

The Corporation of the
CITY OF WHITE ROCK



Advisory Design Panel
AGENDA

Tuesday, May 21, 2024, 3:30 p.m.

Electronic Meeting via Microsoft Teams

HOW TO ACCESS THE ELECTRONIC MEETING:

Meetings of the Advisory Design Panel are open to the public; however, only members of the Panel and representatives of an application are permitted to discuss the merits of a proposal. Should you wish to join and observe the Microsoft Teams meeting, please email planning@whiterockcity.ca by 12:00 p.m. (noon) the day of the meeting (type "ADP meeting - date of meeting" in subject bar) to receive an invitation to attend.

	Pages
1. CALL TO ORDER	
2. INTRODUCTIONS	
Staff and Panel Members	
3. ADOPTION OF THE AGENDA	
RECOMMENDATION	
THAT the Advisory Design Panel adopts the May 21, 2024 agenda as circulated.	
4. ADOPTION OF THE MINUTES	3
RECOMMENDATION	
THAT the Advisory Design Panel adopts the minutes from the November 15, 2022 meeting as circulated.	
5. ADP TERMS OF REFERENCE (TOR)	6
Overview of the ADP Terms of Reference	
6. APPLICATION SUBMISSION TO THE ADVISORY DESIGN PANEL	
6.1 1363 JOHNSTON ROAD (20-020)	19
RECOMMENDATION	

THAT the **Advisory Design Panel** receive this staff report for information.

7. CONCLUSION

PRESENT: P. Byer, Chairperson
P. Rust
J. Muego
R. Dhall

ABSENT: J. Vasto
F. Kubacki

NON-VOTING MEMBERS: None

GUESTS: Harbhinder Deol, Owner
Harry Mann, House Designer

STAFF: A. Wallace, Planning Manager
N. Syam, Planner
J. Pelzman, Planning & Development Assistant II

1. CALL TO ORDER

The meeting was called to order at 3:34 pm.

2. ADOPTION OF AGENDA

It was **MOVED** by P. Rust and **SECONDED** by J. Muego to amend the Agenda and move the adoption of the Minutes to the end of the meeting to accommodate J. Muego, Panel Member, who had to leave early at 4:45pm and **THAT** the Advisory Design Panel adopts the November 15, 2022, Agenda as amended.

CARRIED

4-0

3. APPLICATION SUBMISSION TO THE ADVISORY DESIGN PANEL

N. Syam, Planner, provided an overview of the policy and regulatory framework applicable to the application under review by the ADP. The following subsection outlines the Minutes of the meeting as they relate to the application.

3.1. Application: 15439 Oxenham Avenue – Proposed Duplex – Harbhinder Deol, Owner

The Owner provided an overview of updates to their proposed duplex development since the previous ADP review on July 19, 2022.

Members of the Panel asked the applicant about the following to clarify the application:

- A question was raised about the use of large trees at the rear of the property instead of smaller screening trees. (*The Owner said that they can change the design to include smaller trees*).

- A question was raised about the lack of separation elements other than a single cedar fence between the two rear yards. *(The Owner confirmed that there is only a fence, but additional plantings could be used to improve separation).*
- A question was raised about the renderings not showing a City sidewalk at the front of the property. *(The Owner said that the City plans to add a sidewalk but there is currently no sidewalk).*
- A question was raised about the building being compliant with any applicable setback requirements. *(The Owner confirmed that they are compliant with all City requirements).*
- A question was raised about the building being setback the same distance as the newly added connection at the front. *(The Owner confirmed that it is approximately 1 metre).*
- A question was raised to staff about City guidelines for transitions from the sloped driveway to the property line. *(Staff confirmed that it meets the requirements of the Street and Traffic Bylaw).*
- A question was raised about the driveway and pathway having the same slope. *(The Owner said that the driveway slope is 15% and the pathway is raised and relatively flat).*
- A question was raised about the colour of the roof. *(The Owner said it is an earth tone, but it can be made lighter).*

Members identified their issues and concerns about the proposal as summarized below:

- A concern was raised about the use of large trees along the back fence.
- Concerns were raised about the lack of differentiation between the units.
- Concerns were raised about the lack of transition between the units.
- A concern was raised about the narrow pathway at the bottom of the stairs in the rear yard not being safe for winter conditions.
- A concern was raised about the sloped front pathway connection limiting safe and easy access to the units.
- A concern was raised about the lack of landscaping in the front yard due to the driveway configuration.

Following the receipt of final comments, the Chairperson asked for a motion.

It was **MOVED** by R. Dhall and **SECONDED** by J. Muego

THAT the Advisory Design Panel supports the application for the development proposal at 15439 Oxenham Avenue proceeding to Council, subject to the following considerations made to the satisfaction of Staff:

The following items were listed by the Panel:

- Providing safe and easy pedestrian access to each of the units
- Ensuring that the application meets the Engineering and Bylaw requirements in respect to slope.

CARRIED

4-0

4. ADOPTION OF MINUTES

It was **MOVED** by P. Byer and **SECONDED** by R. Dhall

THAT the Advisory Design Panel adopts the Minutes from the July 19, 2022, meeting as circulated.

CARRIED

4-0

5. CONCLUSION OF THE MEETING

There being no further business, the Chairperson declared the meeting concluded at 4:50 pm.

P. Byer
Chairperson, Advisory Design Panel

A. Berry
Director of Planning & Development Services,
City of White Rock

THE CORPORATION OF THE
CITY OF WHITE ROCK
ADVISORY DESIGN PANEL
TERMS OF REFERENCE



1. Mandate

- 1.1. The Advisory Design Panel (the “Panel”) provides independent, professional design advice, from an urban design and architecture perspective, on matters related to the evaluation of the design and construction of buildings and other significant developments within the Municipality to the Planning and Development Services Department (the “Department”).
- 1.2. The Panel is strictly an advisory body and makes recommendations only. It does not have the authority to approve or refuse proposals or make policy decisions. The Panel is not intended to replace the development approval process or the role of City Council or staff. Instead, it provides an additional layer of design review to enhance the City’s development approval process.

2. Panel Composition and Expertise

- 2.1. The Panel will be composed of a minimum of six (6) and a maximum of eight (8) voting members as follows:
 - Two (2) Architects currently registered with the Architectural Institute of British Columbia (AIBC);
 - One (1) Landscape Architect currently registered with the British Columbia Society of Landscape Architects (BCLSA);
 - Four (4) members, preferably from the White Rock Community, with demonstrated background or experience in development or design, which may include:
 - A person with expertise in accessible design.
 - A member of the Urban Development Institute (UDI) or a person from the construction industry, preferably active in construction activities within the South of Fraser (East) region;
 - A member who possesses knowledge of the arts and, more specifically, visual arts; and
 - A person with recognized qualifications in sustainable building design or sustainable community design (i.e., an accredited member of the Canadian Green Building Council or Built Green builder).
 - One (1) City of White Rock resident or owner of City property.
- 2.2. The voting members above are not elected officials or employees of the City of White

Rock.

- 2.3. The Building Manager, Fire Chief, Department Director, a White Rock Business Improvement Association (BIA) representative, White Rock RCMP representative and other staff as required. They are non-voting resources and will attend meetings as required to provide advice to the Panel about an area of their area of expertise.

3. Membership

- 3.1. Appointments to the Advisory Design Panel are made annually by Council. A list of recommended ADP candidates will be provided by staff for Council consideration annually as terms expire.
- 3.2. Each member's term is two (2) years with an option for re-appointment. In the event of a Panel vacancy, Council will appoint a replacement.
- 3.3. Members of the Architectural Institute of British Columbia will comply with the terms of AIBC's "*Bulletin # 65: Advisory Design Panel Standards for Procedures and Conduct*", as may be amended, including terms of appointment contained therein.
- 3.4. The Director of Planning and Development Services appoints a planning team member as a non-voting liaison to be a resource and to provide advice to the Panel as required. The liaison provides input and guidance in an advisory capacity to the Panel.
- 3.5. The Chair will be the Director of Planning and Development Services. In the absence of the Chair, the staff liaison will serve as Chair in a non-voting capacity. Additionally, the Staff Liaison may assume chairing duties when deemed appropriate by the Chair.
- 3.6. Any voting member who fails to attend three (3) consecutive regular meetings of the Panel without leave of the Panel will cease to be a member, and their appointment shall be automatically terminated.

4. Responsibilities

- 4.1. Chair (non-voting) responsibilities:
 - Facilitating meetings per rules of the procedure outlined in the current Council and Committee Procedure Bylaw;
 - Ensuring the Advisory Design Panel does not deviate from the agenda for the meeting and that the Meeting Procedures are adhered to;
 - Maintaining decorum and respectful discussion;
 - Encouraging participation in discussion topics and questions;
 - Being open-minded and allowing for a variety of opinions to be heard;
 - Calling for votes or seeking consensus as applicable and;
 - Keep the meeting within the recommended time limit.
- 4.2. Panel Member (voting) Responsibilities:
 - Attending and actively participating in meetings as scheduled;
 - Conducting a thorough review of submission materials and agenda before each Panel

meeting

- Engaging in collaborative, respectful discussions relating to topics on the agenda, including sharing thoughts, opinions, and recommendations;
- To provide the applicant with impartial, professional advice on proposed designs concerning improving their impact on the City's built environment.
- Maintaining an open mind and allowing for a variety of opinions to be heard;
- Voting on motions that Panel members put forward;
- Notifying the Staff Liaison promptly if they cannot attend a scheduled meeting.
- Informing the Chair and Staff Liaison of any conflict of interest before a proposal review.

4.3. File Manager (non-voting) responsibilities:

- Ensuring that the applicant(s) are notified of the Panel meeting;
- Preparing staff memos for consideration by the Panel and, subsequently Council;
- Preparing a staff presentation to the Panel focusing on the planning context and urban design issues, including any concerns as they relate to jurisdictional policy and guidelines;
- Ensuring all materials are submitted by the applicant to the Department at least two (2) weeks before the Panel meeting;
- Answering other questions raised by the Panel.

4.4. Applicant or their representative (non-voting) Responsibilities:

- Present the overall design rationale, the physical context of the proposal, and all other relevant information listed under section 8.6 below.
- Answering questions raised by the Panel

4.5. Staff Liaison (non-voting) Responsibilities:

- Serving as the Chair in the meeting in a non-voting capacity in the absence of the Director of Planning and Development Services.
- Advising the Panel concerning potential policy conflicts arising from their comments.
- Ensuring that the applicant(s) are advised of the resolution of the Panel; and
- Providing the applicant(s) with a copy of the minutes of the Panel meeting.

5. Administration

5.1. A Recording Secretary will be assigned to provide administrative support to the Panel.

5.2. Recording Secretary Responsibilities:

- Preparing and circulating the agenda and minutes to Panel members one (1) week in advance of the meeting;
- Recording of minutes of Panel meetings;
- Ensuring that a quorum is available for each meeting; and
- Making any arrangements required to facilitate meetings.

- 5.3. A significant aspect of the Advisory Design Panel is the continual refinement of the Panels process and evaluation of its function. Accordingly, Department staff will monitor the Panel's function by collecting feedback from Panel members, Applicants and professional design consultants whose projects have been reviewed and evaluate any necessary changes that may be needed to the procedures from time to time.

6. Quorum

- 6.1. All actions and recommendations by the Panel, except as otherwise provided, will be done and made by a quorum of the members present at the Panel meetings.
- 6.2. Four (4) members of the Panel, with a minimum of two members filling either the two Architect positions or one Architect position and one Landscape Architect position, will constitute a quorum, and the decisions and recommendations of a quorum will be the decisions and recommendations of the Panel.
- 6.3. If the quorum is not achieved, proposals may be reviewed on an informal basis by the Panel members present at the meeting. This will be recorded in the meeting minutes. The decisions and recommendations made at this informal meeting will not be construed as the advice and recommendations of the Panel. The Director of Planning & Development Services has the discretion to consider the advice and recommendations and may schedule the proposal for submission to City Council without further review by the Panel.

7. Meeting Procedures

- 7.1. All proceedings of the Panel will be held in open meetings. The public is provided with an opportunity to watch the meeting as an attendee only. Public comments will not be allowed.
- 7.2. Meetings of the Panel will be called by the Department as required and generally will not be held more often than two times in one month. Meetings will typically be scheduled on a Tuesday starting at 3:30 pm and ending at 6:30 pm or earlier as appropriate.
- 7.3. Meetings shall be conducted exclusively using electronic or other communication facilities consistent with the White Rock's *Council and Committee Procedure Bylaw 2393*.
- 7.4. When Planning staff believe that the Panel should review a project, the project will be placed on the agenda of the earliest possible meeting. A maximum of three (3) projects will be scheduled per Panel meeting to allow an appropriate time to evaluate applicant presentation materials, discuss all urban design matters, and provide advice to the Department.
- 7.5. To facilitate an adequate review of the proposal, Applicants must provide Planning staff with sufficient contextual material and information per Schedule A "Advisory Design Panel Submission Requirements" attached and forming part of these Terms of Reference, a minimum of 14 days before the date of the related Panel meeting.
- 7.6. The submission materials will be circulated by the File Manager to the members of the Panel a minimum of five (5) days before the scheduled meeting.

- 7.7. The Panel will not accept or consider revisions to applicant presentation packages after the agenda has been circulated.
- 7.8. Upon receipt of the meeting agenda, Panel members should disclose any conflicts of interest to the Chair and Staff Liaison. A conflict of interest is defined as any Panel member having a financial, personal or business interest in the project (e.g., retained as a consultant for the same project) or where multiple interests, one of which could influence, corrupt or exploit a decision, or where the appearance of a conflict exists.
- 7.9. The Panel will strive to reach a consensus to determine its position on the proposal at the end of each application review. The position relates only to the design issues discussed during the meeting and is not connected to the City's development approval processes.

8. Meeting Protocols

- 8.1. At the beginning of each Panel meeting, the Chair will request disclosure of any conflicts of interest for items on the agenda.
 - a) If a conflict of interest arises, the panel member will not remain or attend any part of the meeting during with the application is under consideration, participate in any discussion of the application at such meeting, vote or make a recommendation in respect of the application at the meeting or attempt in any way, whether before, during or after such a meeting, to influence the voting on any question in respect of the matter.
 - b) The conflict of interest will be recorded in the meeting minutes.
- 8.2. File Manager(s) will provide a brief presentation to each development proposal before turning the floor over to the proponent or their project team. Staff will, generally, give reference to:
 - applicable Official Community Plan (OCP) policies;
 - applicable Development Permit Area (DPA) Guidelines;
 - nature of public comments received to date, including any recurring topics of interest;
 - the extent of any relief sought from the Zoning Bylaw; and
 - potential conflicts with applicable regulations (municipal bylaws);
- 8.3. To maintain the panel's independence, Staff will only act to provide the Panel with clarification regarding OCP policy and any applicable regulatory controls, background information, including the results of any technical study, and details regarding next steps in the approvals process.
- 8.4. In situations where the applicant disagrees with design-related feedback provided by City Staff, the applicant, or staff, may request that such matters be explicitly considered by the Panel, with the associated response forming part of the minutes of the meeting.
- 8.5. The applicant will have the opportunity to present their design to the Panel and will be expected to address the following:
 - building context (relationship to surrounding buildings, land use, neighbourhood character);

- all details of façade design (including materials, colours, etc.);
 - pedestrian entrances;
 - vehicular circulation (parking, servicing);
 - landscaping;
 - safety issues (including sight lines, lighting, avoidance of entrapment areas, and CPTED principles);
 - accessibility issues (including regard for aspects of accessibility occurring outside and within the building and design features for disabled building users);
 - handling and storage of solid waste and recycling containers;
 - ‘green’ initiatives (LEED, etc.)
 - waste reduction strategies (including sewer reduction strategies);
 - shadowing;
 - wind effects;
 - traffic implications; and
 - excavation details.
- 8.6. Presentations made by applicants, based on the complexity of the proposal, will not exceed 20 minutes.
- 8.7. Panel members will be able to seek explanations and clarification from the applicant and staff.
- 8.8. Following each presentation, the Chair will lead a discussion of the proposal among members of the Panel. The discussion will begin with a round of questions for the applicant followed by comments tied to items outlined in Section 9.0 of these Terms of Reference.
- 8.9. The Chair shall make reasonable efforts to limit the presentations and related discussions to a timeframe of not more than 60 minutes for simple projects (i.e., residential infill, duplex, triplex) and 90 minutes for complex projects (i.e., multifamily developments).
- 8.10. Once the discussion has concluded, the Chair will seek a motion regarding the proposal. The ADP may come to a resolution of support, non-support or deferral pending receipt of further information on all applications as provided by the quorum. In the case of an equality of votes for and against an application, the question may be resolved in the negative and the Chair will declare for the record.
- 8.11. The Panel resolutions will be forwarded to the Director and made available to the applicant within five (5) business days.
- 8.12. The Director will consider the Panel’s resolutions, including any requests by the Panel for re-submission and the applicant’s response to the Panel’s concerns and resolutions, and report to the Council with appropriate recommendations in due course. If the recommendations of the Director to the Council differ from those of the Panel, the Council will be advised.
- 8.13. Individual Panel members will not be identified in the minutes; however, individual-specific comments will be recorded without attribution. All memos to the Panel are included in subsequent reports to Council.
- 8.14. Draft meeting minutes will be circulated to Panel members by the Staff Liaison within two weeks of the meeting.

- 8.15. The presentations made to the Panel by the applicant and staff, and the meeting minutes will be posted on the City's website.

9. Advisory Design Panel Review Guidelines

9.1. In the review of development permit applications referred by the Department, the Panel may provide guidance on urban design issues using the following list. The list is not intended to be a firm requirement but rather a guide to issues which may be relevant to a proposal.

- A. the alignment of the project with applicable policies of the Official Community Plan and the Development Permit Area Guidelines which apply to the site;
- B. the potential for conflicts with other municipal bylaws where such conflicts may affect the overall form and character of the development or the way in which the project upholds the policy objectives of the Official Community Plan.

C. DESIGN PRINCIPLES

Public Concerns

- Health and accident prevention
- Personal safety and crime prevention
- Fire prevention
- Convenience to users
- Amenity, aesthetics and character
- Public interests and needs
- Noise control
- Aging in place adaptations and accessibility compatibility

Environmental Concerns

- Sensitivity to the physical environment
- Consideration for topography
- Consideration for hydrology and sensitivity to creeks, waterways and drainage patterns
- Consideration for geology and soil conditions
- Consideration for vegetation and preservation of existing trees
- Consideration for hazardous conditions
- Consideration for stormwater retention, passive solar gain

Neighbourhood Context

- Ambience created by the development
- Impact on scale and rhythm of development in the area
- Impact on land uses within the area
- Overall relationship in character and massing to the image of the area

- Revitalization potential to the area
- Impact on skyline and visual appearance of the area

Site Context

- Relationship to adjacent buildings
- Effect on shadows
- Overlook and privacy issues
- Daylight and view blockage
- Setback and elevations
- Contribution to area character
- Compatibility of built form
- Potential for land use impacts such as shadowing and obtrusive overlook

Streetscape

- Effectiveness of building/street interface and transition; rhythm created between the street and the building
- Quality of space created; contribution to the street as a whole
- Provision of rain and wind protection
- Consideration of sun and shade creations
- Hard landscaping and street furniture
- Frequency of building access
- Detailing at the human scale
- Pedestrian connections
- Variability in design and massing

Site Planning

- Effectiveness of building siting with respect to open spaces, corridors and walkways
- Creation of vistas to heritage buildings or environmentally unique features
- Location of building on the site
- Provision for outdoor activities
- Parking access and provision
- Access for delivery trucks and design of loading docks and garbage, green waste and recycling containers
- Access for taxis and buses
- Access for pedestrian and pedestrian interaction with the building
- Bicycle parking
- Viewpoint access (e.g., to the waterfront)
- Mid-block walkways
- Consideration for safety and fire-engine access
- Consideration for traffic safety
- Consideration of on-site water retention and recharge

Building Design

- General massing and overall articulation, concerning size, height, proportion, elevation and directional expression
- Form and character impacts that may arise out of a request for relief from a zoning bylaw standard(s) (e.g., reduction in yard setbacks, additional building height, etc.)
- Overall aesthetic and quality of design
- Rooftop forms and neatness of services
- Façade articulation, fenestration and elemental proportion
- Quality and detail of finishes, including colour and texture
- Definition of building entry
- Consideration of interior-to-exterior interaction; the relationship between the street and the building
- Unit security
- Public Safety, security
- Quality of construction materials
- Use of signs and outdoor lighting
- Use of awnings, canopies and windbreaks
- Incorporation of energy-efficient and green building designs including passive solar gain, electric vehicle use, and other measures

Landscaping

- General appropriateness of form
 - Consideration of existing features
 - Suitability of species to climate
 - Extent of both hard and soft landscaping
 - Impact to building design on existing on-site trees
 - Ability to avoid tree removals and/or support tree plantings through the design of the building(s) and the layout of the site
 - Location, size and environment of play areas or seating areas
 - Attention to seasonal highlights in plant species
 - Comments on soil depth and spread
 - Size of planting stock
 - Irrigation strategy
 - Fencing
 - Use of low-water landscaping design, plants and standards
- 9.2. The Panel will consider the above-listed matters when reviewing a development permit application and in making recommendations to Council.
- 9.3. Per Council Policy 509 (Development Approval Procedures City Owned Public Space), the Panel will provide feedback in the form of a resolution to Council regarding proposals for new City-owned buildings that are publicly-accessible considering the factors outlined in Section 9.1.C. of these Terms of Reference.

SCHEDULE A

Advisory Design Panel Submission Requirements

The following Table outlines the Submission Requirements for “simple” and “complex” development permit applications. Simple applications are those which propose “intensive residential infill”, as described in the Official Community Plan, a duplex or triplex. Complex applications are those related to residential development including four or more dwelling units, non-residential development, or a mixed-use project. City staff will outline the number of hard copies required with each application. In all cases, a copy of each of the items outlined below is required in electronic format.

Submission Item	<u>Submission Requirement</u>	
	Complex	Simple
Project Description	<input type="checkbox"/> Cover letter including reference to applicable policies of the Official Community Plan, intended tenure of development, potential parking and traffic impacts (and results of related technical study), and experience of the proponent;	<input type="checkbox"/> Cover letter including reference to applicable policies of the Official Community Plan and overall project intent;
Zoning Compliance Matrix	<input type="checkbox"/> Zoning Compliance Matrix , highlighting existing and proposed zoning, general site statistics (e.g., lot area, frontage, width, height etc.) and any relief sought from General Provisions and Regulations of the Zoning Bylaw (Section 4.0);	
Design Rationale	<input type="checkbox"/> Design rationale including statements regarding: articles of construction (construction form and character); structural elements used in building; landscaping plan; stormwater management and sewage reduction strategies with an emphasis on low-impact design; efforts to retain mature trees; efforts to integrate design with the character of nearby development (compatibility); efforts to promote sustainability; contributions to the public realm (e.g., open spaces, amenity, public art, etc.); measures to support “Crime Prevention Through Environmental Design” (CPTED); and accessibility.	<input type="checkbox"/> Design rationale including statements regarding: stormwater management and sewage reduction strategies; landscaping plan; efforts to retain mature trees; efforts to integrate design with the character of nearby development (compatibility); efforts to promote sustainability; contributions to the public realm (e.g., open spaces, amenity, public art, etc.); measures to support “Crime Prevention Through Environmental Design” (CPTED); and accessibility.
DPA Guideline Response Table	Development Permit Area (DPA) Guideline – Table explaining how the project meets each element of the relevant DPA Guideline.	

City of White Rock Advisory Design Panel - Terms of Reference

Submission Item	Submission Requirement	
	Complex	Simple
Contextual Information	<input type="checkbox"/> Plan view of subject property(ies) within context (Scale 1:1000) including the following: <ul style="list-style-type: none"> ○ Parcel mapping ○ Ortho imagery ○ OCP Land Use Designation ○ Zoning <i>(this can be collected via the City of White Rock COSMOS web mapping platform)</i>	
Contextual Renderings and Elevations	<input type="checkbox"/> Three-dimensional massing model of the development including, at a minimum, the massing of buildings on adjacent parcels. <input type="checkbox"/> Colour renderings with adjacent buildings <input type="checkbox"/> Street Profile (two-dimensional) elevation drawing of the development and adjacent buildings on each property abutting the subject property(ies)	
Site Photos	<input type="checkbox"/> Colour Photos of the property(ies) subject to the proposal and existing development within 50 metres of the property	
Colours & Materials Board	<input type="checkbox"/> Illustration or sample board that includes the colour and finish of the exterior materials to be used in the project.	
Site Plan	<input type="checkbox"/> Illustration of all buildings and structures relative to the legal (surveyed) boundaries of the subject property(ies) including building dimensions (in metric), easements, rights-of-way, yard setbacks, parking areas, the location of any “protected trees” (subject to White Rock Tree Protection Bylaw 2407) – including an indication of any trees to be removed and retained, driveways and drive aisles, and other site features (e.g., garbage storage areas, general landscaping components, site lighting, etc.).	
Shadow Impact Study	<input type="checkbox"/> This set of illustrations will demonstrate the shadow impact from the proposed development (on existing properties & buildings), including illustrations for the Vernal Equinox (March), Summer Solstice (June), Autumnal Equinox (September) and Winter Solstice (December) at 10:00 am, 12:00 pm, 2:00 pm, and 4:00 pm. <input type="checkbox"/> Shadow analysis should also evaluate the impact of the shadows created by existing development on the proposed development.	Not Applicable

City of White Rock Advisory Design Panel - Terms of Reference

Submission Item	Submission Requirement	
	Complex	Simple
Wind Impact (including Driving Rain Impact)*	<ul style="list-style-type: none"> <input type="checkbox"/> This analysis will identify the potential impact of wind on the areas around the exterior of the building, both on-site and off-site, including the potential for downdraft impacts on pedestrians. The analysis should identify mitigative measures used to limit the impact of wind 	Not Applicable
Arborist Report*	<p>Plan identifying all current on-site “protected trees”, as defined in City of White Rock Tree Protection Bylaw, 2021, No. 2407, with reference to any City trees (e.g., within an adjacent boulevard or road right-of-way) and off-site “protected trees” that may be impacted by the proposal. The Plan should identify trees to be removed in support of the project. For each tree to be retained and removed, identify the type and DBH.</p>	
Architectural Drawings	<ul style="list-style-type: none"> <input type="checkbox"/> Elevation drawings illustrating each façade of the building; <input type="checkbox"/> Elevation (streetscape) drawings illustrating the development and abutting buildings as viewed from the public realm (i.e., street); <input type="checkbox"/> All facades of the building(s) are to be illustrated with proposed exterior finishes (materials) and colours clearly labelled. No vinyl or stucco can be proposed. <input type="checkbox"/> Floor plans of every storey of the development including below-grade parkade and any rooftop spaces. <input type="checkbox"/> Building sections (indicating floor-to-floor dimensions, terracing and setbacks, parking garage slopes and ramping, etc.) <input type="checkbox"/> Site section to confirm site slope <input type="checkbox"/> Signage details including materials, sign type, text height/proportions, and location(s) within the development – particular emphasis on signage as viewed from the public realm; 	<ul style="list-style-type: none"> <input type="checkbox"/> 3D rendering of the development including contextual features (e.g., roadways, nearby buildings, existing mature trees, off-site boulevard components, etc.) <input type="checkbox"/> Elevation drawings illustrating each façade of the building; <input type="checkbox"/> Elevation (streetscape) drawings illustrating the development and abutting buildings as viewed from the public realm (i.e., street); <input type="checkbox"/> All facades of the building(s) are to be illustrated with proposed exterior finishes (materials) and colours clearly labelled. No vinyl or stucco can be proposed.

<p>Landscape Plan</p>	<ul style="list-style-type: none"> □ Design rationale including statements regarding: stormwater management and sewage reduction strategies with an emphasis on low-impact design; efforts to retain mature trees; efforts to integrate design with the character of nearby development; contributions to the public realm (e.g., open spaces, amenities, public art, etc.); measures to support “Crime Prevention Through Environmental Design” (CPTED); and accessibility. □ Materials Plan including reference to paving, retaining walls, railings, fencing, gates, site furnishings, lighting, play structures, and related features; □ Spec/detail drawings of proposed landscape features (e.g., public art, furniture, playground/children’s play equipment, etc.) □ Grading Plan illustrating drainage, stormwater management facilities and features, surface materials including reference to whether such is pervious or impervious, building grades, finished floor grades, hydro kiosks, off-site grading within 3 metres of the legal boundaries of the property(ies), and location of super-structure / structural components (e.g., below-ground parkade) □ Planting Plan showing proposed plant materials (on-site and off-site where applicable – on all levels) at 75% mature size, plant list with botanical and common names, location and size of existing trees to be retained; □ Illustrative landscape plan (to be shown on overall building renderings); 	<ul style="list-style-type: none"> □ Design rationale including statements regarding: stormwater management and sewage reduction strategies with an emphasis on low-impact design; efforts to retain mature trees; efforts to integrate design with the character of nearby development; contributions to the public realm (e.g., open spaces, amenities, public art, etc.); measures to support “Crime Prevention Through Environmental Design” (CPTED); and accessibility. □ Materials Plan including reference to paving, retaining walls, railings, fencing, gates, site furnishings, lighting, play structures, and related features; □ Grading Plan illustrating drainage, stormwater management facilities and features, surface materials including reference to whether such is pervious or impervious, building grades, finished floor grades, hydro kiosks, off-site grading within 3 metres of the legal boundaries of the property(ies), and location of super-structure / structural components (e.g., below-ground parkade) □ Planting Plan showing proposed plant materials (on-site and off-site where applicable – on all levels) at 75% mature size, plant list with botanical and common names, location and size of existing trees to be retained; □ Illustrative landscape plan (to be shown on overall building renderings);
<p><i>* if applicable</i></p>		

THE CORPORATION OF THE
CITY OF WHITE ROCK
STAFF REPORT



DATE: May 21, 2024
TO: Advisory Design Panel
FROM: Neethu Syam, Planning Division Lead
SUBJECT: 1363 Johnston Road (ZON/MJP 20-020)

RECOMMENDATION(S)

THAT the Advisory Design Panel receive this staff report for information.

EXECUTIVE SUMMARY

The purpose of this report is to present the Advisory Design Panel (ADP) with a development application for a proposed four-storey mixed-use development located at 1363 Johnston Road, between Thrift Avenue and Roper Avenue.

BACKGROUND INFORMATION

Owner/Applicant:	SFS Construction Ltd. BC1262746
Architect (Agent):	Barnett Dembek Architects Inc.
Landscape Architect:	PMG Landscape Architects
Civic Address:	1363 Johnston Road
Lot Area:	564.3 m ² (6074 ft ²)
Number of Units:	10 (residential) + 92.9 m ² (commercial space)
Floor Area Ratio:	2.55
Building Height:	4 storeys
Total Parking Required:	15 (<i>residential & visitor</i>) + 3 (<i>commercial</i>) + 1 (<i>loading</i>) = 19 spaces
Parking Provided:	11 (<i>residential</i>); 2 (<i>shared visitor+commercial</i>); 1 (<i>loading</i>) = 14 spaces
OCP Designation:	Lower Town Centre
Current Zoning:	CR-2 Lower Town Centre Area Commercial/Residential
Proposed Zoning:	Comprehensive Development Zone (CD)
Form and Character Development Permit Area (DPA):	Lower Town Centre DPA

POLICY

The subject property is currently zoned CR-2 Lower Town Centre Area Commercial/ Residential in Zoning Bylaw No. 2000 and designated “Lower Town Centre” in the Official Community Plan. All lands designated for mixed-use and 4 storeys or more are subject to a Major Development Permit (DP) to address building form and character.

This property's OCP land use designation is Lower Town Centre and is comprised of a diverse mix of uses while smaller in scale than the Town Centre. This designation intends to build on the existing village-like character and reinforce the low-rise, pedestrian scale of the area.

Additionally, it seeks to provide opportunities for more modest residential intensification to support local businesses and public transit within walking distance of the Town Centre. This land use designation allows for multi-unit residential uses and mixed-uses (commercial/residential) in primarily mid-rise and low-rise buildings. The allowable density is up to 3.5 FAR in buildings transitioning from 6 to 4 storeys in height along Johnston Road between Thrift Street and Roper Avenue (see Figures 1 and 2 below).



Figure 1: Maximum FAR in the Town Centre, Town Centre Transition, and Lower Town Centre Areas (Figure 9 in OCP). The Parcel highlighted in green is the subject site.



Figure 2: Maximum Building Heights in the Town Centre, Town Centre Transition, and Lower Town Centre Areas. The Parcel highlighted in green is the subject site.

The proposed development complies with the Official Community Plan but is inconsistent with the existing zone in the Zoning Bylaw. As such, a Comprehensive Development Zone is proposed to accommodate it.

ANALYSIS

Location and Neighbourhood Characteristics

The applicant is proposing to develop a 4-storey mixed-use building consisting of 10 residential units and one commercial unit at ground level. This development is proposed on a site consisting of a single property currently hosting a single-family home which is the last remaining single-family use along this block frontage. The site is located in a mixed-use area and existing buildings in the immediate vicinity are composed primarily of low-rise buildings of various ages. The lot moderately slopes from north to south.



Figure 3: Looking west on Johnston Road at the site plus neighbouring buildings

The site's frontage is formed on the east by Johnston Road, a primary collector road across from which will sit the 12-storey multi-family residential development, Solterra, which is currently under construction. The site can also be accessed from Winter Lane on the west which services the commercial properties to the east of this lane.

The property is located close to a school, shops, and services. It is also along a bus transit route (see Figure 4 below). Several high-density mixed-use developments are located further north across Thrift Avenue in the Town Centre, and the neighbourhoods to the east and west are made up mostly of low-rise residential buildings. The 3-storey Winter Estates apartment complex is located southwest of the subject site and separated by Winter Lane (see Figure 5 below). White Rock Elementary is located to the southeast across Roper Avenue.

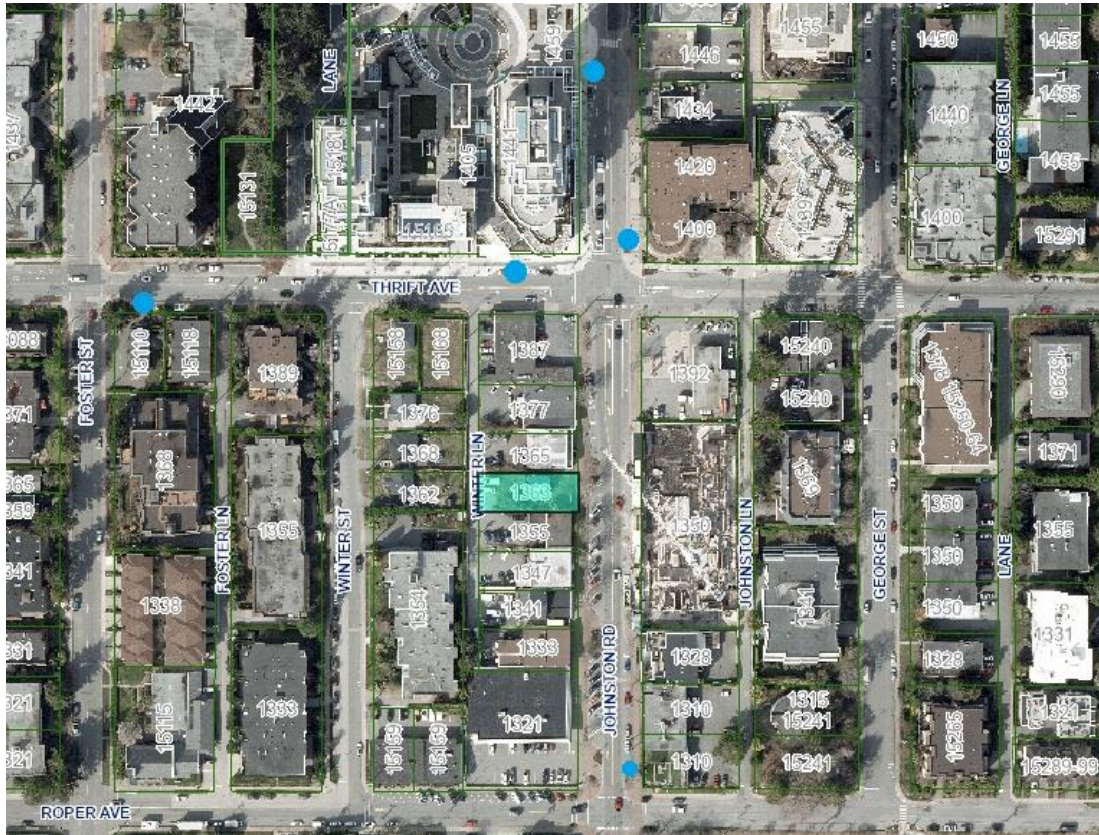


Figure 4: Transit Stops



Figure 5: Subject Property and site context

Description of proposal

The proposed mixed-use development includes the following major design components:

- Four-storey building, in an east-west orientation, comprising 1000 ft² (92.9 m²) ground-oriented commercial space fronting Johnston Road, and 10 residential units above
- Unit mix: 8 two-bedroom and 2 three-bedroom units
- The size of the units ranges from 726 sq. ft. to 1,284 sq. ft.
- Each unit includes a private outdoor balcony/deck space
- An open central courtyard at ground level for residents
- 11 Off-Street Residential parking spaces and 2 shared commercial & residential visitor Parking spaces provided within a one-level below-grade parkade accessed from the rear of the building via the lane
- 1 Off-street Loading space located at-grade at the rear of the building
- 10 long-term (class I) bike racks and 2 short-term (class II) bike racks at the front of the building.

Exterior building materials include:

- a combination of longboard aluminum siding with cedar wood finishes, in two colour tones, for balcony walls and soffit
- frosted glazed guardrail with metal frame for outdoor deck for each unit
- cementitious panel finishes in white and grey on the building's fascia and on solid portions of the north and south facing balcony walls
- grey concrete block firewall for portions of north and south elevations
- metal doors and full-height glazing for the ground-floor commercial unit facing Johnston Road
- coloured tempered and laminated glass Public Art rails on the east elevation at ground level



Figure 6: Rendering, front view (view from Johnston Road)

Landscape Materials include:

- Two custom planter boxes on the east side of property
- Broadway Pavers in the central courtyard area
- Two plantings in the central courtyard area

The site contains four on-site trees and two city trees. All four on-site trees are proposed to be removed, with the two city trees to be retained. The Two trees proposed in the courtyard will not be considered as replacement trees. Therefore, As no replacement trees are accommodated on-site, the applicant will be required to pay cash-in-lieu for the replacement trees not being planted on-site at the Tree Management Permit stage while processing the demolition permit.

Appendices B and C include the applicant’s project description and letter of intent along with their architectural and landscape drawing set.

Development Permit Area – Lower Town Centre Development Permit Area Guidelines

This site is within the Lower Town Centre Development Permit Area (DPA). The objectives of this Development Permit Area are to:

- Reinforce the Lower Town Centre as a destination for locally-oriented shops and culture
- Establish an attractive, comfortable, well-connected, pedestrian-oriented environment that fosters vibrant public life
- Enhance quality of life
- Ensure the compatibility of new development with adjacent existing buildings
- Conserve energy and water and reduce GHGs
- Promote views to the water

The guidelines in the DPA contain sections on building design, the public realm, and landscaping. Appendix D includes the DPA Guidelines Response Table submitted by the applicant.

OPTIONS

The following are three potential options that the Panel may consider using or modifying in formulating a recommendation to Council:

Option 1

That the Advisory Design Panel recommends that Council approve the Major Development Permit Application for 1363 Johnston Road (20-020) as presented.

Option 2

That the Advisory Design Panel recommends to Council that the Major Development Permit Application for 1363 Johnston Road (20-020) be approved with the following changes:

- as listed by the ADP.

Option 3

That the Advisory Design Panel does not recommend support to the Major Development Permit Application for 1363 Johnston Road (20-020) as it does not sufficiently meet the applicable

design guidelines and policies and that there are key areas that should be revised which include:.....

- as listed by the ADP, if there is further advice on how the application could be improved.

Option 4

Other

CONCLUSION

The Advisory Design Panel is requested to evaluate and comment on how this development application meets the intent of development permit area guidelines for the form and character of this mixed-use development.

Respectfully submitted,



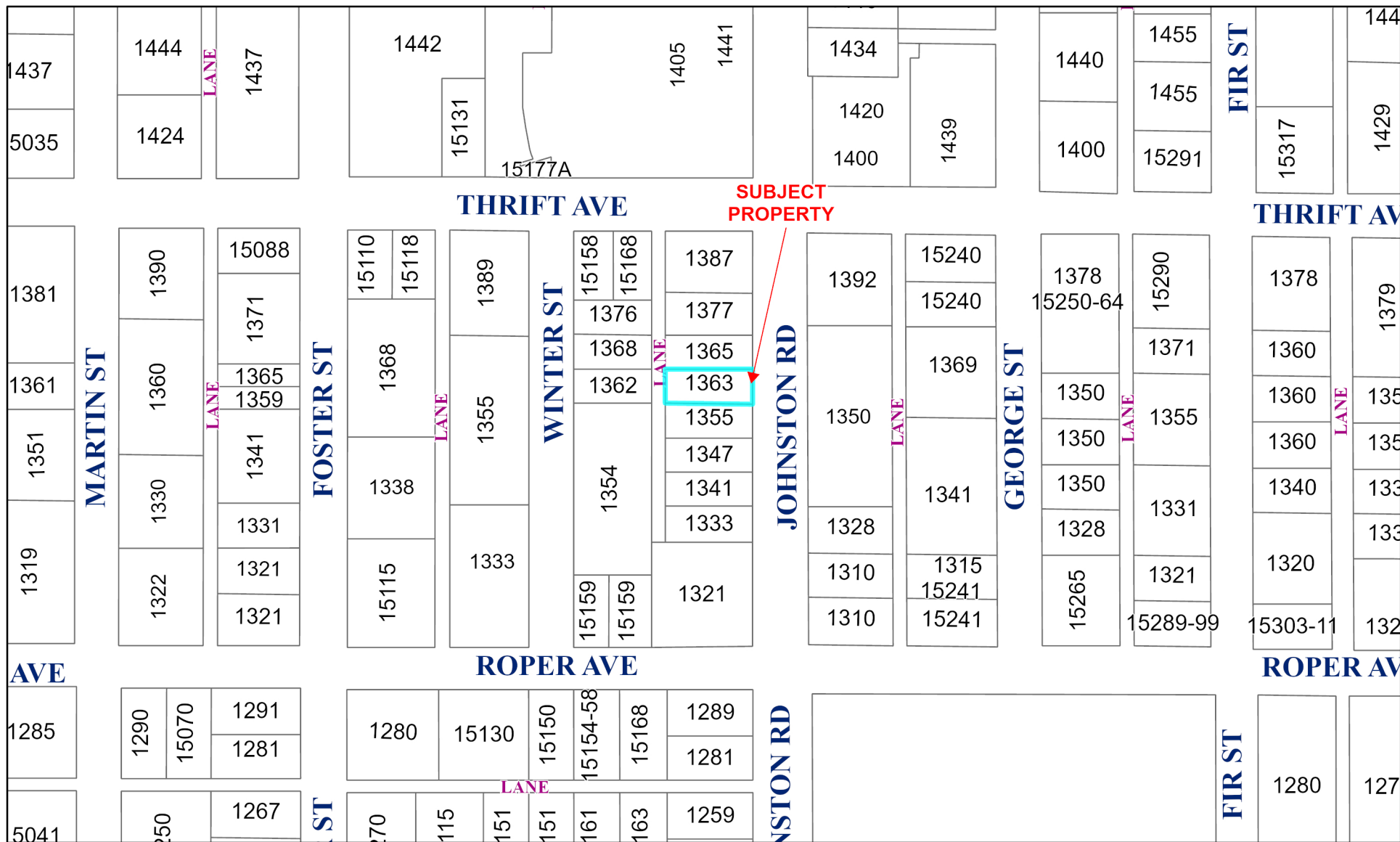
Neethu Syam
Planning Division Lead

Reviewed and Approved by,

Anne Berry, MCIP RPP
Director, Planning and Development Services

Attachments:

- Appendix A: Location and Ortho Maps
- Appendix B: Project Description and Letter of Intent
- Appendix C: Drawing Package (Architectural & Landscape)
- Appendix D: Applicant's Response to City's DPA Guideline Form



Location Map

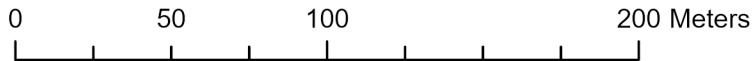
1363 Johnston Road





Orthographic Map

1363 Johnston Road



Date: May 02, 2024

1363 Johnston Road, White Rock, B.C.

Project No: 20015

Attn: Neethu Syam - Planning Division Lead

Planning and Development Services, City of White Rock

15322 Buena Vista Avenue

White Rock, BC V4B 1Y6

Re: ADP meeting - 1363 Johnston Road (20-020) – Project Description

This project is a 4-storey low-rise building with ground-floor commercial space along Johnston Road, an underground parade which is accessed from the rear lane, and 3 levels of multi-residential space. The project is consistent with the Lower Town Centre requirements as identified in the Official Community Plan (OCP). Access to the below-grade parking and garbage/recycling storage is off the rear lane to maximize the continuous frontage along Johnston Road. Decks on floors 2 and 3 project out over the front and rear setbacks to provide sheltered space along the frontage. In keeping with the OCP, the top floor of the building is set back further than the floors below to open the street to light and lessen view and shadowing impacts.

The ground floor commercial space is a proposed 1000 square feet unit, with a semi-public front yard patio space. At grade along the front of the building, a recommended setback of 3 meters is provided for an active front yard patio space along the street sidewalk. The sidewalk slopes along this frontage, so in keeping with the OCP the building entrance is level with grade along the north edge of the property, and the patio space ends up raised above the sidewalk by the south edge of the property, providing separation of the public sidewalk realm from the semi-public adjacent patio space.

The residential units all have outdoor end-to-end patios & decks which can be used by occupants to part take in similar activities which typically form the fabric of the Town Centre living and create a neighborhood vibe. Wood siding on the deck walls and soffits reinforces a west coast contemporary material vocabulary. The roof slopes towards the central courtyard and will be used to collect rainwater for occupant use.

Please do not hesitate to contact the undersigned in case of any questions.

Yours Sincerely,

Jessie Arora

Principal-Architect AIBC, SAA, MAA, AAA, MRAIC, OAA, RA

Barnett Dembek Architects Inc.

Date: May 02, 2024

1363 Johnston Road, White Rock, B.C.
Project No: 20015

Attn: Neethu Syam - Planning Division Lead

Planning and Development Services, City of White Rock
15322 Buena Vista Avenue
White Rock, BC V4B 1Y6

Re: ADP meeting - 1363 Johnston Road (20-020) - Design Rationale

The design rationale of the project was in line with the Official Community Plan (OCP) Objective 8.3:

“To enable a mix of multi-unit residential and commercial uses, to strengthen the heart of the city and relationships to the waterfront while maintaining a village character. To reinforce the low-rise, pedestrian scale of the area while providing for modest residential intensification to support local businesses and public transit.”

The 4-storey low-rise building is identified as the primary building form to achieve this goal and is used in the proposed design. The proposed building removes the existing dwelling unit which is not consistent with the OCP. It is designed in such a way that units are arranged facing the lane side and Johnston Roadside to maximize waterfront views. A central courtyard space in the building provides access to the units and a unique urban space within the building for the residents.

With large, glazed expanses that reinforce the character along the street frontage, the front face of the unit enhances the relation with the street-front landscape and walkways. There is solar shading in the summer months and shelter during inclement weather provided with the overhang from the decks of the units above.

The proposal incorporates the principles of Crime Prevention Through Environmental Design (CPTED) as follows:

- Use of grade changes provides a clear definition of the public and private realms along the building frontage.
- The internal courtyard, the rear lane, and street areas are viewed directly from windows within the elevations, providing for ‘eyes on the street’.
- The proximity of the building to the street means there is minimal visually obstructing plant material between the public street realm and the building.
- Security glazing is provided in exterior doors and sidelights.
- Below-grade parking is fitted with glazing in exit doors and lobbies. All garage stair exits do not connect with residential buildings but rather exit directly to the exterior.

BARNETT DEMBEK ARCHITECTS INC.

#135 - 7536 130th Street, Surrey, BC V3W 1H8
Tel: 604-597-7100



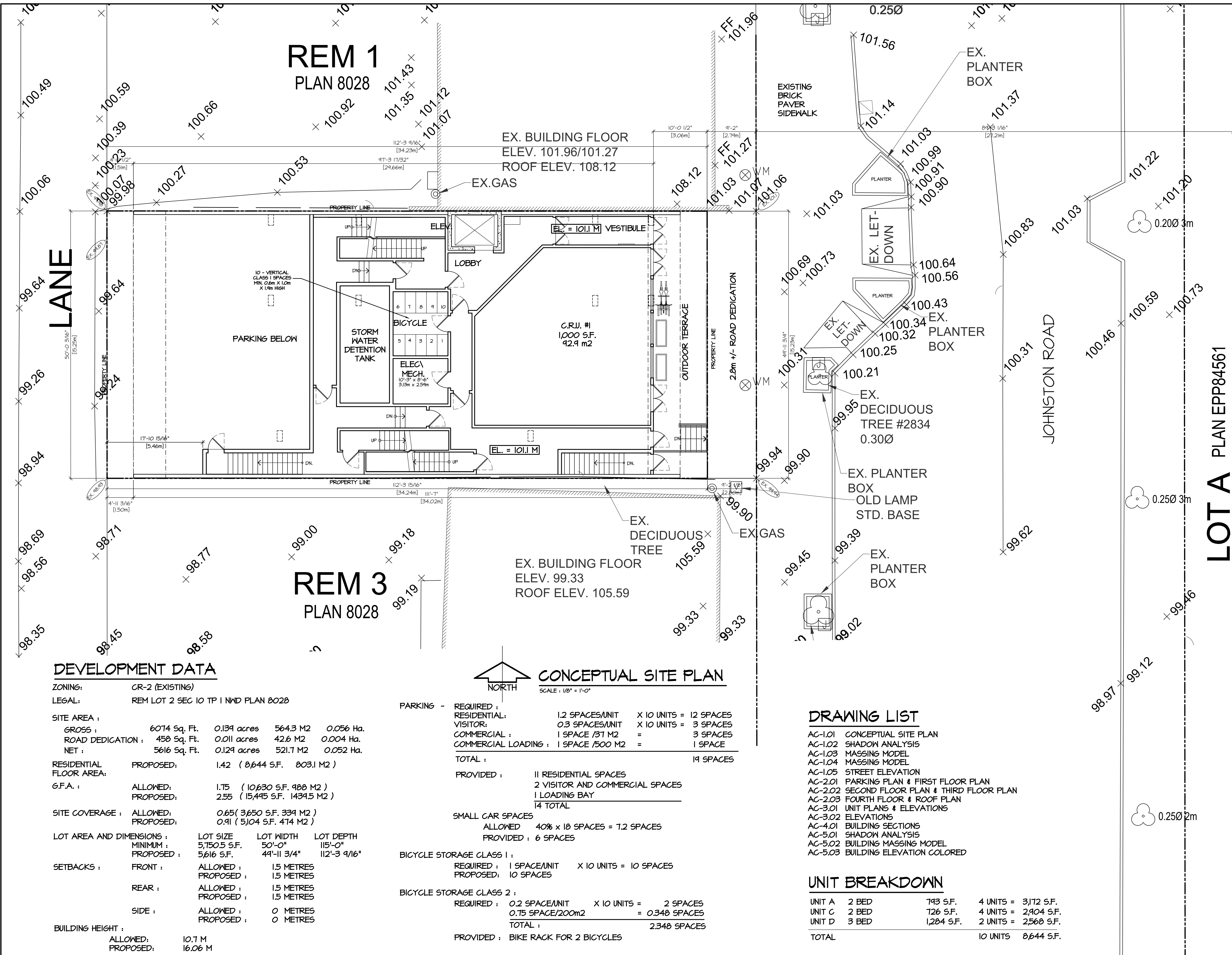
Please do not hesitate to contact the undersigned in case of any questions.

Yours Sincerely,

Jessie Arora

Principal-Architect AIBC, SAA, MAA, AAA, MRAIC, OAA, RA

Barnett Dembek Architects Inc.



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CLIENT : SFS CONSTRUCTION LTD.
 PROJECT : 1903 JOHNSTON ROAD, WHITE ROCK
 SHEET CONTENTS : SITE PLAN AND DEVELOPMENT DATA

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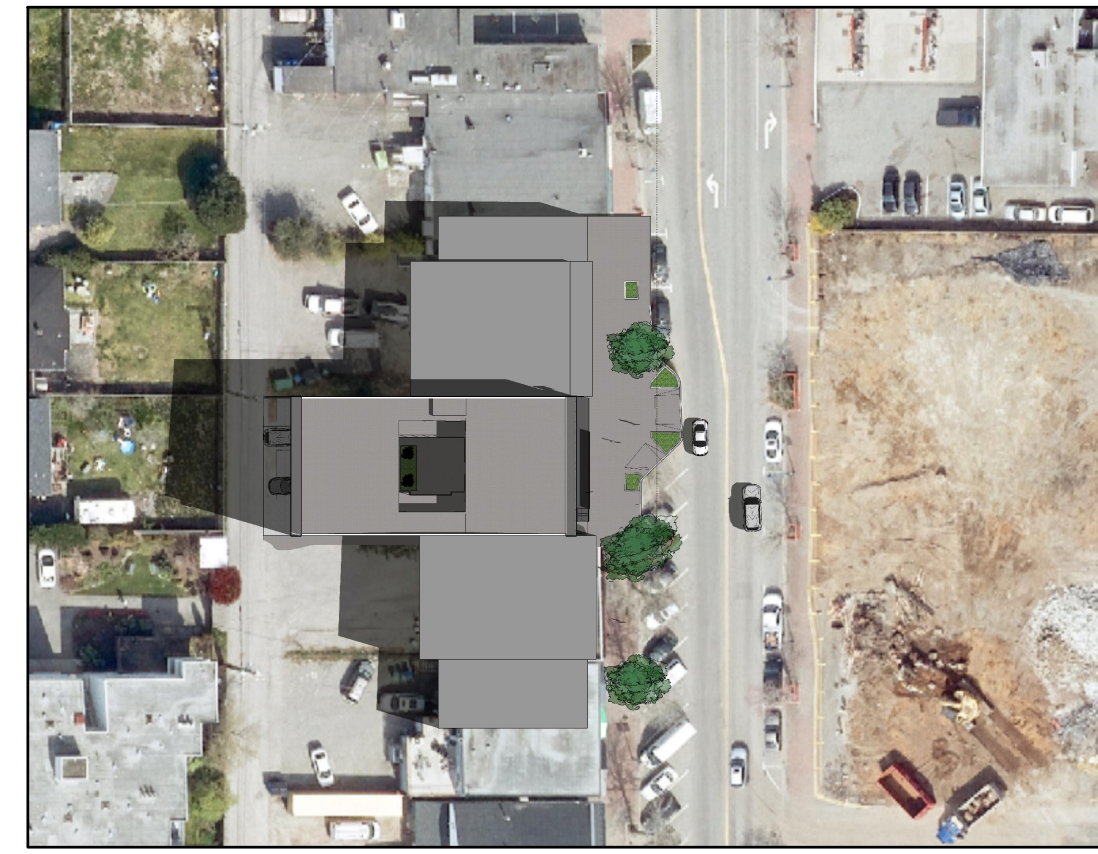
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 7536 130 STREET,
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 EMAIL: mail@darkitex.com

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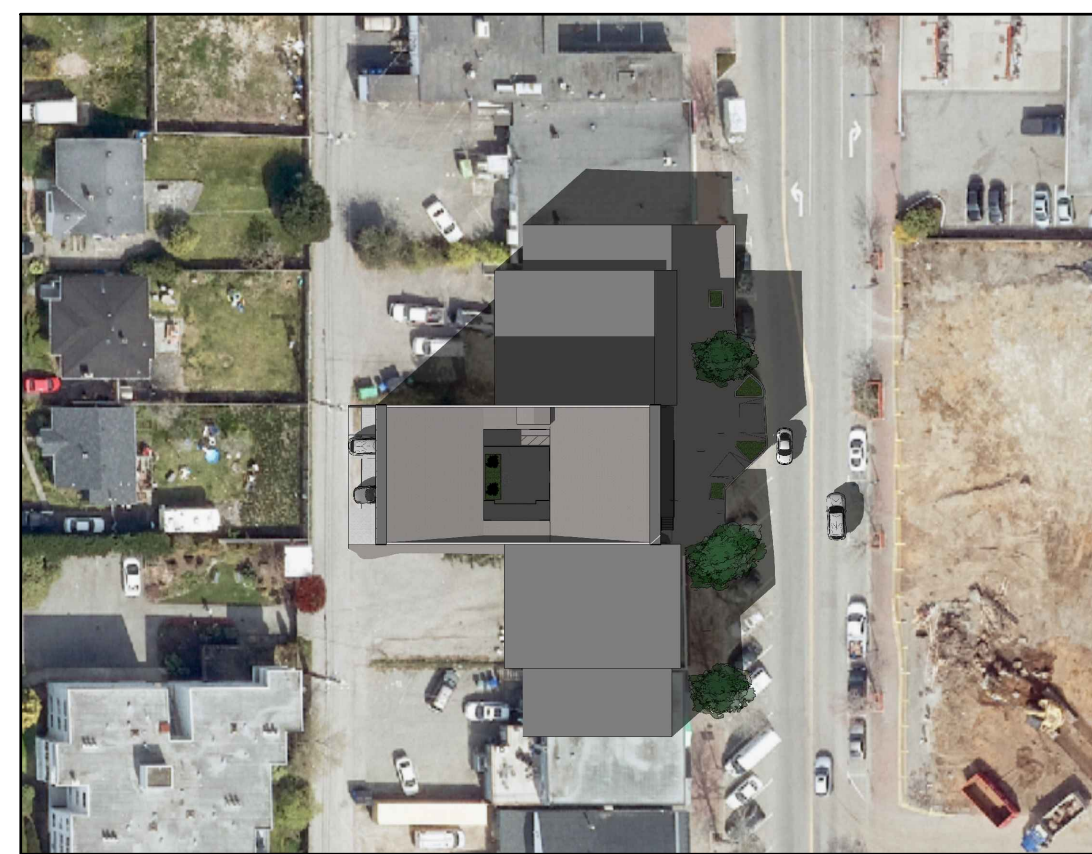
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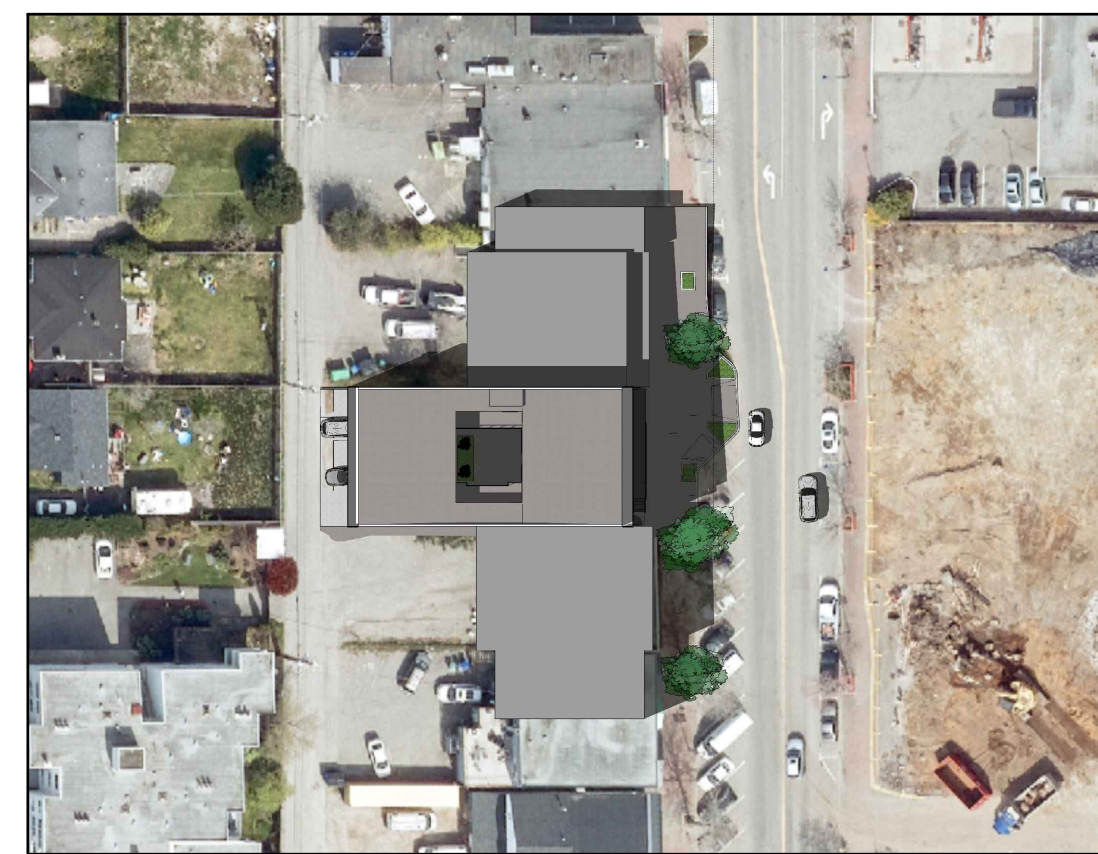
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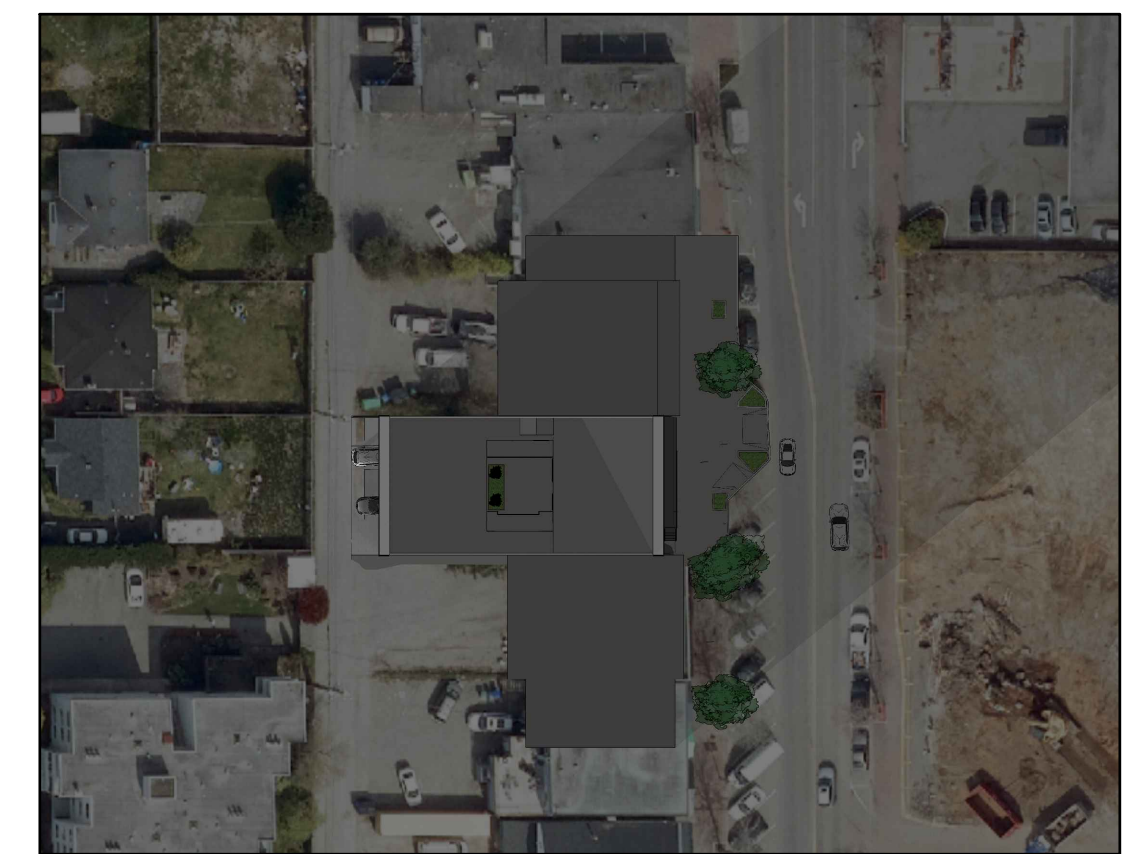
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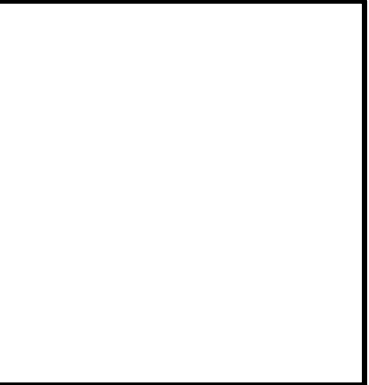
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 DATE : May 10 24
 SCALE : 1/8" = 1'-0"

CLIENT : SFS CONSTRUCTION LTD.
 PROJECT : 1363 JOHNSTON ROAD, WHITE ROCK
 SHEET CONTENTS : SHADOW ANALYSIS

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20015	REV. NO.



VIEW FROM SOUTH EAST



VIEW FROM NORTH EAST



VIEW FROM SOUTH WEST



VIEW FROM NORTH WEST

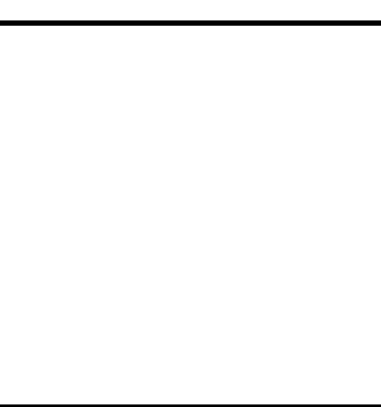
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- ② PREFINISHED METAL CAP FLASHING - BLACK
- ③ HARDI PANEL FASCIA - "ARCTIC WHITE"
- ④ "LONGBOARD" ALUMINUM SIDING WITH SYNTHETIC WOOD FINISH - "LIGHT CHERRY"
- ⑤ "LONGBOARD" ALUMINUM SIDING WITH SYNTHETIC WOOD FINISH - "DARK CHERRY"
- ⑥ HARDI PANEL SIDING - "NIGHT GREY"
- ⑦ 2 X 6 WOOD TRIM - CHARCOAL
- ⑧ VINYL FRAMED WINDOW AND SLIDERS - BLACK

- ⑨ FROSTED GLAZED GUARDRAIL IN POWDER COATED ALUMINUM FRAME - "CHARCOAL"
- ⑩ ALUMINUM STOREFRONT DOOR AND GROUND FLOOR GLAZING - "DARK BRONZE ANODIZED"
- ⑪ GRILLE DOOR - WHITE
- ⑫ SECURITY GRILLE AND DOOR - WHITE
- ⑬ CONCRETE BLOCK FIREWALL - GREY
- ⑭ MATT BLACK CYLINDRICAL SCONCE LIGHTS
- ⑮ SOFFIT MOUNTED POT LIGHTS
- ⑯ COLOURED TEMPERED & LAMINATED GLASS PUBLIC ART RAIL, LIGHTING AND IMAGES TO CITY OF WHITE ROCK POLICY #108, SECTION 2.3 "PRIVATE SECTOR ART PROGRAM"

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SHEET CONTENTS :	MAGGING MODEL			



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STREET VIEW AT JOHNSTON ROAD

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- ⑬ CONCRETE BLOCK FIREWALL - GREY
- ⑭ MATT BLACK CYLINDRICAL SCONCE LIGHTS
- ⑮ SOFFIT MOUNTED POT LIGHTS
- ⑯ COLOURED TEMPERED & LAMINATED GLASS PUBLIC ART RAIL, LIGHTING AND IMAGES TO CITY OF WHITE ROCK POLICY #100, SECTION 2.3 "PRIVATE SECTOR ART PROGRAM"



VIEW FROM SOUTHEAST



VIEW FROM NORTHEAST



VIEW FROM LANE

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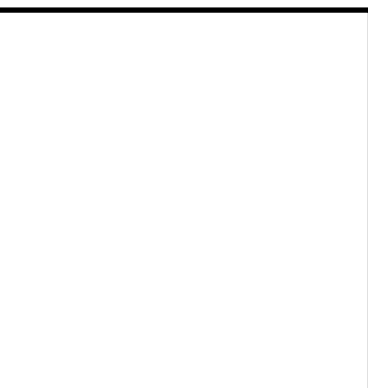
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SHEET CONTENTS : STREET ELEVATION			

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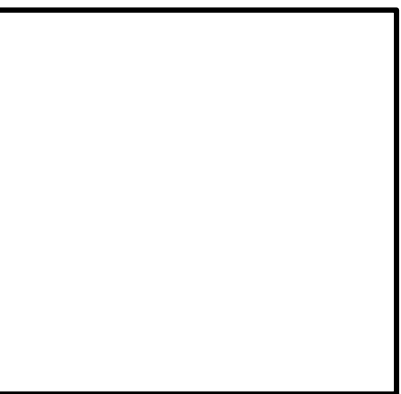
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PHONE: (604) 597-7100
FAX: (604) 597-2099
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CLIENT NO.	SHEET NO.
	AC-1.05
PROJECT NO.	REV. NO.
20015	

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ISSUED FOR	
BY	
DATE	
ISSUE	
REV	
DATE	
BY	
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BY	
DATE	
BY	
DATE	



c15-shadows.dwg

DESIGN : M.D.	DRAWN :	DATE : May 10 24	SCALE : 1/8" = 1'-0"
CLIENT : SFS CONSTRUCTION LTD.	PROJECT : 1963 JOHNSTON ROAD, WHITE ROCK	SHEET CONTENTS : COLOUR BOARD	

barnett dembek
ARCHITECTS INC.

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darkitex.com

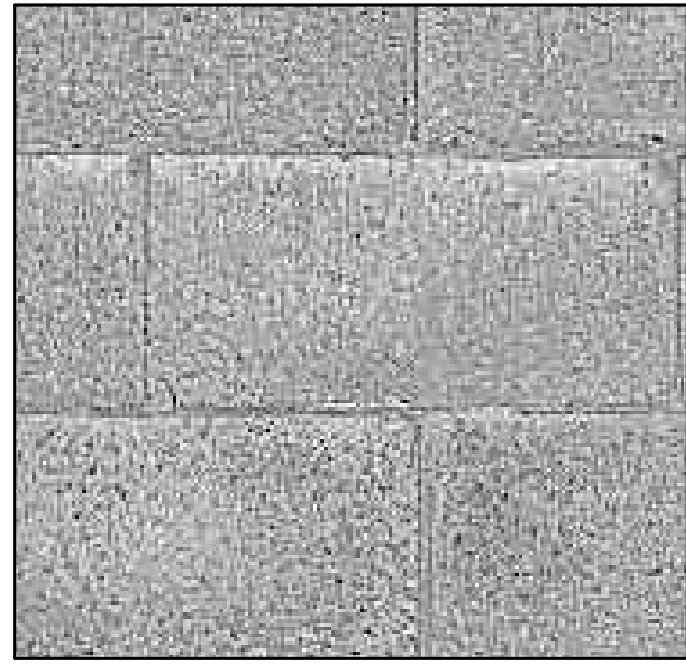
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
20015	AC-1.06

4



"LONGBOARD" ALUMINUM SIDING WITH SYNTHETIC WOOD FINISH - "LIGHT CHERRY"

13



CONCRETE BLOCK FIREWALL - GREY

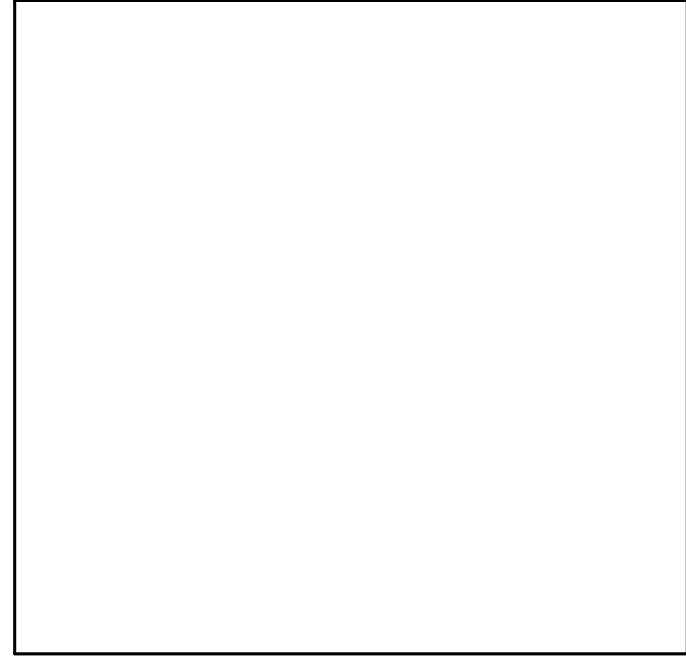
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"LONGBOARD" ALUMINUM SIDING WITH SYNTHETIC WOOD FINISH - "DARK CHERRY"

11

12



WHITE

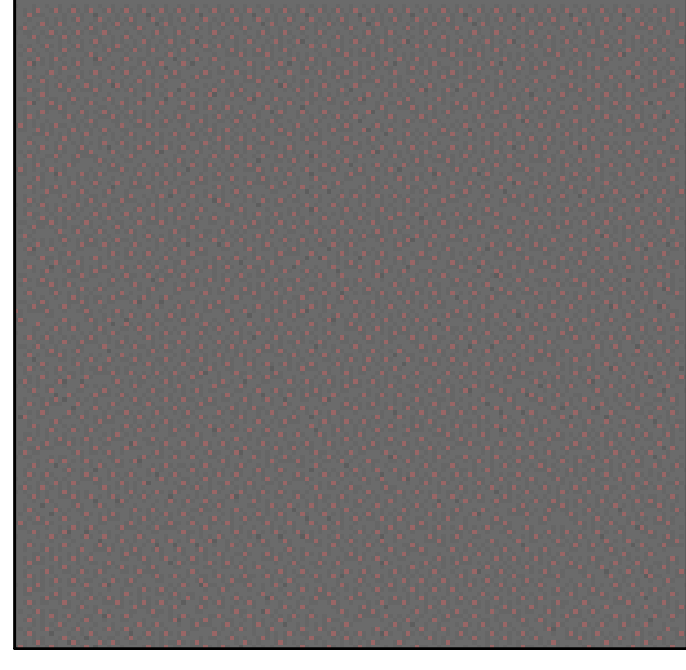
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HARDI PANEL "ARCTIC WHITE"

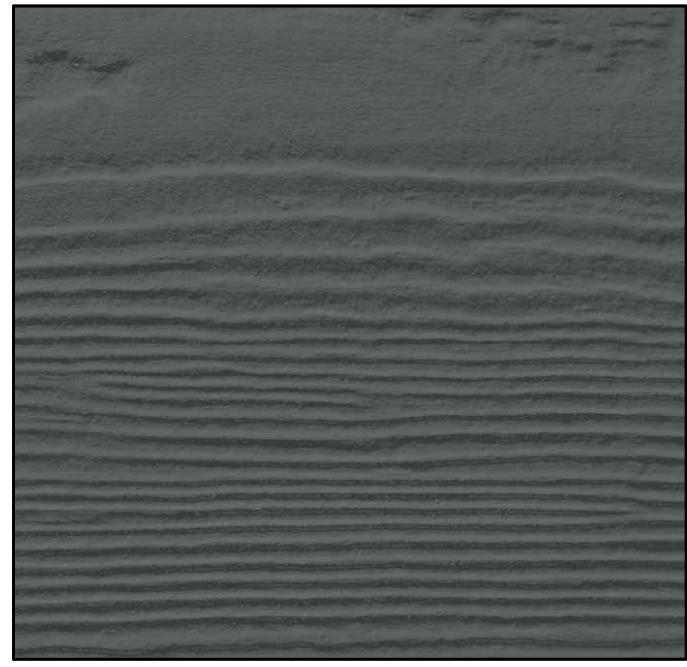
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7



CHARCOAL

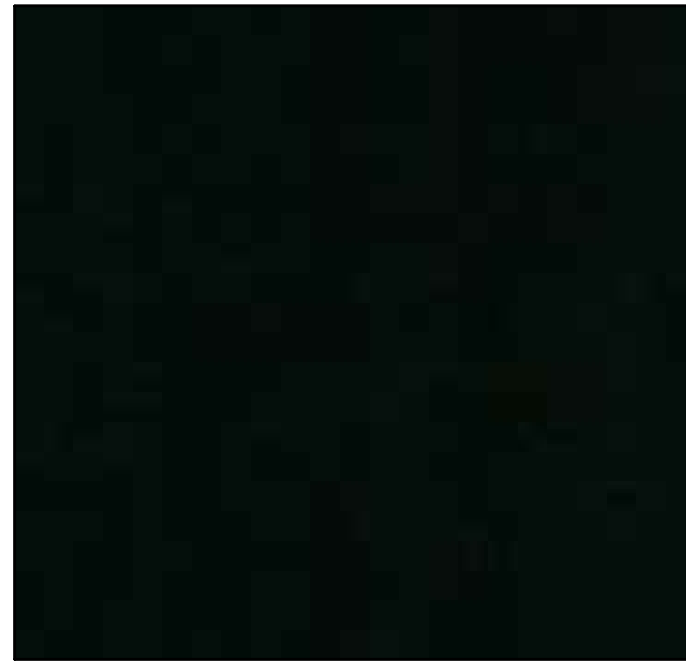
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HARDI PANEL "NIGHT GREY"

2

8



BLACK

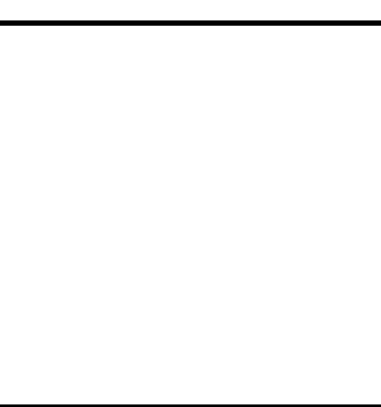
10



ALUMINUM STOREFRONT "DARK BRONZE ANODIZED"

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REV#	DATE	BY	ISSUE FOR



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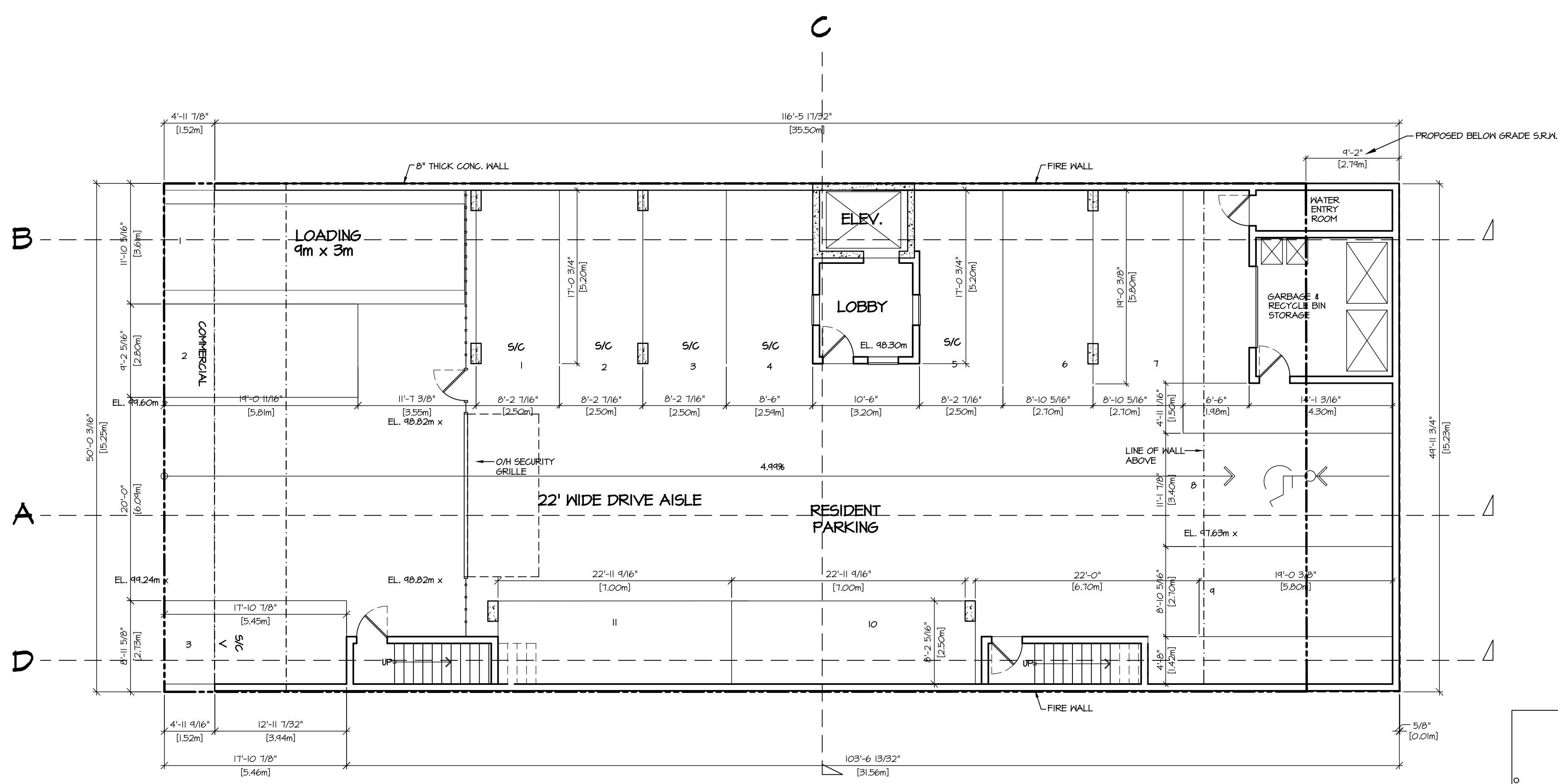
CLIENT :	DESIGN :
SFS CONSTRUCTION LTD.	M.D.
PROJECT :	DRAWN :
1963 JOHNSTON ROAD, WHITE ROCK	DATE :
SHEET CONTENTS :	May 10 24
PARKING PLAN & FIRST FLOOR PLAN	SCALE :
	1/8" = 1'-0"



UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
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CLIENT NO.	SHEET NO.
20015	AC-2.01
PROJECT NO.	REV. NO.
20015	



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

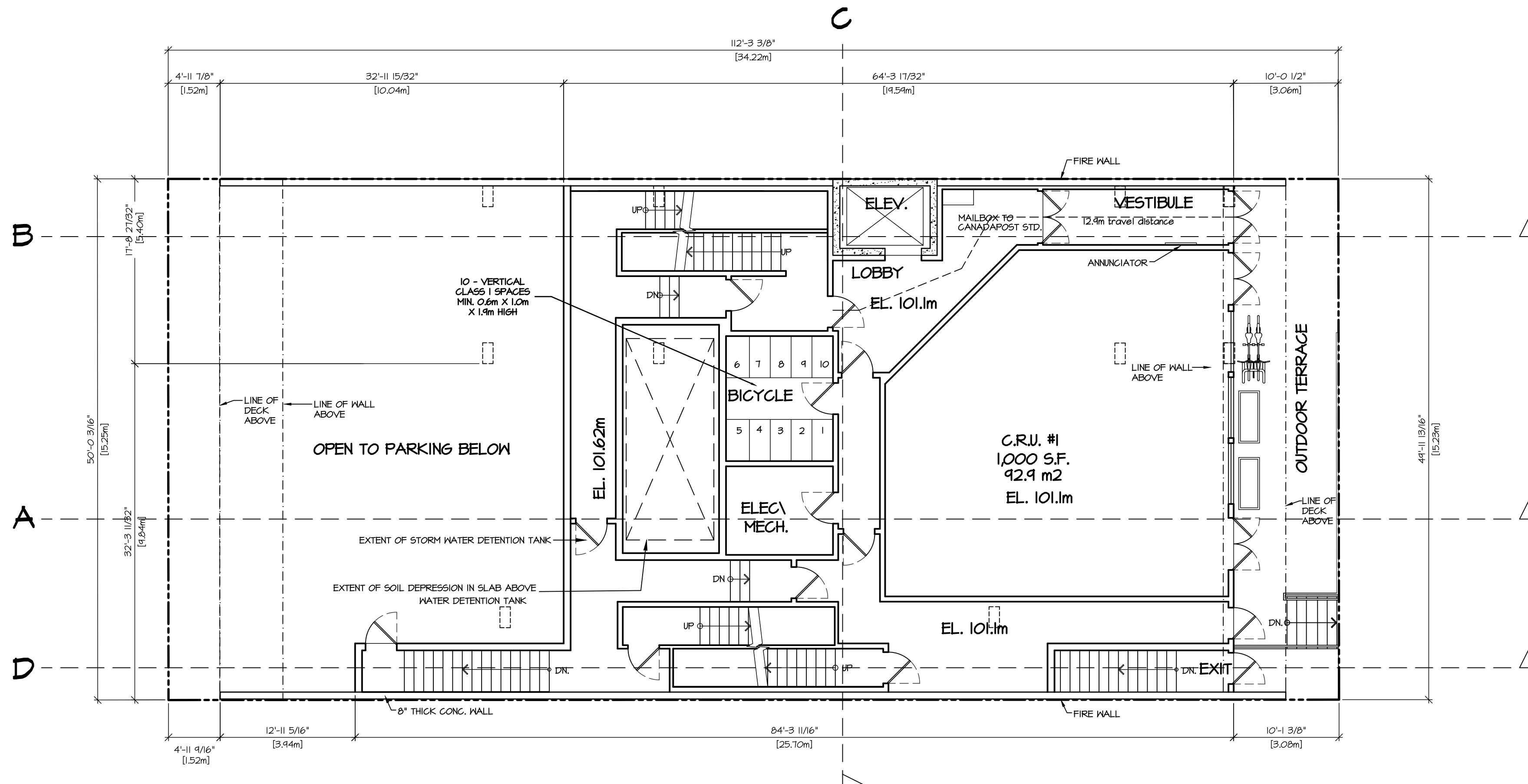
NOTE:
- THE ROAD OVER PARKADE WILL BE DESIGNED TO SUPPORT A FIRE TRUCK OF 80,000 lbs.
- STORAGE LOCKERS TO BE DESIGNED IN CONFORMANCE WITH NFPA 13
- A MINIMUM OF 1 OF EVERY 10 OFF-STREET PARKING SPACES SHALL FEATURE AN ENERGIZED OUTLET CAPABLE OF PROVIDING LEVEL 2 CHARGING OR HIGHER TO THE OFF-STREET 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.

OPTED REQUIREMENTS FOR UNDERGROUND PARKING

THE FOLLOWING IS A SUMMARY OF OPTED REQUIREMENTS FOR THE UNDERGROUND PARKING AS RECOMMENDED BY THE SURREY RCMP.

- a) PAINT THE UNDERGROUND PARKING WALLS & COLUMNS WHITE.
- b) INSTALL HARD-WIRED VIDEO SURVEILLANCE EQUIPMENT IN U/G PARKING.
- c) AVOID HIDDEN CORNERS AND INSTALL CONVEX MIRRORS AS NEEDED IN U/G PARKING AND STAIRWELLS.
- d) PROVIDE VISION PANELS IN ALL DOORS IN U/G PARKING LEADING TO PUBLICLY ACCESSIBLE AREAS.
- e) ELEVATOR LOBBY IN U/G PARKING AREA SHOULD BE GLAZED TO PERMIT NATURAL SURVEILLANCE.
- f) ENSURE ADEQUATE LIGHTING THROUGHOUT THE U/G PARKING.
- g) PROVIDE ROUGH SURFACE FINISH ON RAMPS TO DETER SKATEBOARDERS.

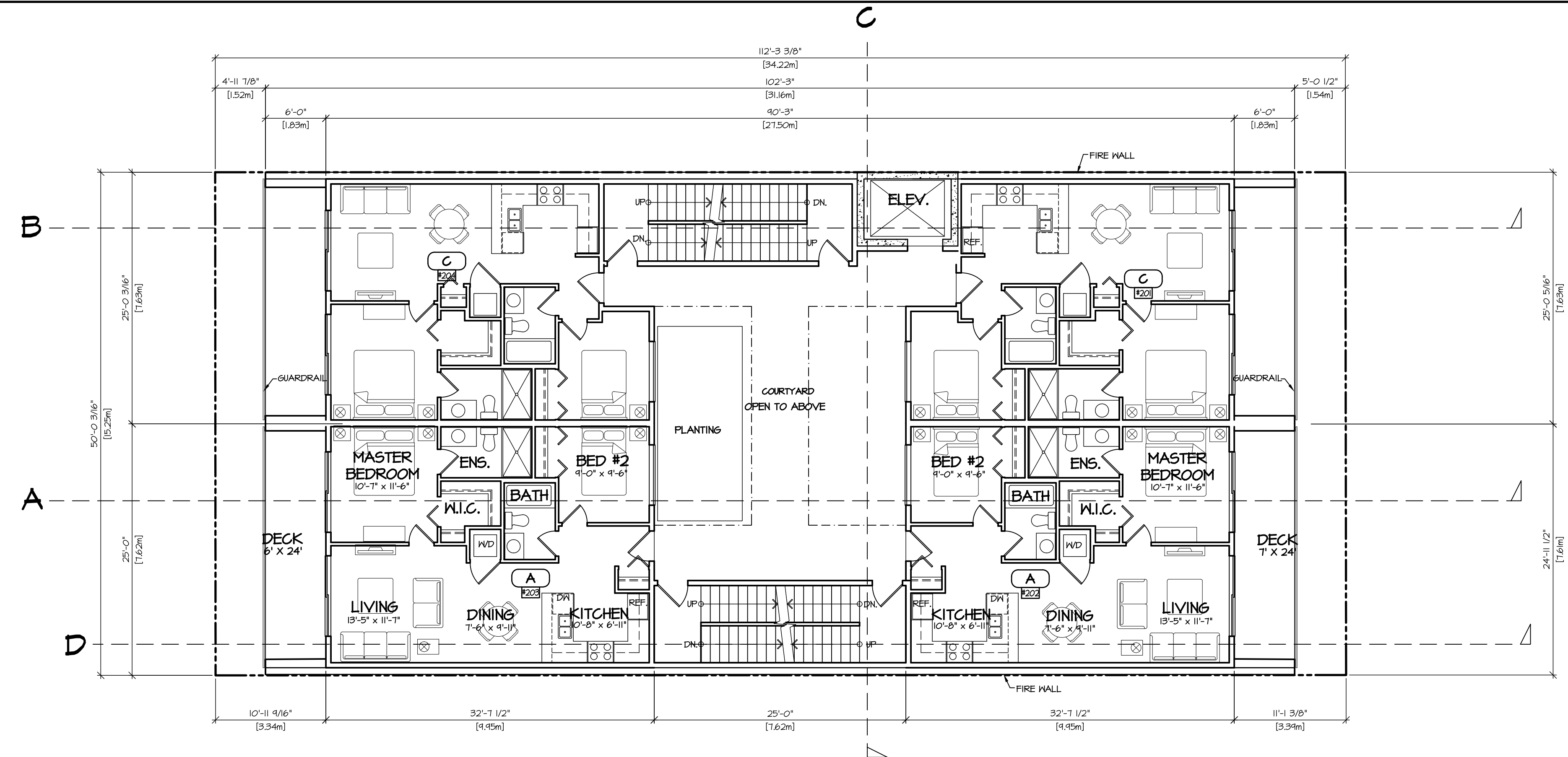
GLAZED EXIT DOORS
NTS



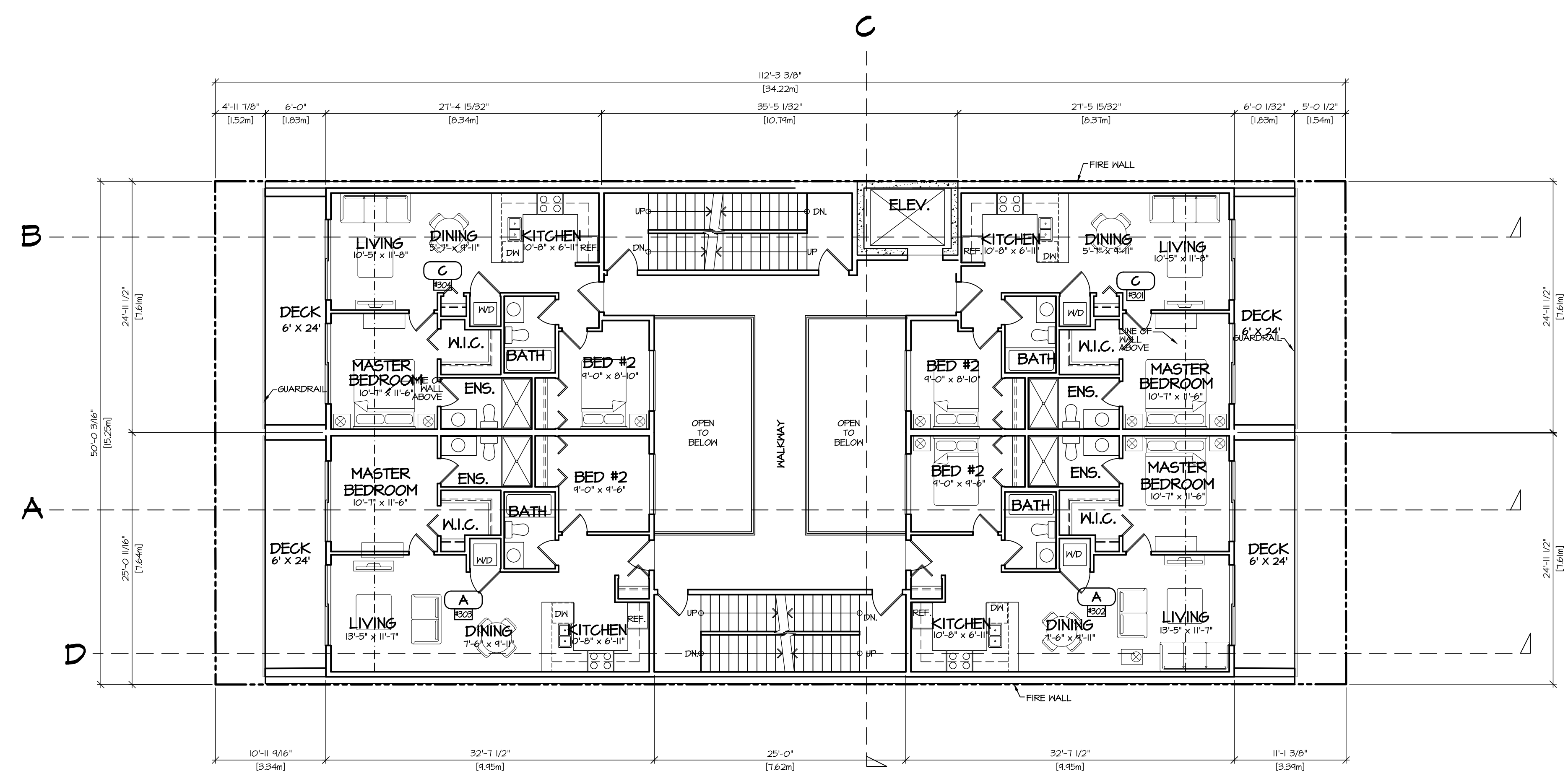
FIRST FLOOR PLAN
SCALE : 1/8" = 1'-0" 2,734 S.F.

NOTE :
PROVIDE SOFFIT MOUNTED LIGHTING TO FRONT TERRACE AREA AND REAR SOFFIT OVER LOADING AND COMMERCIAL/VISITOR STALLS 2 & 3

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SECOND FLOOR PLAN
SCALE : 1/8" = 1'-0" 4,800 S.F.



THIRD FLOOR PLAN
SCALE : 1/8" = 1'-0" 4,626 S.F.

NOTE :
PROVIDE WALL MOUNTED SCONCE LIGHTING ON UNIT DECKS

NOTE :
PROVIDE SOFFIT MOUNTED POT LIGHTING UNDER COURTYARD WALKS

REV#	DATE	DRN	CD	ISSUE

CLIENT :	SFS CONSTRUCTION LTD.
DESIGN :	M.D.
DRAWN :	
DATE :	May 10 24
SCALE :	1/8" = 1'-0"
PROJECT :	1963 JOHNSTON ROAD, WHITE ROCK
SHEET CONTENTS :	SECOND & THIRD FLOOR PLAN

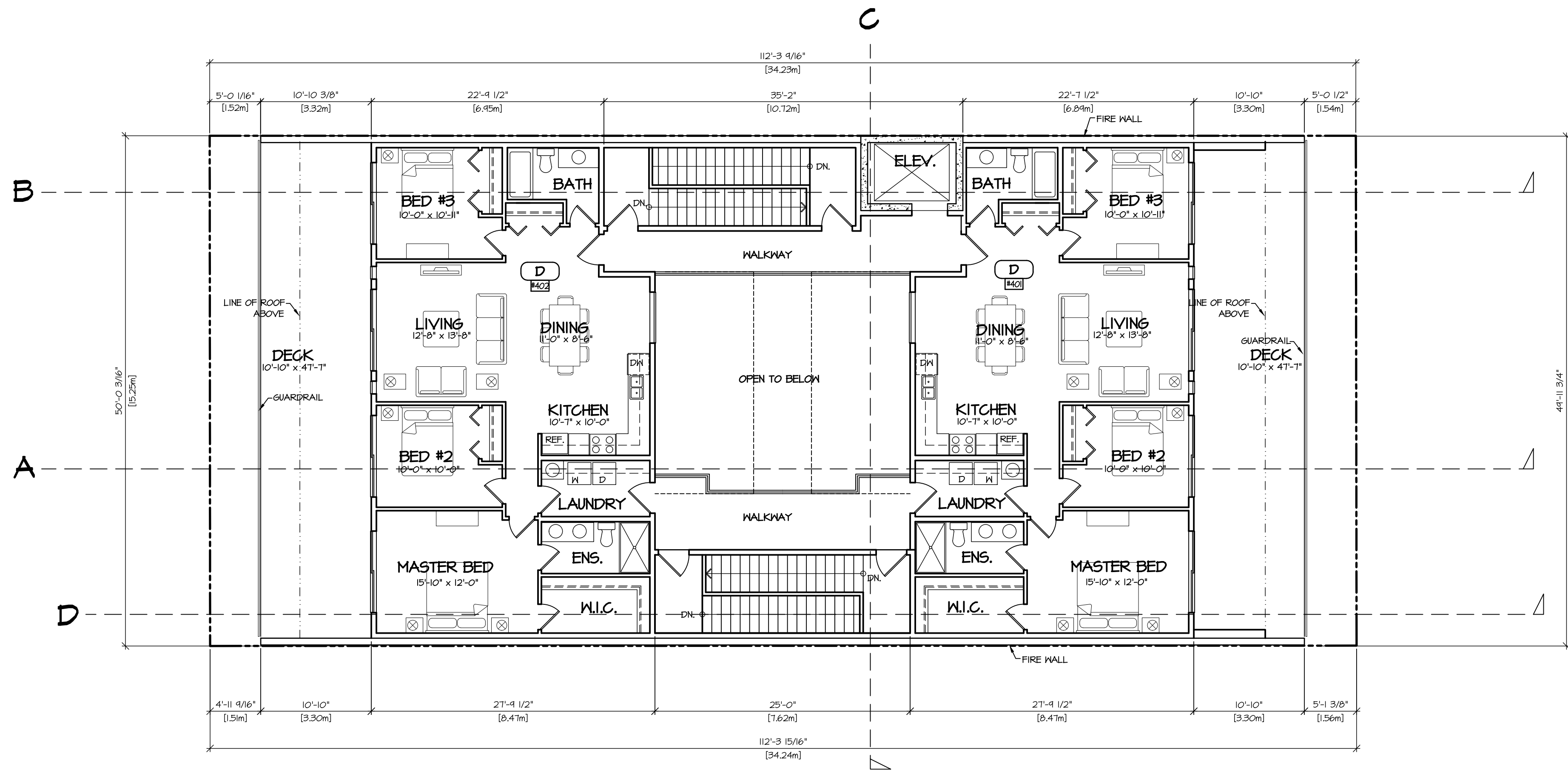
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ARCHITECTS INC.

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7536 130 STREET,
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V3W 1H8

PHONE: (604) 597-7100
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CLIENT NO.	SHEET NO.
PROJECT NO.	AC-2.02
20015	REV. NO.

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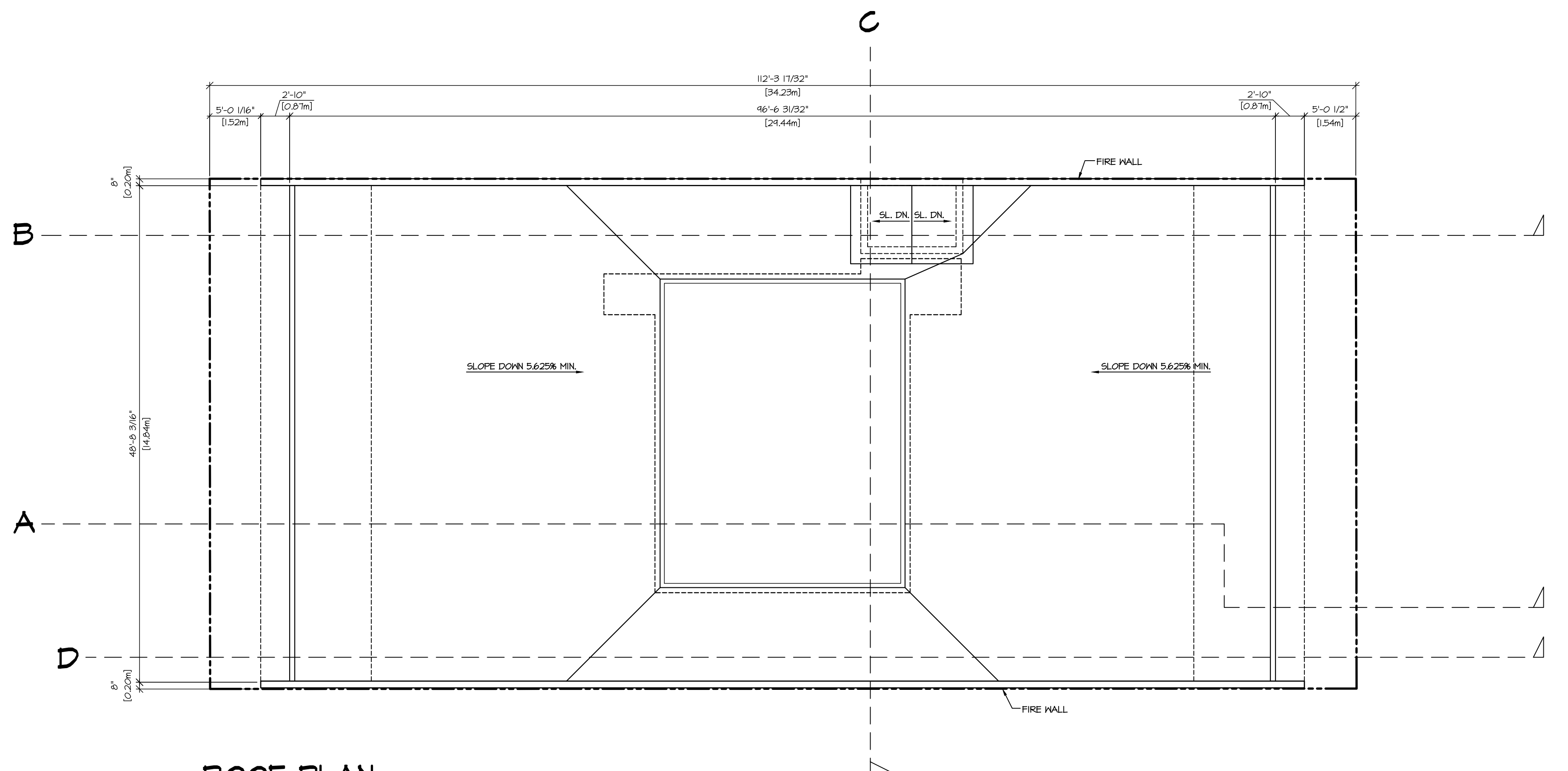


FOURTH FLOOR PLAN
SCALE : 1/8" = 1'-0" 3,915 S.F.

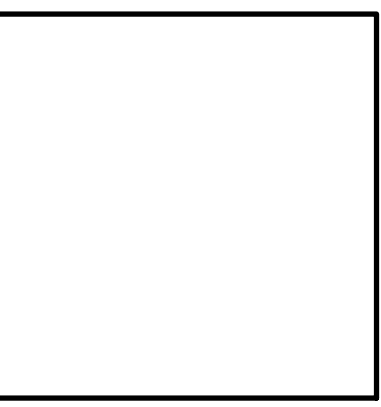
NOTE :
PROVIDE WALL MOUNTED SCONCE LIGHTING ON UNIT DECKS

NOTE :
PROVIDE SOFFIT MOUNTED POT LIGHTING UNDER COURTYARD WALKS

REV#	DATE	BY	ISSUE



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



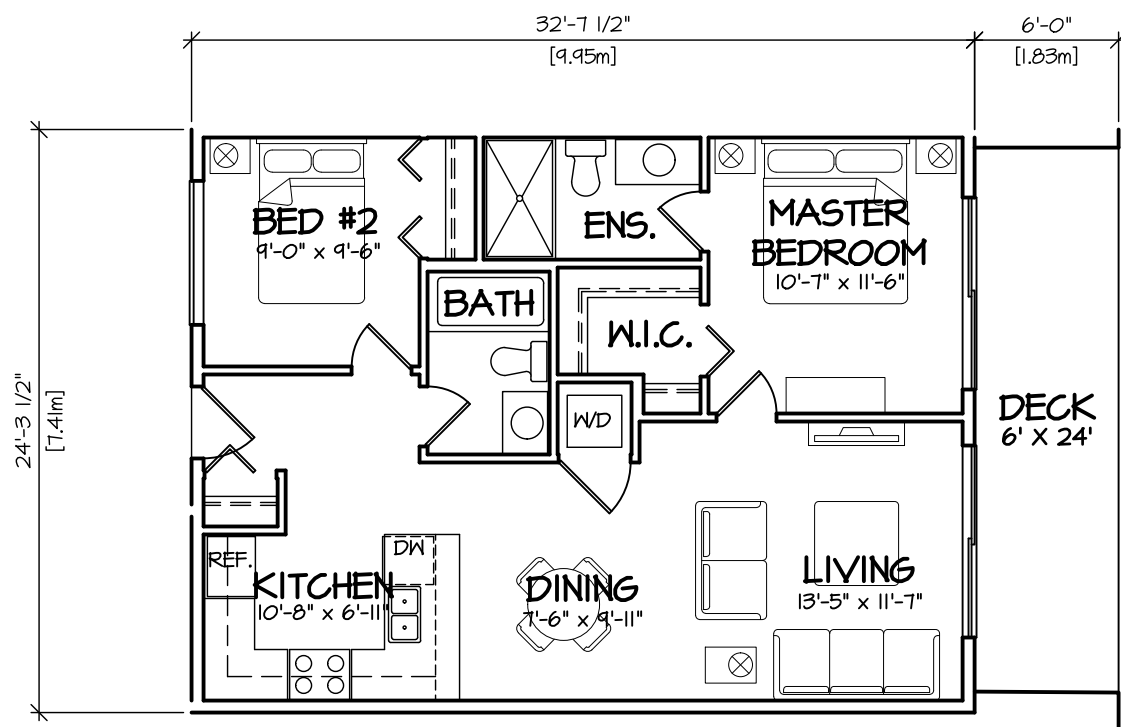
DESIGN : M.D.	DRAWN :	DATE : May 10 24	SCALE : 1/8" = 1'-0"
CLIENT : SFS CONSTRUCTION LTD.	PROJECT : 1963 JOHNSTON ROAD, WHITE ROCK		
SHEET CONTENTS : ROOF PLAN & UNIT PLANS			

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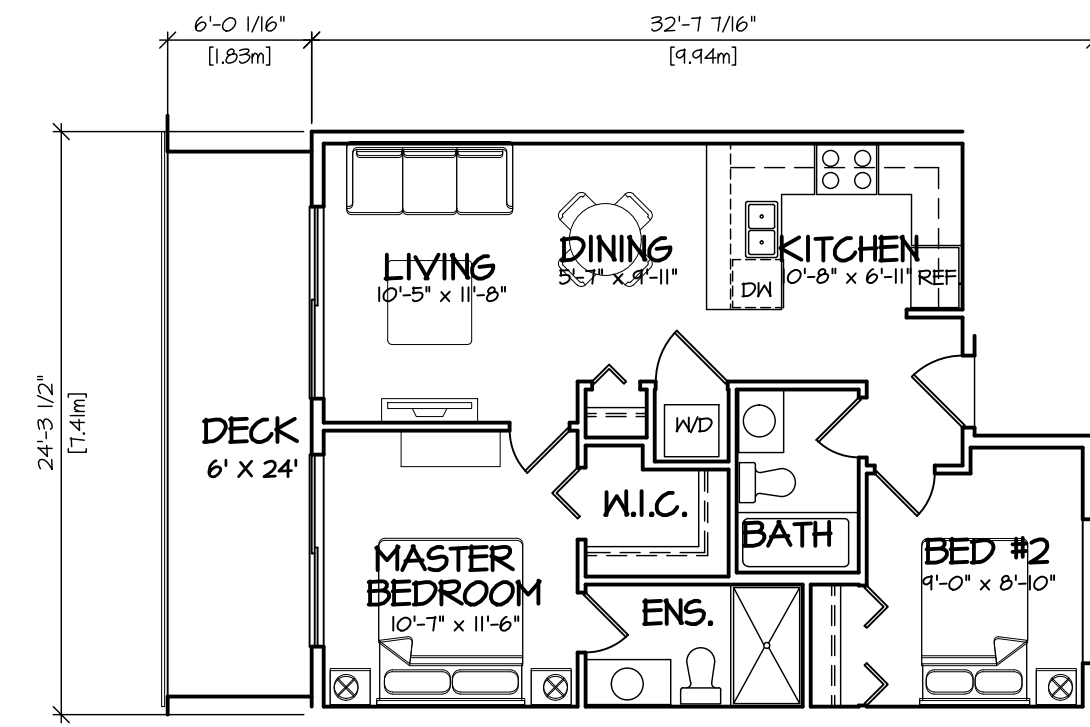
PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darkitex.com

CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
20015	AC-2.03



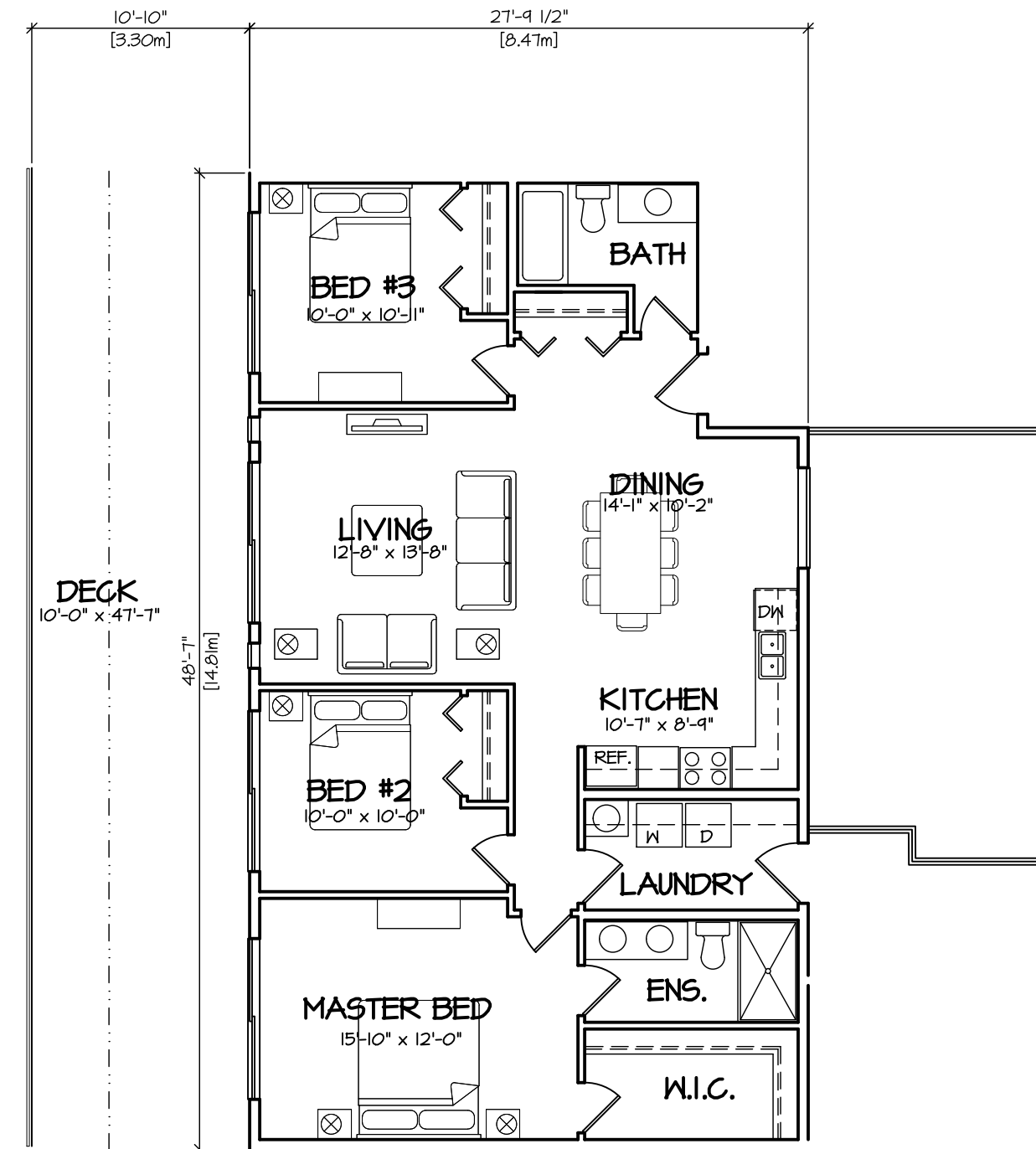
UNIT PLAN 793 S.F.
SCALE: 1/8" = 1'-0"

UNIT A



UNIT PLAN 726 S.F.
SCALE: 1/8" = 1'-0"

UNIT C



UNIT PLAN 1,284 S.F.
SCALE: 1/8" = 1'-0"

UNIT D

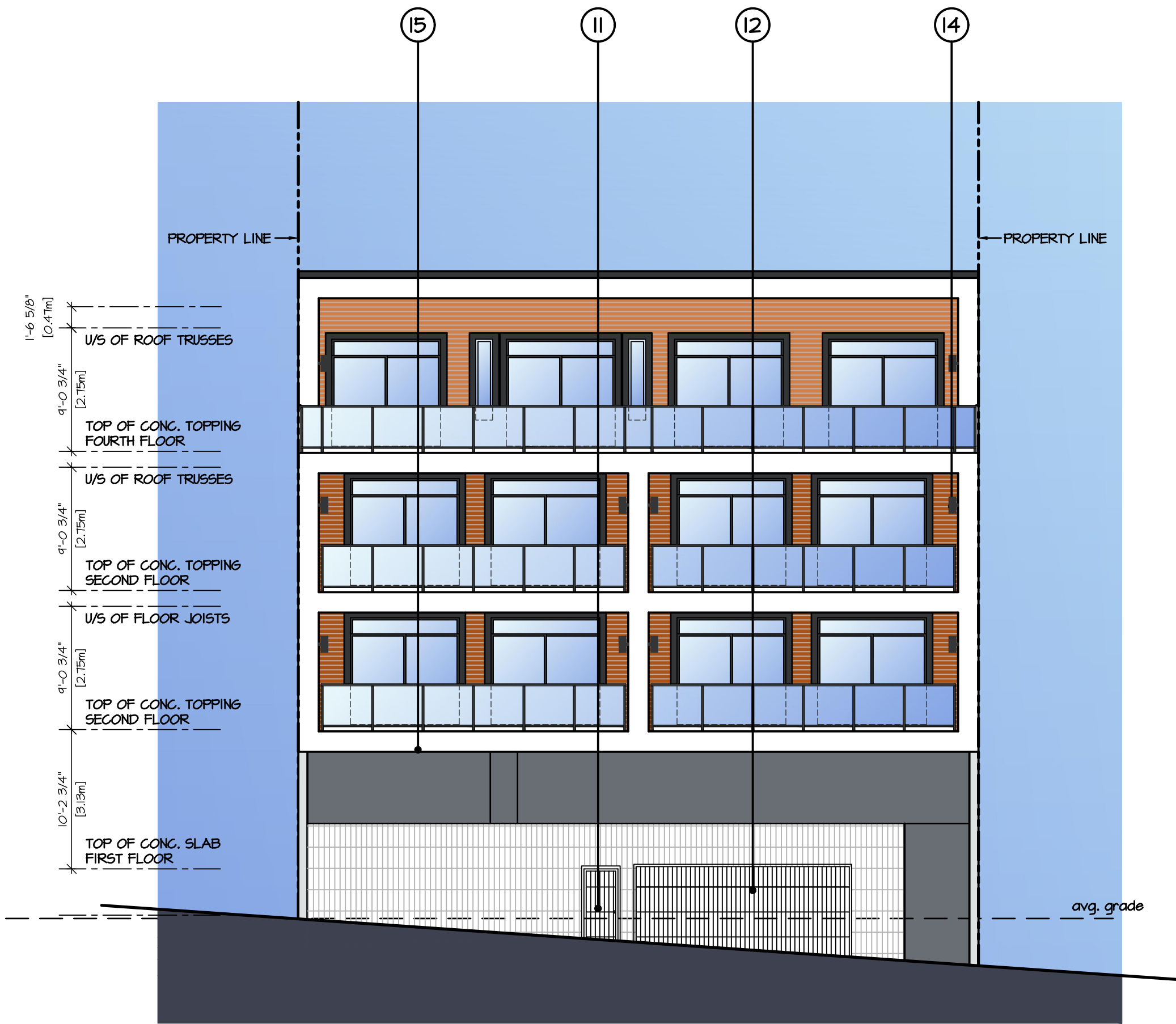
SCHEDULE OF FINISHES

- INDIVIDUAL CHANNEL LETTER SIGNAGE 12" HIGH SECURED TO UNDERSIDE OF EDGE OF WALL ABOVE
- PREFINISHED METAL CAP FLASHING - BLACK
- HARDI PANEL FASCIA - "ARCTIC WHITE"
- "LONGBOARD" ALUMINUM SIDING WITH SYNTHETIC WOOD FINISH - "LIGHT CHERRY"
- "LONGBOARD" ALUMINUM SIDING WITH SYNTHETIC WOOD FINISH - "DARK CHERRY"
- HARDI PANEL SIDING - "NIGHT GREY"
- 2 X 6 WOOD TRIM - CHARCOAL
- VINYL FRAMED WINDOW AND SLIDERS - BLACK
- FROSTED GLAZED GUARDRAIL IN POWDER COATED ALUMINUM FRAME - "CHARCOAL"
- ALUMINUM STOREFRONT DOOR AND GROUND FLOOR GLAZING - "DARK BRONZE ANODIZED"
- GRILLE DOOR - WHITE
- SECURITY GRILLE AND DOOR - WHITE
- CONCRETE BLOCK FIREWALL - GREY
- MATT BLACK CYLINDRICAL SCENCE LIGHTS
- SOFFIT MOUNTED POT LIGHTS
- COLOURED TEMPERED & LAMINATED GLASS PUBLIC ART RAIL, LIGHTING AND IMAGES TO CITY OF WHITE ROCK POLICY #708, SECTION 2.3 "PRIVATE SECTOR ART PROGRAM"



FRONT ELEVATION (JOHNSTON ROAD)

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



REAR ELEVATION (LANE)


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

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ISSUED FOR	BY	DATE	ISSUE

DESIGN : M.D.	DRAWN :	DATE : May 10 24	SCALE : 1/8" = 1'-0"
CLIENT : SFS CONSTRUCTION LTD.	PROJECT : 1963 JOHNSTON ROAD, WHITE ROCK	SHEET CONTENTS : UNIT PLANS BUILDING ELEVATIONS	

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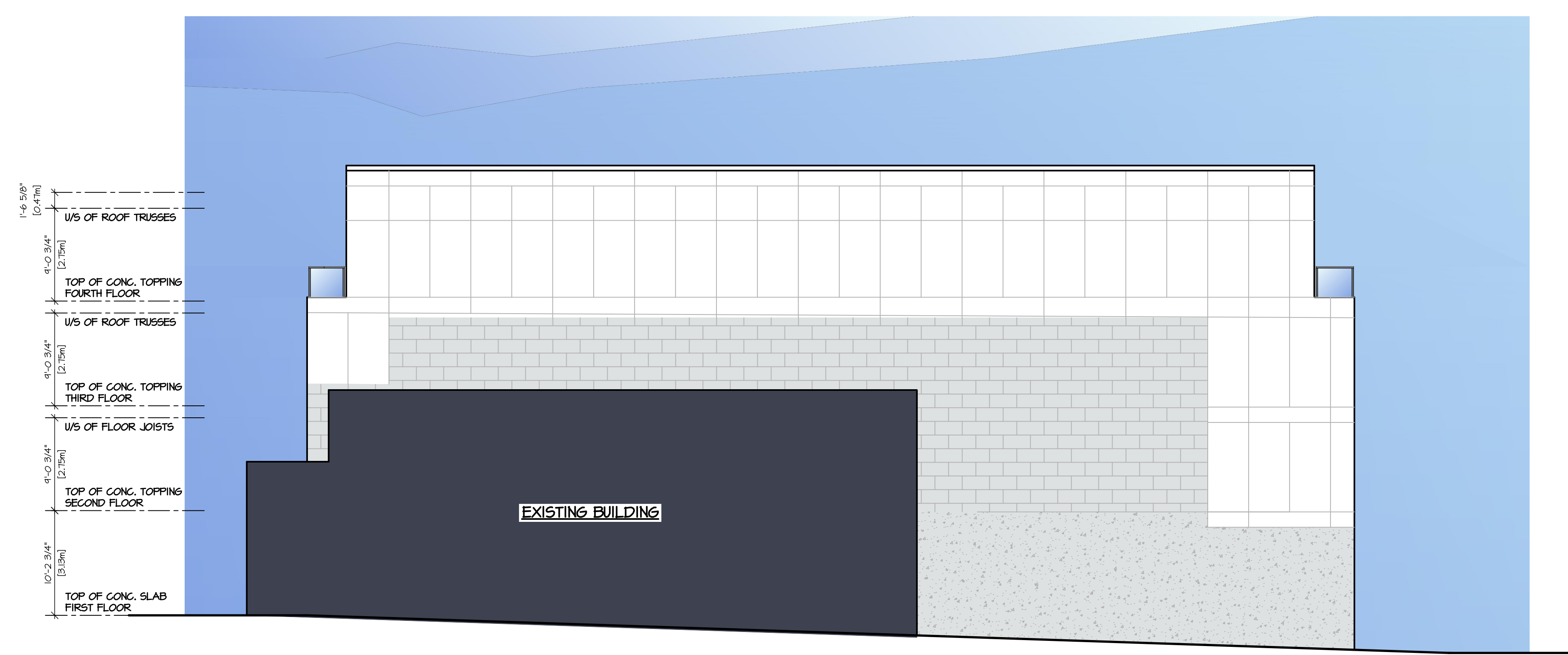


UNIT 135,
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CLIENT NO. 20015	SHEET NO. AC-3,01
PROJECT NO.	REV. NO.

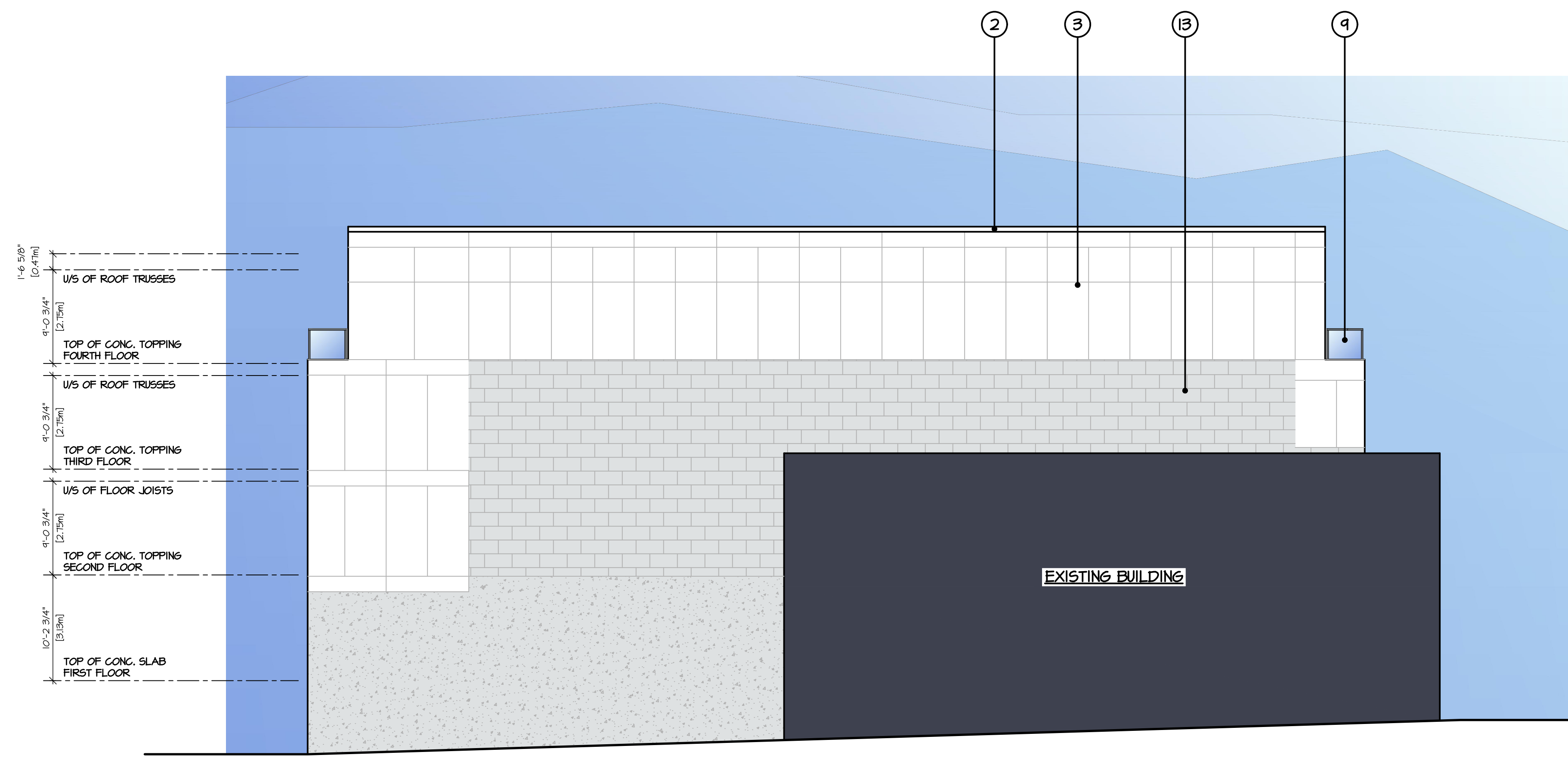
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NORTH ELEVATION
SCALE : 1/8" = 1'-0"

SCHEDULE OF FINISHES

- ① INDIVIDUAL CHANNEL LETTER SIGNAGE 12" HIGH SECURED TO UNDERSIDE OF EDGE OF WALL ABOVE
- ② PREFINISHED METAL CAP FLASHING - BLACK
- ③ HARDI PANEL FASCIA - "ARCTIC WHITE"
- ④ "LONGBOARD" ALUMINUM SIDING WITH SYNTHETIC WOOD FINISH - "LIGHT CHERRY"
- ⑤ "LONGBOARD" ALUMINUM SIDING WITH SYNTHETIC WOOD FINISH - "DARK CHERRY"
- ⑥ HARDI PANEL SIDING - "NIGHT GREY"
- ⑦ 2 X 6 WOOD TRIM - CHARCOAL
- ⑧ VINYL FRAMED WINDOW AND SLIDERS - BLACK
- ⑨ FROSTED GLAZED GUARDRAIL IN POWDER COATED ALUMINUM FRAME - "CHARCOAL"
- ⑩ ALUMINUM STOREFRONT DOOR AND GROUND FLOOR GLAZING - "DARK BRONZE ANODIZED"
- ⑪ GRILLE DOOR - WHITE
- ⑫ SECURITY GRILLE AND DOOR - WHITE
- ⑬ CONCRETE BLOCK FIREWALL - GREY
- ⑭ MATT BLACK CYLINDRICAL SCONE LIGHTS
- ⑮ SOFFIT MOUNTED POT LIGHTS
- ⑯ COLOURED TEMPERED & LAMINATED GLASS PUBLIC ART RAIL, LIGHTING AND IMAGES TO CITY OF WHITE ROCK POLICY #100, SECTION 2.3 "PRIVATE SECTOR ART PROGRAM"



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

ISSUED FOR	BY	DATE	ISSUE	REV#	DATE	CD	DRN	DATE	REV#



DESIGN : M.D.	DRAWN :	DATE : May 10 24	SCALE : 1/8" = 1'-0"
CLIENT : SFS CONSTRUCTION LTD.	PROJECT : 1903 JOHNSTON ROAD, WHITE ROCK	SHEET CONTENTS : BUILDING ELEVATIONS	

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ARCHITECTS INC.

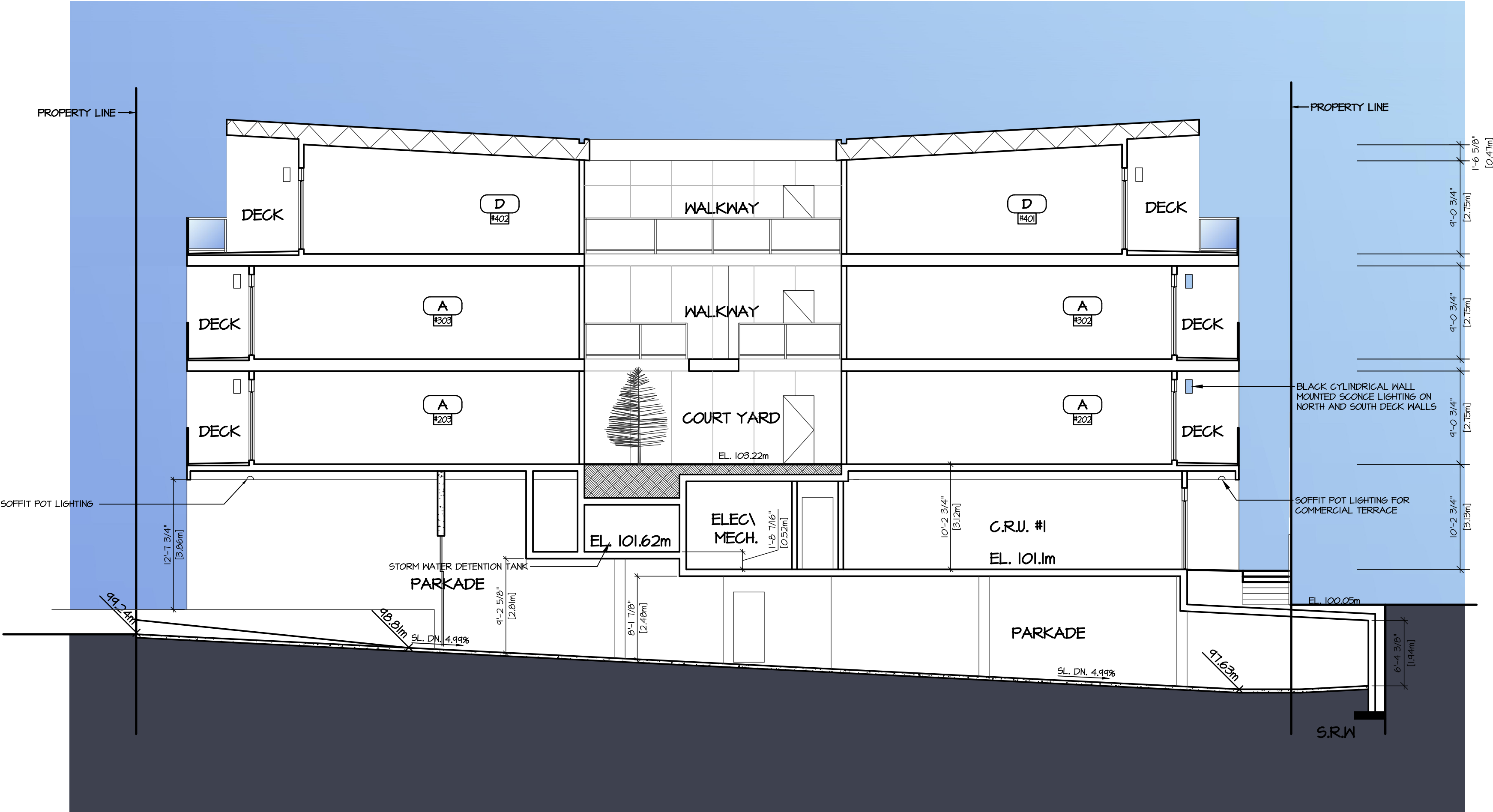
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darkitex.com

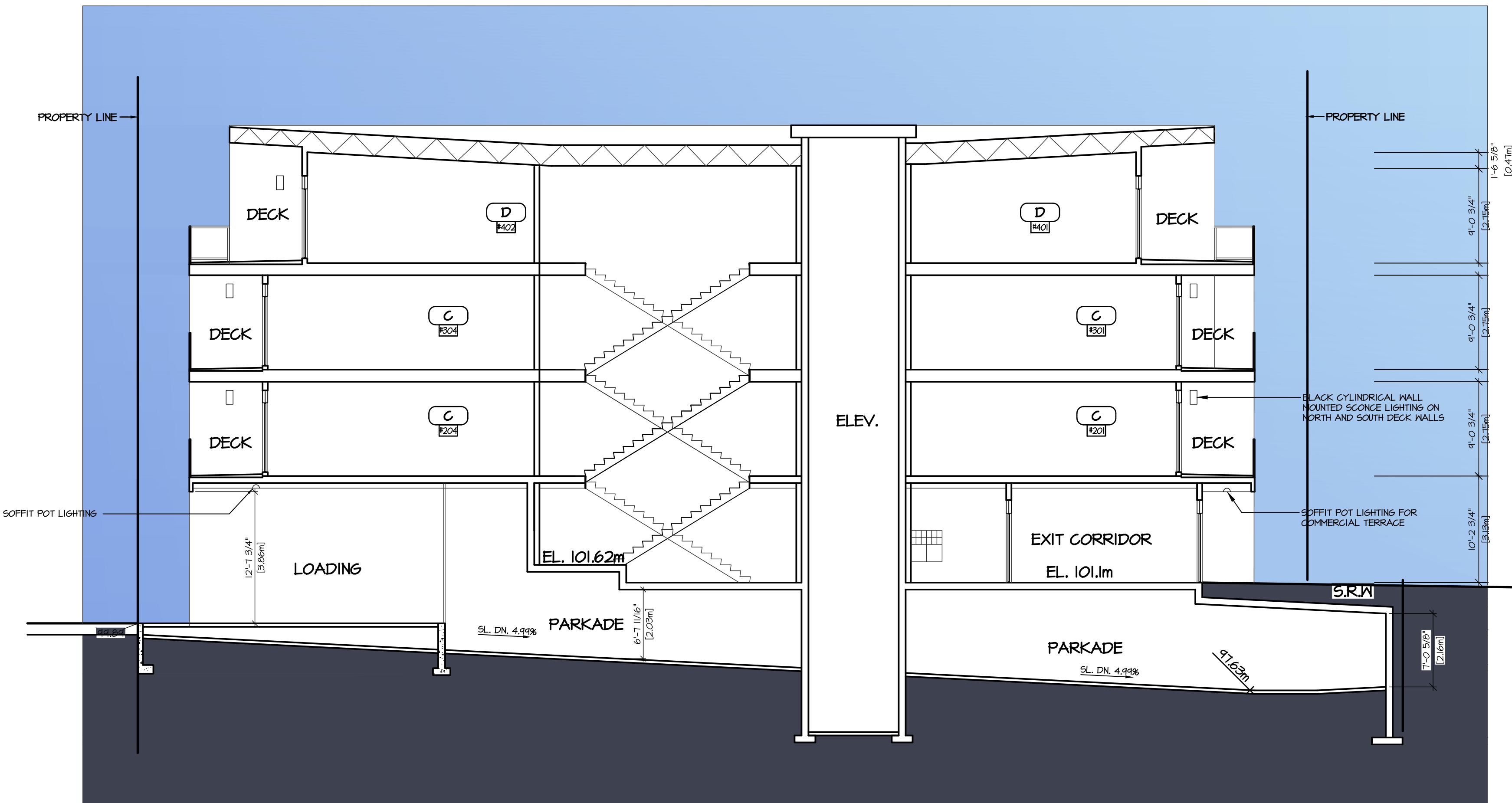
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
20015	AC-3.02

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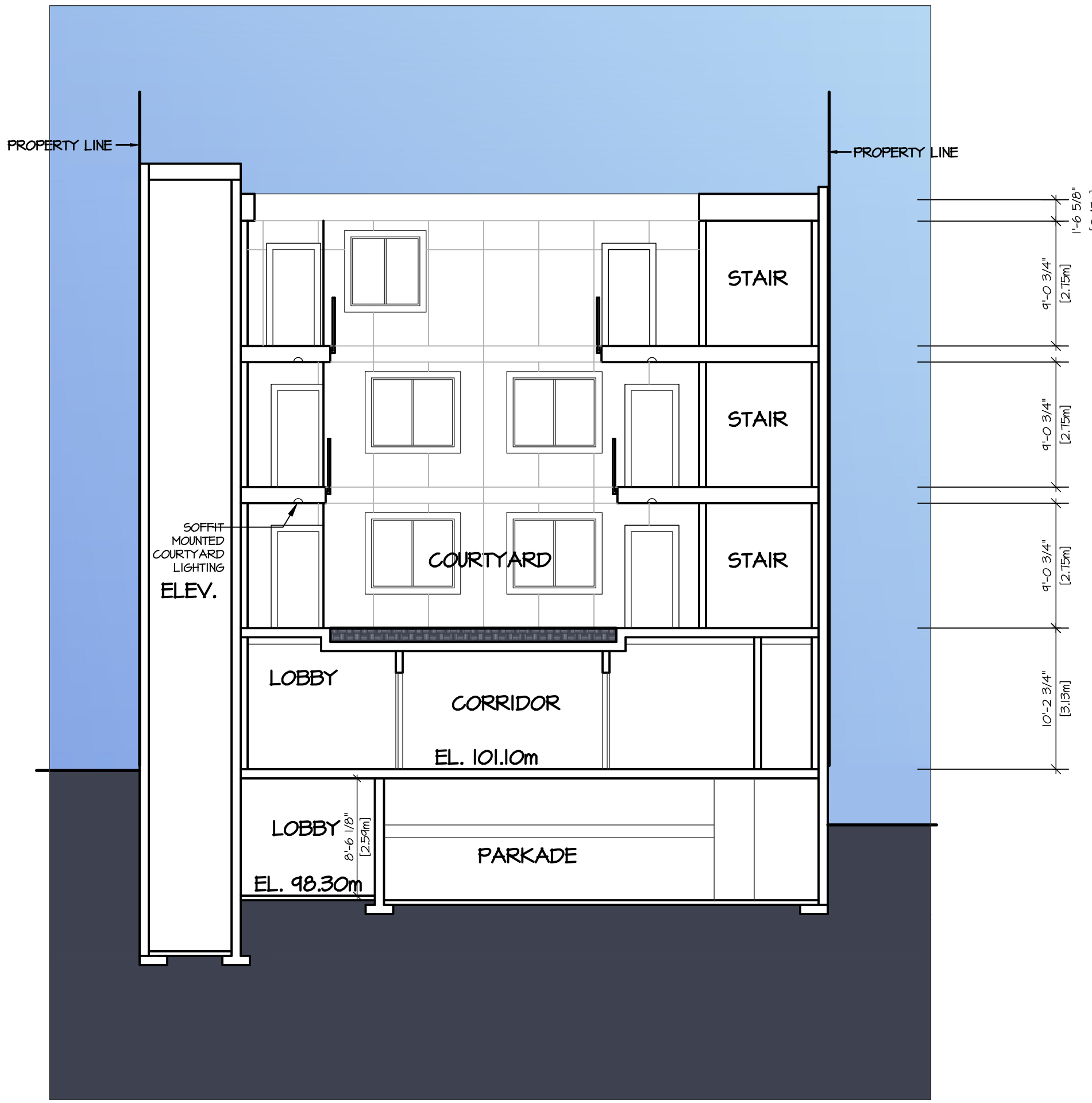
REV#	DATE	DRN	CD	ISSUE	BY	ISSUED FOR



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



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



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

NOTE:
PROVIDE THRU WALL DRY
SPRINKLER HEAD PROTECTION
FOR ALL DECKS

CLIENT :	SFS CONSTRUCTION LTD.
PROJECT :	1903 JOHNSTON ROAD, WHITE ROCK
SHEET CONTENTS :	BUILDING SECTIONS
DESIGN :	M.D.
DRAWN :	
DATE :	May 10 24
SCALE :	1/8" = 1'-0"

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ARCHITECTS INC.

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
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CLIENT NO.	SHEET NO.
PROJECT NO.	AC-4.01
20015	REV. NO.

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REV#	DATE	DRN	CD	ISSUE	DATE	BY	ISSUED FOR



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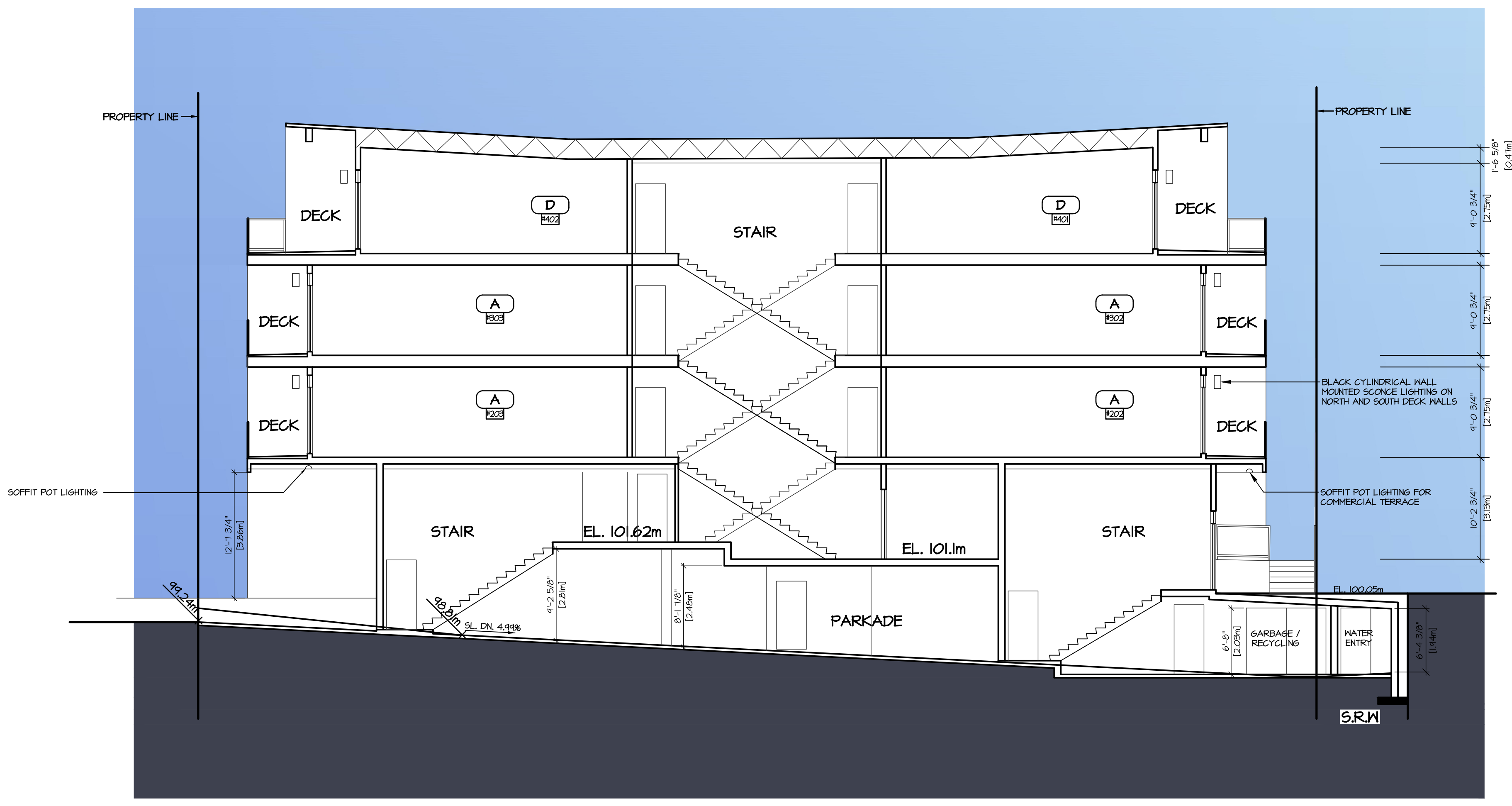
DESIGN : M.D.	DRAWN : M.D.	DATE : May 10 24	SCALE : 1/8" = 1'-0"
CLIENT : SFS CONSTRUCTION LTD.	PROJECT : 1963 JOHNSTON ROAD, WHITE ROCK	SHEET CONTENTS : BUILDING SECTIONS	

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ARCHITECTS INC.

UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail@darkitex.com

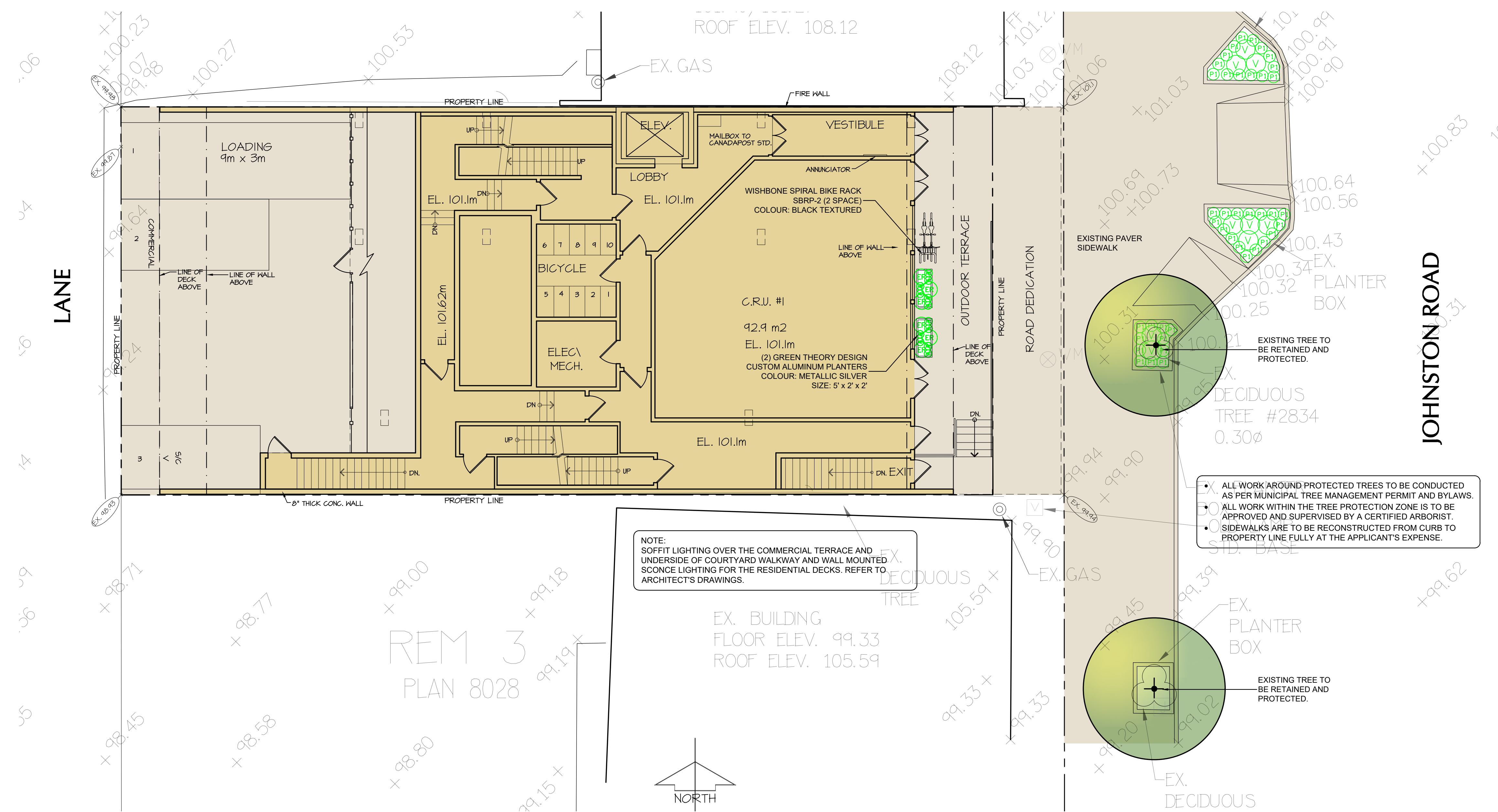
CLIENT NO.	SHEET NO.
PROJECT NO.	REV. NO.
20015	AC-4.02



NOTE:
PROVIDE THRU WALL DRY
SPRINKLER HEAD PROTECTION
FOR ALL DECKS

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

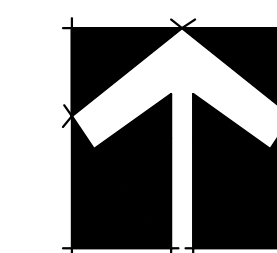
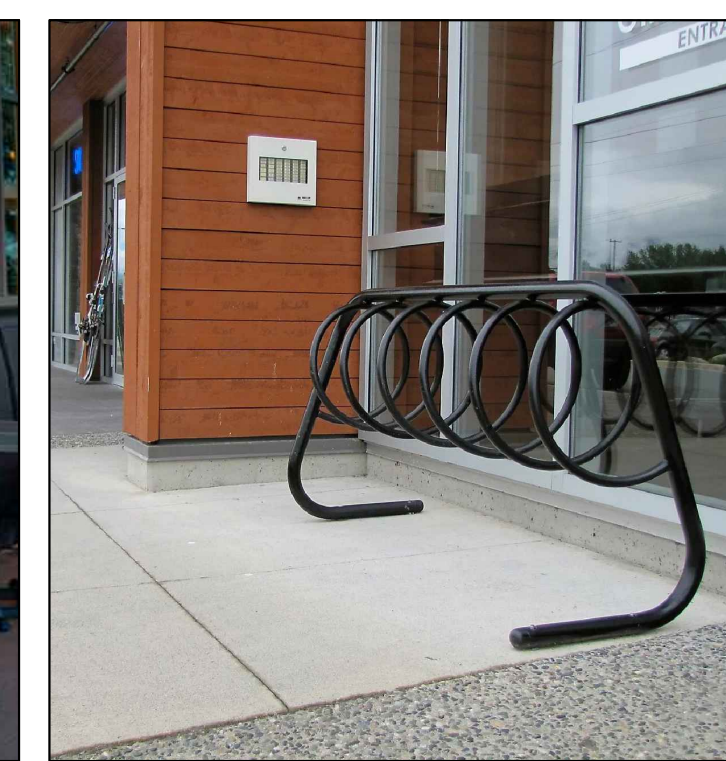
SEAL:



PLANT SCHEDULE FIRST FLOOR PMG PROJECT NUMBER: 21-128

KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
(V)	9	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#3 POT; 50CM
GRASS				
(P)	41	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	FOUNTAIN GRASS	#1 POT
PERENNIAL				
(M)	12	HEMEROCALLIS 'WHITE TEMPATION'	DAYLILY, WHITE	#1 POT; 20CM
GC				
(R)	6	ERICA CARNEA 'SPRINGWOOD WHITE'	WINTER HEATH, WHITE	#1 POT

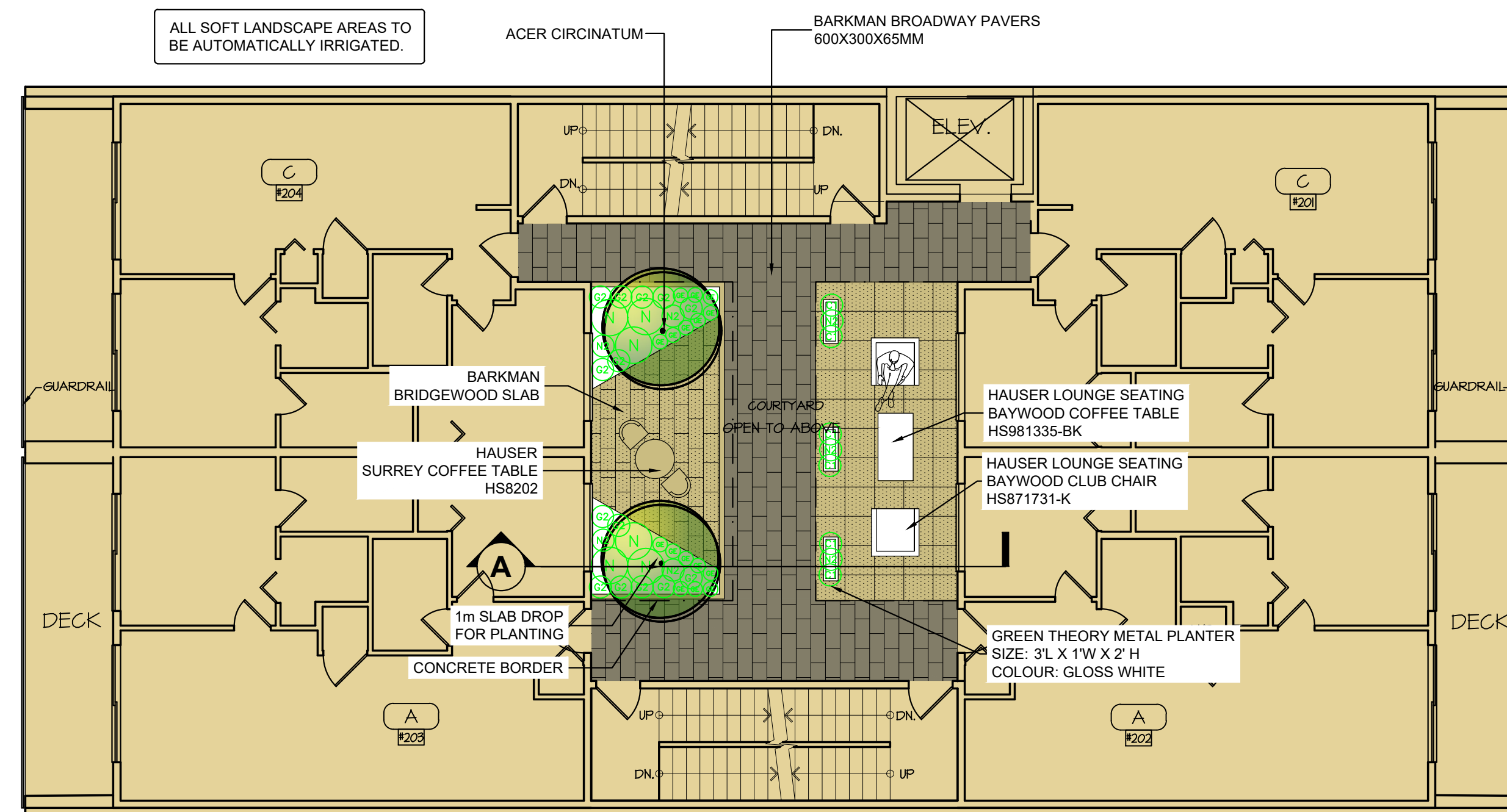
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



L1

OF 2

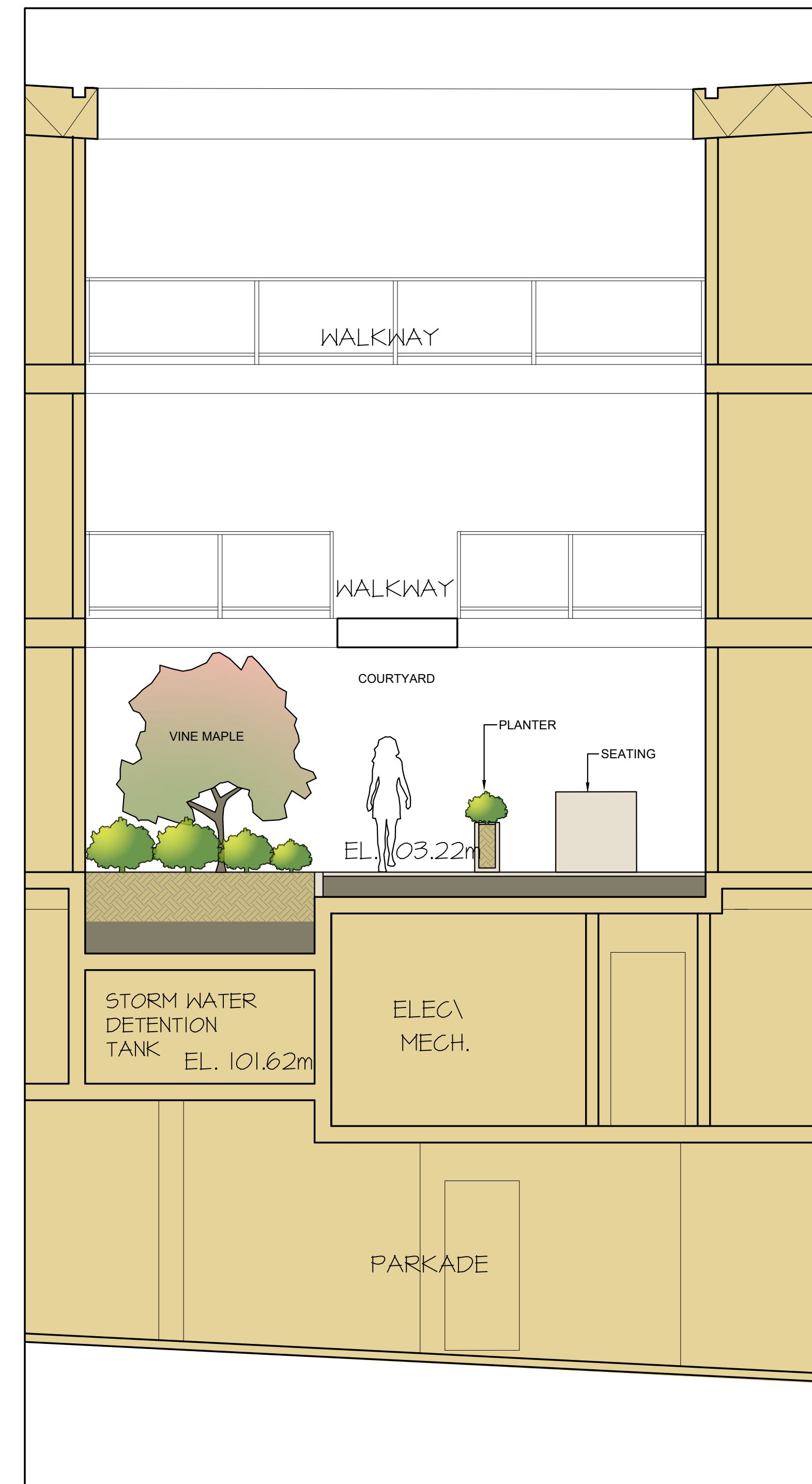
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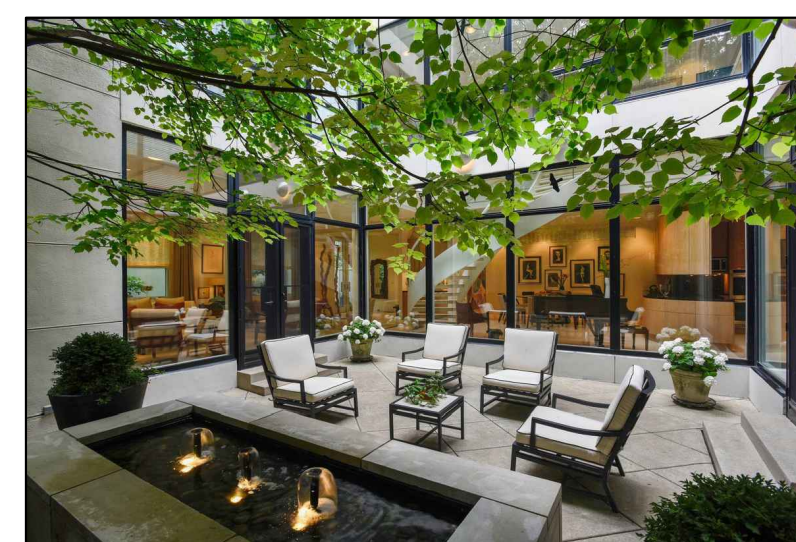
NOTE:
SOFFIT LIGHTING OVER THE COMMERCIAL TERRACE AND UNDERSIDE OF COURTYARD WALKWAY AND WALL MOUNTED SCONCE LIGHTING FOR THE RESIDENTIAL DECKS. REFER TO ARCHITECT'S DRAWINGS.

PLANT SCHEDULE				PMG PROJECT NUMBER: 21-128
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB				
(1)	9	VIBURNUM DAVIDII	DAVID'S VIBURNUM	#3 POT; 50CM
GRASS				
(2)	41	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	FOUNTAIN GRASS	#1 POT
PERENNIAL				
(3)	12	HEMEROCALLIS 'WHITE TEMPTATION'	DAYLILY, WHITE	#1 POT; 20CM
GC				
(4)	6	ERICA CARNEA 'SPRINGWOOD WHITE'	WINTER HEATH, WHITE	#1 POT

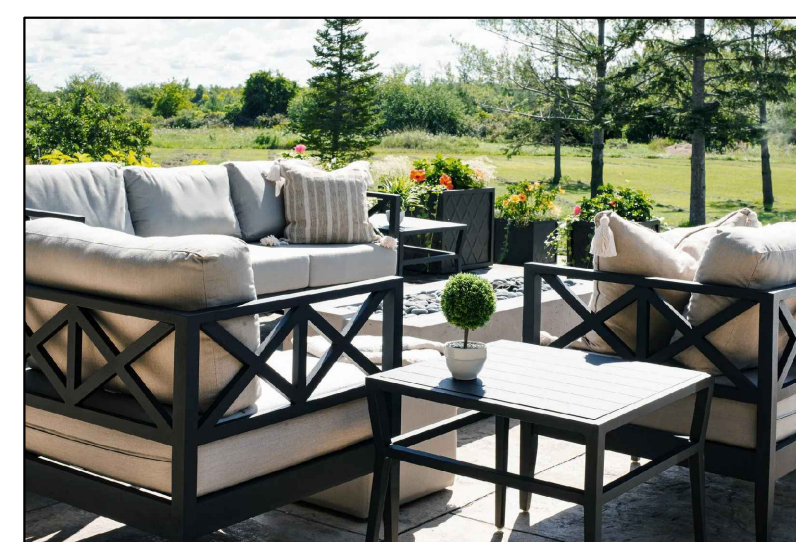
NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



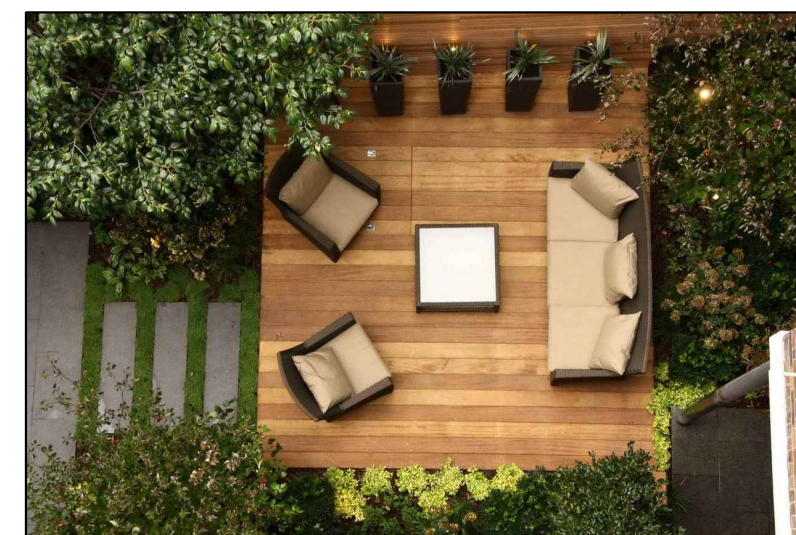
SECTION A
1/4"=1'-0"



COURT YARD SEATING AREA



HAUSER LOUNGE SEATING



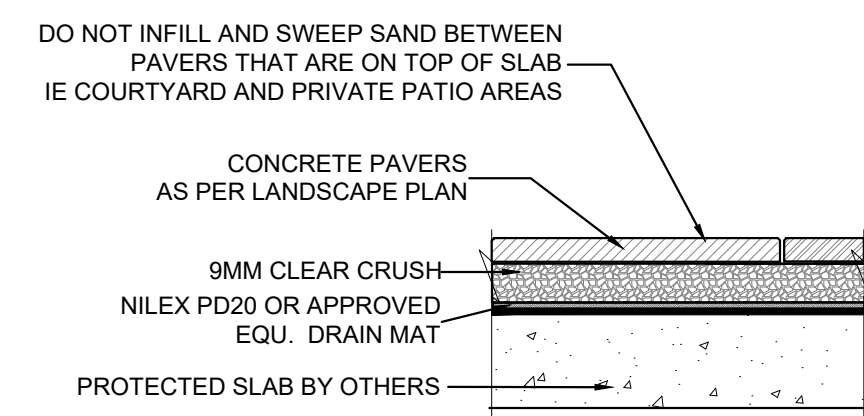
COURT YARD SEATING AREA



HAUSER LOUNGE CHAIR



GREEN THEORY PLANTER



NOTE:
PAVERS TO BE INSTALLED TO MANUFACTURERS SPECIFICATIONS
PAVERS NOT TO BE CUT MORE THAN HALF SIZE
ALL PAVERS TO BE DIAMOND CUT
ONLY PAVERS OFF SLAB ARE TO BE INFILLED WITH POLYMER SAND
ONLY PAVERS OFF SLAB ARE TO HAVE BEDDING SAND LEVELING COARSE

1 L2 HYDRAPRESSED SLABS ON SLAB
3/4"=1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
4	23.AUG.30	REVISE SITE AND LIGHTING NOTES	DO
3	23.AUG.23	ADD LIGHTING NOTES PER COMMENTS	DO
2	23.APR.03	NEW SITE PLAN	DO
1	22.JUN.01	NEW SITE PLAN / CITY COMMENTS	DO

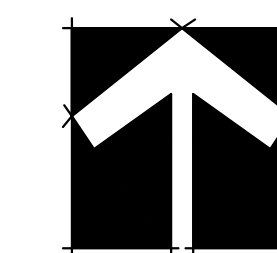
CLIENT:
SFS CONSTRUCTION LTD.

PROJECT:
4-LEVEL APARTMENT BUILDING
1363 JOHNSTON ROAD
WHITE ROCK, B.C.

DRAWING TITLE:
LANDSCAPE PLAN
SECOND FLOOR

DATE: 21.JUL.29 DRAWING NUMBER:
SCALE: 1/8"=1'-0"
DRAWN: RJ
DESIGN: RJ
CHK'D: MCY

PMG PROJECT NUMBER: 21-128



21128-5.ZIP

L2

OF 2

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

- Reinforce the Lower Town Centre as a destination for locally-oriented shops and culture.
- Establish an attractive, comfortable, well-connected, pedestrian-oriented environment that fosters vibrant public life
- Ensure the compatibility of new development with adjacent existing buildings
- Enhance quality of life
- Conserve energy, conserve water, and reduce GHGs
- Enhance the character of the built environment and public realm in the City of White Rock

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

The development accommodates for a commercial retail unit with a front yard accessible from the street with an inside-out visual communication with the pedestrian pathway which enhances the appeal & allows for integration of the locally oriented shops and culture. The development merges with the local grades and street-scape adapting itself to the look and feel of the activities around the street only to enhance and create appreciation. The face of the building maintains the graph of modernization of construction materials without being loud in its existence. the construction adds a certain level of freshness to the utility of the space alongside the addition of residential units to ensure continuity of usage. The development is aligned with the sustainability policies to achieve the standards set out in BC building codes 2018 and City of Whiterock Community Climate Action Plan 2010.

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

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

Section 22.4.1 - Buildings

Lower Town Centre DPA Guideline 22.4.1 (a)

Ensure buildings are compatible with or complementary to adjacent developments in terms of height, density, and design, with height transitions as outlined in Figure 9.

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

Per the OCP guidelines and figure 9; FAR has been restricted to 2.76 which is within the allowance of 3.5. Per figure 10, the building height has been allowed to be at 4 storey with 1 level of underground parkade accessed from the back alley which is within the 6 storey to 4 storey transition going south in the lower town center DPA guideline. The massing has been distributed vertically to create recess from the Johnston road face, 10' from property line at the pedestrian access/ outdoor terrace level, 11' at the 2nd & 3rd level , and 16' at the 4th storey level; reduces the massing at the roof to reduce impact on views as well as reduce impact on the solar exposure of the adjacent buildings as well as to units within the proposal. The building has a central courtyard which takes natural light from the roof with landscape features at the 2nd storey. The materials and colors are in sync with the adjacent buildings to create a continuity feel for the pedestrian activities.

Applicant Response

Lower Town Centre DPA Guideline 22.4.1 (b)

Set buildings back from the property line at least 3 metres to provide enough space for front patios next to the sidewalk in mixed-use areas and landscaped front gardens in residential areas. A further setback above the second or third floor along Johnston Road is also required. Tower portions of all buildings should be slim and be set back a minimum of 3 metres from the edge of the podium level to minimize view impacts and shading, and to facilitate a minimum separation of 30 metres between towers.

Applicant Response	The building has been setback by 10 feet from the property line, further set back by 1' at the 2nd & 3rd storey, and then set back by to 16 feet from property line at the fourth floor. All in compliance.
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Lower Town Centre DPA Guideline 22.4.1 (c)

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

Applicant Response	The pedestrian face of the building comprises of a very generous use of glass in windows, storefront glazing, doors, guardrails which surround the outdoor terrace at the commercial retail unit along with the Entrances/Exits located at North and South end on the face abutting the Johnston road. The visual communication between the pedestrian walkway and the outdoor terrace creates the interest and comfort. The Face material to Wrap around the entire visible sides of the elevations.
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Lower Town Centre DPA Guideline 22.4.1 (d)

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

Applicant Response	The North entrance of the building is level with the pedestrian sidewalk, the commercial retail unit is adjacent to the residential entrance at the same level on the north side. the deck of front facing units create a 5' overhang on the main floor retail unit face.
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Lower Town Centre DPA Guideline 22.4.1 (e)

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

Applicant Response	The proposal has its own frontage in the form of a outdoor terrace which visually communicates with the pedestrian pathway. The front face of the building has a generous amount of windows & doors to enhance relation with the street-front landscape and walkways.
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Lower Town Centre DPA Guideline 22.4.1 (f)

Provide articulation to break up building mass and to establish a rhythm along the street front in commercial areas. Ground-level commercial spaces should reflect traditional patterns of diverse, small-scale retail with storefronts of approximately ten metres wide. Include no more than six contiguous units fronting a given street without incorporating architectural elements.

Applicant Response	The outdoor terrace along with both the entrances to the CRU and glazed guardrail create a patio space which articulates the space interaction with the pedestrian pathway creating scope for patterns and rhythm with massing. The storefront is 7.5 meters between exits, the space is planned for a single unit of 1000 square feet.
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Lower Town Centre DPA Guideline 22.4.1 (g)

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

Applicant Response	Proposal in Compliance. No reflective Glass used in elevation to allow for visual communication between interior and exterior spaces, enhance visual communication with street and pedestrian activities.
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Lower Town Centre DPA Guideline 22.4.1 (h)

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

Provide each apartment unit with a private outdoor space, such as a balcony or ground level patio, where possible. Provide ground floor units with a semi-private front patio. Incorporating green-roofs to manage stormwater, reduce urban heat island effect, and contribute to biodiversity is encouraged.

Applicant Response

All floors have been provided with outdoor end-to-end patios & decks which could be used for dining, seating areas, outdoor cooking, play areas for children, vegetable garden, landscaping and similar activities which typically forms the fabric of the Town Centre living, creating a neighborhood Vibe.

Lower Town Centre DPA Guideline 22.4.1 (i)

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

Applicant Response

Decks & Patios are designed to keep the solid building mass away from the street scape, allow more visual connect with the Whiterock bay & maximize daylight exposure. The building encompasses a central 3 level courtyard with a roof structure proposed to allow natural light and passive ventilation to support interior living landscape and allow cooling during warmer weather.

Lower Town Centre DPA Guideline 22.4.1 (j)

Incorporate west coast design elements with the use of natural materials, including brick, stone, concrete, exposed heavy timber, and/or steel. Vinyl siding and stucco will not be considered for cladding. Use rich natural tones which reflect the natural landscape and seascape as the dominant colours, with brighter colours used only as accents.

Applicant Response	Siding to consist majorly windows & glazing systems for fenestrations alongside a presence of a strong local cedar color complemented by an even use of whites on fiber-cement panels, exposed concrete to retain its all natural troweled finish to get along with the adjoining hardscapes.
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Lower Town Centre DPA Guideline 22.4.1 (k)

Integrate commercial signage with the building and/or landscaping. Signage shall have a pedestrian scale and be coordinated throughout each development and compatible with signage on adjacent properties to establish a unified and attractive commercial area. The use of natural materials and projecting signs is encouraged.

Applicant Response	We are providing a 12" high individual channel letter signage secured to underside of edge of wall above.
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Section 22.4.2 – Public Realm and Landscape

Lower Town Centre DPA Guideline 22.4.2 (a)

Provide continuous commercial frontage along Johnston Road and Pacific Avenue. Bicycle parking adjacent to retail entrances is encouraged.

Applicant Response	Design in compliance. Bicycle parking provided beside retail and residential entrance on the north side close and in level with pedestrian walkway.
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Lower Town Centre DPA Guideline 22.4.2 (b)

Improve the public realm with widened sidewalks throughout the Lower Town Centre (minimum 1.8-2.5 metres). Install ornamental street lamps and street furniture and provide space for patios adjacent to commercial frontages. Curb let-downs are to be designed to accommodate wheelchair and scooter movement.

Applicant Response	Existing sidewalk complies guidelines. Street lamps and furniture to be addressed in Landscape design. Commercial frontage has an outdoor terrace. Entry Curb to accommodate wheelchair & Scooter movement.
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Lower Town Centre DPA Guideline 22.4.2 (c)

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

Applicant Response	Design in compliance. The street face allows for integration of pedestrian activities enhancing the scope for design and art appreciation.
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Lower Town Centre DPA Guideline 22.4.2 (d)

Site buildings to create outdoor public spaces and through-block walking connections, creating opportunities for a variety of pedestrian- oriented activities and uses. Special attention should be paid to establishing destination or gathering space at Five Corners. Enhance these public spaces with public art and opportunities for programmed uses.

Applicant Response	Design integrates with public realm; interfaces with the street scape with a scope for synchronized cross-functionality within its demeanor as well as flowing out into the original street culture.
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Lower Town Centre DPA Guideline 22.4.2 (e)

Use light coloured reflective paving materials such as white asphalt or concrete for paths, driveways, and parking areas to reduce heat absorption and urban heat island effect. Ensure all areas not covered by buildings, structures, roads, and parking areas are landscaped. Use landscaping to establish transitions from public to private areas.

Applicant Response	Paving will be concrete of light grey or tan colour pavers.
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Lower Town Centre DPA Guideline 22.4.2 (f)

Increase the quantity, density, and diversity of trees planted in the Lower Town Centre, with both deciduous and coniferous tree species. Ensure all trees are planted with sufficient soil volume, using soil cells where appropriate, and incorporate diverse native shrub layers below trees to intercept stormwater. Landscape design should employ CPTED principles.

Applicant Response	Given the size of the site, there is only a small scale/tree in the internal courtyard. Street tree along Johnston is existing.
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Lower Town Centre DPA Guideline 22.4.1 (g)

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

Applicant Response	Plant material selected are drought tolerant species after establishment.
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Lower Town Centre DPA Guideline 22.4.2 (h)

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

Applicant Response	Civil to comply.
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Lower Town Centre DPA Guideline 22.4.2 (i)	
Provide sufficient on-site illumination for pedestrian/vehicle safety and good exposure for retail uses. Light facades and highlight building entrances, and avoid “light spill” onto adjacent properties. The use of lighting systems that are powered by renewable energy, such as solar-power, are encouraged.	
Applicant Response	Civil & Electrical to comply.

Section 22.4.3 – Parking and Functional Elements

Lower Town Centre DPA Guideline 22.4.3 (a)

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

Applicant Response

Parkade entrance from the rear

Lower Town Centre DPA Guideline 22.4.3 (b)

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

Applicant Response

Parkade slope to underground. Bicycle parking provided as required.

Lower Town Centre DPA Guideline 22.4.3 (c)	
Provide sufficient space for garbage, recycling, and composting within parkades. These areas are to be located so that they are convenient for users and accessible for waste/recycling/compost collection and removal. Loading areas must also be incorporated within buildings wherever possible.	
Applicant Response	Garbage room conveniently located in compliance.
Lower Town Centre DPA Guideline 22.4.3 (d)	
Locate mechanical equipment to minimize exposure to the street and nearby buildings. Screening of rooftop mechanical equipment must be integrated into the overall architectural form of the building, and be designed to dampen noise where required.	
Applicant Response	No Mechanical equipment exposed to street face or nearby buildings