHAMPAGNE GREY	13	PRE-FINISHED ALUMINUM FRAME - COLOUR: CHAMPAGNE GREY	20	ALUMINUM TUBES (FRONT GLAZING EXTERIOR ELEVATOR) - FRAME COLOUR: CHAMPAGNE GREY
3	PAINT FINISH (SEE LIST OF MATERIALS) - COLOUR: CHAMPAGNE GREY	14	PRE-FINISHED VINYL FRAME WINDOWS - COLOUR: CHAMPAGNE GREY	21	WOOD (SEE LIST OF MATERIALS) - COLOUR: HAZEL
4	PAINT FINISH (SEE LIST OF MATERIALS) - COLOUR: CHAMPAGNE GREY	15	STEEL UNDOPT. CLEAR GLASS OVERWING - COLOUR: CHAMPAGNE GREY	22	WOOD (SEE LIST OF MATERIALS) - COLOUR: HAZEL
5	PAINT FINISH (SEE LIST OF MATERIALS) - COLOUR: CHAMPAGNE GREY	16	PAINT FINISH (SEE LIST OF MATERIALS) - COLOUR: CHAMPAGNE GREY		
		17	PRE-FINISHED BUCKINGHAM DOOR - COLOUR: CHAMPAGNE GREY		
		18	PAINT FINISH (SEE LIST OF MATERIALS) - COLOUR: CHAMPAGNE GREY		

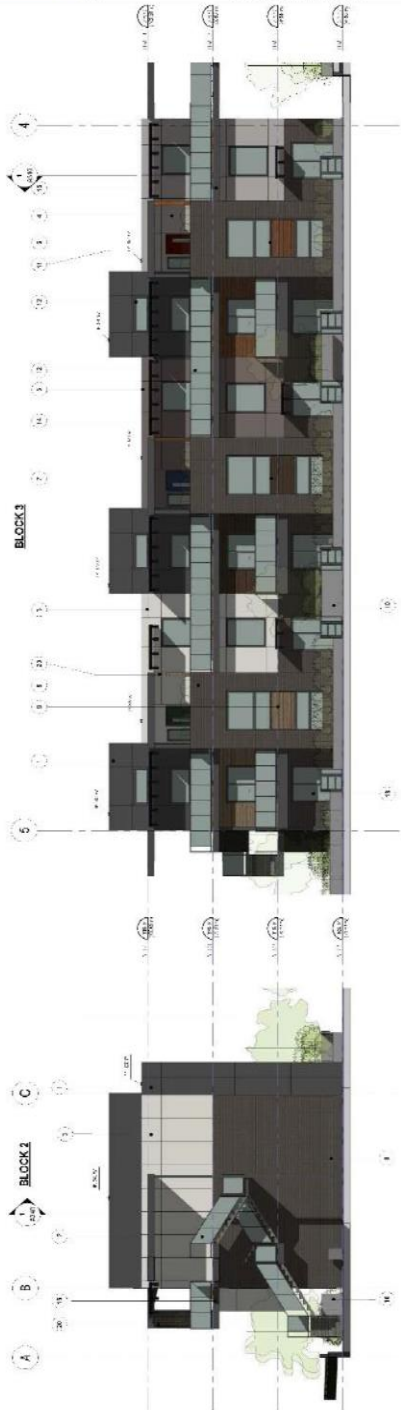
All dimensions in this set shall be in feet and inches unless otherwise indicated. All dimensions shall be rounded to the nearest 1/8" unless otherwise indicated. The architect reserves the right to make any changes to the design of the building without notice. The architect is not responsible for the accuracy of the information provided in this set of drawings. The architect is not responsible for the accuracy of the information provided in this set of drawings. The architect is not responsible for the accuracy of the information provided in this set of drawings.

Scale: 1/8" = 1'-0"
A210

1645 Mount St. East
 Vancouver, BC V6L 1R6
 Tel: (604) 872-2805 fax: (604) 872-2825
 Email: office@AMArchitects.com

PROJECT: 1732
 OWNER: RUSSELL AND MAPLE
 1201, Russell Bl
 Vancouver, BC
 PROJECT TYPE: RUSSELLAVE. BUILDING ELEVATIONS
 PROJECT STATUS: REZONING / DP
 SUBMISSION: SUBMISSION
 DATE: 2021.09.10
 DRAWN BY: [Blank]
 CHECKED BY: [Blank]
 REVISION: [Blank]
 NO. DATE DESCRIPTION

All Drawings shall be to be read in conjunction with the project program and specifications to be issued by the Architect before commencing work. The work shall be in accordance with the requirements of the applicable codes and standards. © Copyright Ankenman Marchand Architects. All rights reserved.
 Scale: 1/8" = 1'-0"
A230



3. RUSSELL AVE BUILDING - BLOCK 3, NORTH ELEVATION
 1/8" = 1'-0"



4. RUSSELL AVE BUILDING - BLOCK 3, WEST ELEVATION
 1/8" = 1'-0"

Key (20k)	MATERIAL LEGEND	Key (10k)	MATERIAL LEGEND	Key (10k)	MATERIAL LEGEND	Key (10k)	MATERIAL LEGEND
1	PREFINISHED METAL CLADDING PANEL - COLOUR: CHARCOAL GREY	6	MAC ARCHITECTURAL METAL SING - COLOUR: CLEAR	12	SALCONY ROOF BEGGING - CLEAR GLASS INFILL ON Y	18	YVNC FULLY GLAZED PATIO SLIDE DOOR - FRAME COLOUR: ALUMINUM FRAME FRONT GLAZING: EITHER CLEAR OR BLENDED - COLOUR: CHARCOAL
2	PREFINISHED METAL FIN - COLOUR: CHARCOAL GREY	7	MAC ARCHITECTURAL METAL SING - COLOUR: TORRIFIED	13	PREFINISHED ALUM. FRAME WINDOWS - COLOUR: CHARCOAL GREY	19	ALUMINUM FRAME FRONT GLAZING: EITHER CLEAR OR BLENDED - COLOUR: CHARCOAL
3	TRIM - COLOUR: WHITE	8	BRICK - COLOUR: SERRA RINASCITA	14	ONLY TORRIFIED FINISHING - COLOUR: CHARCOAL	20	WOOD SLAT WALL - COLOUR: CLEAR TORRIFIED SACKED BIRCH - AS SHOWN
4	JAMES HANDE REFRIG. PANEL AND ASSOCIATED FLASHINGS AND TRIM - COLOUR: WHITE	9	CATER-GLASS ARCHITECTURAL CONCRETE WALLS, PATENTED AT SINCERITY TRUSOLS	15	ONLY TORRIFIED FINISHING - COLOUR: CHARCOAL GREY		
5	JAMES HANDE REFRIG. PANEL AND ASSOCIATED FLASHINGS AND TRIM - COLOUR: THREE BARK	10	PAINTED (DORY) GREEN, BELLE REI - AS SHOWN	16	PREFINISHED ALUM. FRAME DOOR - COLOUR: CLEAR, TORRIFIED		
		11	YVNC FULLY GLAZED PATIO SLIDE DOOR - COLOUR: CLEAR, TORRIFIED	17	YVNC FULLY GLAZED PATIO SLIDE DOOR WITH TOP LIGHT FRAME COLOUR: CHARCOAL GREY		

PROJECT
 1732
Owner
 RUSSELL AND MAPLE
 15351 154th St
 Surrey, BC V4R 1G6
 604-277-9993
**MAPLE ST. BUILDING
 ELEVATIONS**
 Project Status:
 Rezoning / DP

SUBMISSION

Date	Description
2022.06.15	REVISED ELEVATIONS
2022.06.15	REVISED ELEVATIONS
2022.06.15	REVISED ELEVATIONS
2022.06.15	REVISED ELEVATIONS
2022.06.15	REVISED ELEVATIONS

REVISION

No	Date	Description

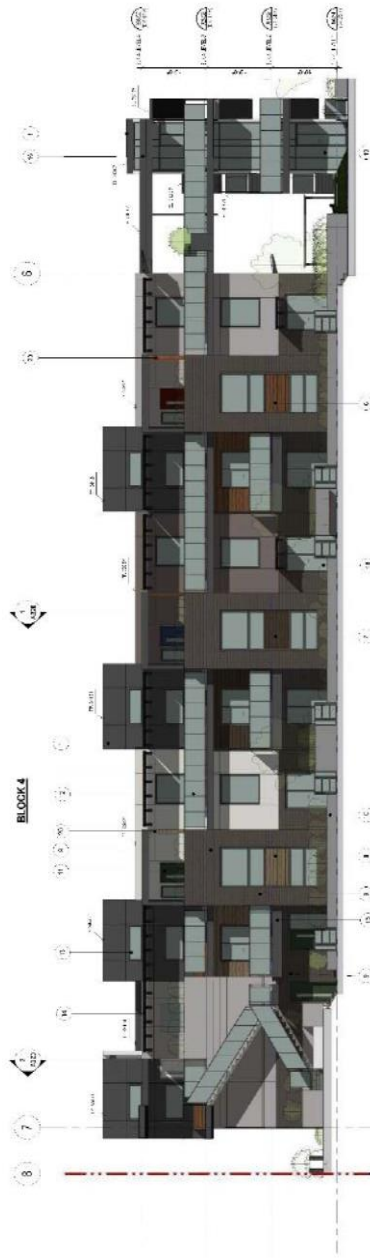
All Drawings are to be used in accordance with the terms of the Architect's contract documents. This drawing is to be used for the purpose of the rezoning application. It is not to be used for any other purpose without the written consent of the Architect. All rights reserved.

Scale:
 1/8" = 1'-0"

PROJECT NO:
A240



1 - MAPLE ST BUILDING, BLOCK 4 - EAST ELEVATION
 1/8" = 1'-0"



2 - MAPLE ST BUILDING, BLOCK 4 - WEST ELEVATION
 1/8" = 1'-0"

Key Value	Keynote Text
1	PREFINISHED METAL CLADDING PANELS - COLOUR: CHARCOAL GREY
2	PAINTED METAL CLADDING PANELS - COLOUR: CHARCOAL GREY
3	PAINTED METAL CLADDING PANELS - COLOUR: CHARCOAL GREY
4	PAINTED METAL CLADDING PANELS - COLOUR: CHARCOAL GREY
5	PAINTED METAL CLADDING PANELS - COLOUR: CHARCOAL GREY
6	PAINTED METAL CLADDING PANELS - COLOUR: CHARCOAL GREY
7	PAINTED METAL CLADDING PANELS - COLOUR: CHARCOAL GREY
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12	PAINTED METAL CLADDING PANELS - COLOUR: CHARCOAL GREY
13	PAINTED METAL CLADDING PANELS - COLOUR: CHARCOAL GREY
14	PAINTED METAL CLADDING PANELS - COLOUR: CHARCOAL GREY
15	PAINTED METAL CLADDING PANELS - COLOUR: CHARCOAL GREY
16	PAINTED METAL CLADDING PANELS - COLOUR: CHARCOAL GREY
17	PAINTED METAL CLADDING PANELS - COLOUR: CHARCOAL GREY
18	PAINTED METAL CLADDING PANELS - COLOUR: CHARCOAL GREY
19	PAINTED METAL CLADDING PANELS - COLOUR: CHARCOAL GREY
20	PAINTED METAL CLADDING PANELS - COLOUR: CHARCOAL GREY

Project: 1732
Client: RUSSELL AND MAPLE
5551 Robson St
Vancouver, BC
V6B 1A8
Project Name: MAPLE ST BUILDING ELEVATIONS
Project Status: REZONING / DP
Submission: []
Date: []
Description: []

REVISION

No. Date Description

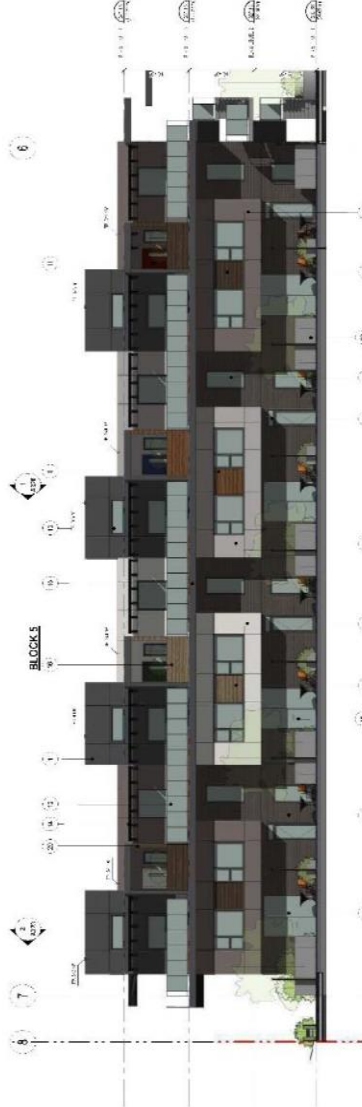
All Drawing units set to be used in metric units unless otherwise indicated. All dimensions are to be indicated in the Architect's office drawing unless otherwise indicated. All dimensions are to be indicated in the Architect's office drawing unless otherwise indicated. All dimensions are to be indicated in the Architect's office drawing unless otherwise indicated.

Scale: 1/8" = 1'-0"

FIG. NO. **A250**



MAPLE ST BUILDING - BLOCK 5 EAST ELEVATION COURTYARD



MAPLE ST BUILDING - BLOCK 5 WEST ELEVATION

Key Value	MATERIAL LEGEND	Key Value	MATERIAL LEGEND	Key Value	MATERIAL LEGEND
1	PREFINISHED METAL CLADDING PANEL - COLOUR: CHARCOAL GREY	12	BALCONY FLOOR: BUSHY WOOD CLEAR CLASS MAPLE (ON BALCONY) / BUSHY WOOD CLEAR CLASS MAPLE (ON BALCONY)	18	VINYL COATED PATIO SLIDE DOOR - FRAME COLOUR: CHARCOAL GREY
2	JAMES HARDIE REBATE PANEL AND ASSOCIATED FLASHINGS SHD	13	PREFINISHED VINYL FRAME WINDOWS - COLOUR: CHARCOAL GREY	19	ALUMINUM STICKE FRONT BLAZING EXTERIOR ELECTRIC FRAME COLOUR: CHARCOAL GREY
3	TRIM - COLOUR: ANTI-DIP TITE	14	STEEL JAMMY CLEAR GLASS TAPERING - COLOUR: CHARCOAL GREY	20	WALL - COLOUR: CLEAR TORREFIED SMOCKED BIRCH - POLISHED
4	JAMES HARDIE REBATE PANEL AND ASSOCIATED FLASHINGS SHD	15	PREFINISHED BUSHY WOOD - COLOUR: CHARCOAL GREY		
5	JAMES HARDIE REBATE PANEL AND ASSOCIATED FLASHINGS SHD	16	SPINDLE LIGHT - AS 8 ROWN		
		17	PREFINISHED BUSHY WOOD - COLOUR: CHARCOAL GREY		

PROJECT 1732
DATE 2017
RUSSELL AND MAPLE
1833 Russel St
Vancouver BC
MAPLE ST. BUILDING
ELEVATIONS
REZONING / DP
Project Status: SUBMISSION
Date: Description:
2017.04.11 1400732

NO.	DATE	DESCRIPTION

NO. DATE DESCRIPTION

REVISION

NO. DATE DESCRIPTION

DWG. NO. **A260**

Scale: 1/8" = 1'-0"



Key Value	MATERIAL LEGEND	KEYWORK TEXT
1	PREFINISHED METAL CLADDING PANEL - COLOUR CHARCOAL GREY	
2	JAMES HARDIE REVERSE PANEL - COLOUR ASHESLAND	
3	TRIM - COLOUR ARCTIC WHITE	
4	TRIM - COLOUR REVERSE PANEL AND ASSOCIATED FLASHINGS AND TRIM - COLOUR TIMBER BARK	
5	JAMES HARDIE REVERSE PANEL AND ASSOCIATED FLASHINGS AND TRIM - COLOUR TIMBER BARK	
6	PREFINISHED BULKHEAD PANEL - COLOUR CHARCOAL GREY	
7	JAMES HARDIE REVERSE PANEL - COLOUR ASHESLAND	
8	TRIM - COLOUR ARCTIC WHITE	
9	TRIM - COLOUR REVERSE PANEL AND ASSOCIATED FLASHINGS AND TRIM - COLOUR TIMBER BARK	
10	JAMES HARDIE REVERSE PANEL - COLOUR ASHESLAND	
11	PREFINISHED BULKHEAD PANEL - COLOUR CHARCOAL GREY	
12	PREFINISHED BULKHEAD PANEL - COLOUR CHARCOAL GREY	
13	PREFINISHED BULKHEAD PANEL - COLOUR CHARCOAL GREY	
14	PREFINISHED BULKHEAD PANEL - COLOUR CHARCOAL GREY	
15	PREFINISHED BULKHEAD PANEL - COLOUR CHARCOAL GREY	
16	PREFINISHED BULKHEAD PANEL - COLOUR CHARCOAL GREY	
17	PREFINISHED BULKHEAD PANEL - COLOUR CHARCOAL GREY	
18	VIEWERS COULDED INTO SLIDE DOOR - FRAME COLOUR CHARCOAL GREY	
19	ALUMINIUM STRIP (MENTIONED AS ALUMINUM STRIP) COLOUR POLYURETHANE	
20	ALUMINIUM STRIP (MENTIONED AS ALUMINIUM STRIP) COLOUR POLYURETHANE	
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