

The Corporation of the  
CITY OF WHITE ROCK



Land Use and Planning Committee  
AGENDA

Monday, September 20, 2021, 6:15 p.m.

City Hall Council Chambers

15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6

**\*Live Streaming/Telecast:** Please note that all Committees, Task Forces, Council Meetings, and Public Hearings held in the Council Chamber are being recorded and broadcasted as well included on the City's website at: [www.whiterockcity.ca](http://www.whiterockcity.ca)  
T. Arthur, Director of Corporate Administration

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	<b>Pages</b>
1. <b>CALL TO ORDER</b> Councillor Johanson, Chairperson	
2. <b>ADOPTION OF AGENDA</b>  <b>RECOMMENDATION</b> <b>THAT the Land Use and Planning Committee adopt the agenda for September 20, 2021 as circulated.</b>	
3. <b>ADOPTION OF MINUTES</b>  <b>RECOMMENDATION</b> <b>THAT the Land Use and Planning Committee adopt the minutes of the July 26, 2021 meeting as circulated.</b>	3
4. <b>EXTENSION OF TEMPORARY USE PERMIT - 1589 MAPLE STREET (TUP 21-019)</b>  Corporate report dated September 20, 2021 from the Director of Planning and Development Services titled "Extension of Temporary Use Permit - 1589 Maple Street (TUP 21-019)".  <b>RECOMMENDATION</b> <b>THAT the Land Use and Planning Committee direct staff to host a public meeting regarding Temporary Use Permit No. 21-019, for the extension of a temporary sales centre and construction site office at 1589 Maple Street.</b>	7
5. <b>EARLY REVIEW OF REZONING APPLICATION - 15052 BUENA VISTA</b>	28

## **AVENUE (21-023)**

Corporate report dated September 20, 2021 from the Director of Planning and Development Services titled "Early Review of Rezoning Application - 15052 Buena Vista Avenue (21-023)".

### **RECOMMENDATION**

**THAT the Land Use and Planning Committee recommends that Council direct staff to advance the zoning amendment application at 15052 Buena Vista to the next stage in the application review process.**

## **6. ZONING AMENDMENT BYLAW AND MAJOR DEVELOPMENT PERMIT - 15631 RUSSELL AVENUE & 1509, 1529, 1539, 1549, AND 1559 MAPLE STREET (ZON/MJP 18-008)**

41

Corporate report dated September 20, 2021 from the Director of Planning and Development Services titled "Zoning Amendment Bylaw and Major Development Permit – 15631 Russell Avenue & 1509, 1529, 1539, 1549, and 1559 Maple Street (ZON/MJP 18-008)".

### **RECOMMENDATION**

**THAT the Land Use and Planning Committee recommend that Council:**

1. **Give first and second reading to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-66 – Comprehensive Development Zone (1539 Maple Street)) Bylaw, 2021, No. 2397” and direct staff to schedule a Public Hearing;**
2. **Direct staff to resolve the following issues prior to final adoption, if Bylaw No. 2397 is given Third Reading after the Public Hearing;**
  - a. **Ensure that all engineering requirements and issues, including the execution of a Works and Servicing Agreement, and the dedication of land if necessary, to support an ultimate road cross section along both Russell Avenue and Maple Street, are addressed to the satisfaction of the Director of Engineering and Municipal Operations; and**
3. **Pending adoption of “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-66 – Comprehensive Development Zone (1539 Maple Street)) Bylaw, 2021, No. 2397”, consider issuance of Development Permit No. 421 for 15631 Russell Avenue and 1509, 1529, 1539, 1549 and 1559 Maple Street.**

## **7. CONCLUSION OF THE SEPTEMBER 20, 2021 LAND USE AND PLANNING COMMITTEE MEETING**





## Land Use and Planning Committee

### Minutes

July 26, 2021, 6:30 p.m.

City Hall Council Chambers

15322 Buena Vista Avenue, White Rock, BC, V4B 1Y6

PRSENT: Mayor Walker  
Councillor Chesney  
Councillor Fathers  
Councillor Kristjanson  
Councillor Manning  
Councillor Trevelyan

ABSENT: Councillor Johanson

STAFF: Guillermo Ferrero, Chief Administrative Officer  
Tracey Arthur, Director of Corporate Administration  
Greg Newman, Manager of Planning  
Debbie Johnstone, Deputy Corporate Officer

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#### 1. **CALL TO ORDER**

Councillor Manning, Chairperson

The meeting was called to order at 6:42 p.m.

2. **MOTION TO CONDUCT LAND USE AND PLANNING COMMITTEE MEETING WITHOUT THE PUBLIC IN ATTENDANCE**

**Motion Number: 2021-LU/P-074**

It was MOVED and SECONDED

**WHEREAS COVID-19 has been declared a global pandemic;**

**WHEREAS the City of White Rock has been able to continue to provide the public access to the meetings through live streaming;**

**WHEREAS holding public meetings in the City Hall Council Chambers, where all the audio/video equipment has been set up for the live streaming program, would not be possible without breaching physical distancing restrictions due to its size, and holding public meetings at the White Rock Community Centre would cause further financial impact to City Operations due to staffing resources and not enable live streaming;**

**WHEREAS Ministerial Orders require an adopted motion in order to hold public meetings electronically, without members of the public present in person at the meeting;**

**THEREFORE BE IT RESOLVED THAT the Land Use and Planning Committee (including all members of Council) authorizes the City of White Rock to hold the July 26, 2021 meeting to be video streamed and available on the City's website, and without the public present in the Council Chambers.**

Absent (1): Councillor Johanson

**Motion CARRIED (6 to 0)**

3. **ADOPTION OF AGENDA**

**Motion Number: 2021-LU/P-075**

It was MOVED and SECONDED

**THAT the Land Use and Planning Committee adopt the agenda for July 26, 2021 as circulated.**

Absent (1): Councillor Johanson

**Motion CARRIED (6 to 0)**

4. **ADOPTION OF MINUTES**

**Motion Number: 2021-LU/P-076**

It was MOVED and SECONDED

**THAT the Land Use and Planning Committee adopt the minutes of the June 28, 2021 meeting as circulated.**

Absent (1): Councillor Johanson

**Motion CARRIED (6 to 0)**

5. **Major Development Permit Application - 1454 Oxford Street (14-009)**

**Note:** At the June 28, 2021 Land Use and Planning Committee meeting the Committee deferred consideration of the information provided and recommendation regarding corporate report dated June 28, 2021 from the Director of Planning and Development Services titled "Major Development Permit Application - 1454 Oxford Street (14-009)".

**Note:** Proposed in-process changes to the Official Community Plan referenced in the corporate report have since been adopted by Council.

The Manager of Planning introduced the corporate report by PowerPoint.

The following discussion points were noted:

- Issuance of Development Permit No. 400 for 1454 Oxford Street was legally required due to there being a ten (10) year Phased Development Agreement already set in place by the previous Council, this is binding
- The current Council are not supportive of the proposal, noting concerns with the proposed height, density and location

**Motion Number: 2021-LU/P-077** It was MOVED and SECONDED

**THAT the Land Use and Planning Committee recommend that Council authorize the issuance of Development Permit No. 400 for 1454 Oxford Street.**

Voted in the Negative (1): Councillor Kristjanson

Absent (1): Councillor Johanson

**Motion CARRIED (5 to 1)**

**Motion Number: 2021-LU/P-078**

It was MOVED and SECONDED

**THAT the Governance and Legislation Committee recommend to Council that prior to a Building Permit being issued for 1484 Oxford Street that Council receive an update on the 2017 Hemmera - Hydrogeological Review report.**

Absent (1): Councillor Johanson

**Motion CARRIED (6 to 0)**

**Motion Number: 2021-LU/P-079**

It was MOVED and SECONDED

**THAT the Governance and Legislation Committee recommend to Council that a Joint Task Force be formed with the City of Surrey and other impacting municipalities nearby, studying the impacts of potential development to the City's aquifer.**

Absent (1): Councillor Johanson

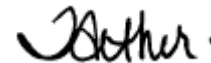
**Motion CARRIED (6 to 0)**

**6. CONCLUSION OF THE JULY 26, 2021 LAND USE AND PLANNING COMMITTEE MEETING**

The meeting was concluded at 6:50 p.m.

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Mayor Walker



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Tracey Arthur, Director of  
Corporate Administration

THE CORPORATION OF THE  
**CITY OF WHITE ROCK**  
**CORPORATE REPORT**



**DATE:** September 20, 2021

**TO:** Land Use and Planning Committee

**FROM:** Carl Isaak, Director, Planning and Development Services

**SUBJECT:** Extension of Temporary Use Permit - 1589 Maple Street (TUP 21-019)

**RECOMMENDATION**

THAT the Land Use and Planning Committee direct staff to host a public meeting regarding Temporary Use Permit No. 21-019, for the extension of a temporary sales centre and construction site office at 1589 Maple Street.

**EXECUTIVE SUMMARY**

The City of White Rock has received an application for an extension to Temporary Use Permit (TUP), TUP 18-001, to allow a temporary sales centre and construction site office, and associated off-street parking to be located at 1589 Maple Street. Both the sales centre and construction site office are tied to the on-going development of the Altus building located at 1526 Finlay Street, being immediately west of the property subject to this TUP request.

Staff are generally supportive the application to extend the TUP, recognizing the need to accommodate off-street parking associated with tradespersons working on the Altus building in addition to the need for a site to support the marketing of the building. It is not anticipated that the sales centre or the construction site office will generate any further traffic or parking management impacts nor will the continuation of the use result in any land use conflicts.

**PREVIOUS COUNCIL DIRECTION**

<b>Motion # &amp; Meeting Date</b>	<b>Motion Details</b>
2018-093 March 5, 2018	THAT Council approves Temporary Use Permit No. 18-001 for 1569-89 Maple Street and 15630 North Bluff Road as circulated within this Council agenda.

**INTRODUCTION/BACKGROUND**

The City of White Rock has received an application from Oviedo Properties Ltd. for an extension to Temporary Use Permit (TUP) No. 18-001. The permit, if approved, will allow for the continuous use of the ‘Altus’ development sales centre and construction site office, and associated off-street parking currently located at 1589 Maple Street (See Appendix A – Location and Ortho Maps). The property subject to this permit application is located on the same block as the 13-storey mixed-use

Altus development. A TUP was issued for the requested use in 2018; a copy of this permit is provided in Appendix B to this corporate report.

Under the *White Rock Zoning Bylaw, 2012, No. 2000*, the current RS-1 zoning of the subject properties does not allow for the use of modular buildings as a construction site office or temporary sales centre to market units. A TUP is required to permit the placement of the modular buildings on the properties, and to allow their use as a temporary sales centre and construction site office. The sales centre is approximately 270 square metres (2,900 square feet) in area, and the construction site office is approximately 53 square metres (580 square feet) in area. The applicant has provided eighteen (18) off-street parking spaces for the sales centre, and nine (9) off-street parking spaces for the construction site office. A draft copy of proposed TUP 21-019 is included as Appendix C.

### **Land Use and Location**

The property currently houses the temporary sales centre, construction and associated off-street parking spaces, and the surrounding area is primarily residential in nature, with detached dwellings to the north (City of Surrey) south and west, and a BC Hydro Sub Station to the west, with Peace Arch Hospital beyond.

The location of the temporary sales centre is close to both the North Bluff Road and Maple frontages, providing visibility to the sales centre. The construction site office is located further away from the street and is secured with fencing.

### **Tree Management**

The subject property is subject to *White Rock Tree Management Bylaw, 2008, No. 1831*. A Tree Management Permit has been issued for the demolition of the detached houses in 2018, and the mature (98cm diameter) Red Oak tree at the north east corner of the site has been retained, and the siting of the temporary buildings will allow for its retention, as well as all trees on adjacent properties and within the City road allowance.

### **Decommissioning Requirements**

The requested TUP would, if approved, grant a three-year extension to TUP 18-001. Following this period, the permit would lapse and the use would have to be discontinued. The City is currently holding securities in the amount of \$30,400, which is 125% of the estimated cost (\$24,351), to have the land restored. This restoration would include the removal of the temporary buildings and fencing as well as the placement of topsoil and hydroseeding. This work must be completed prior to the expiration of the Temporary Use Permit, and in the event that the applicant fails to do so the City may use the security to have the work done. It is noted that the superficial restoration of the property would not be required if a building permit for new development is issued before the term of the TUP lapses.

### **Planning Review**

Staff support the application for a Temporary Use Permit for a temporary sales centre and construction site office at 1589 Maple Street. The proposal will accommodate the needs of the applicant to market the Altus project close to the subject site and provide sufficient off-street parking for both prospective buyers and contractors associated with the Altus project. It is not anticipated that the sales centre or the construction site office will generate any further traffic or parking management impacts nor will the on-going use result in any issues of incompatibility.

### **COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS**

On September 9, 2021 a Public Information Meeting (PIM) was held to raise awareness of the application. There were 60 letters delivered to property owners and occupants within 100 metres

of the subject property, including on the City of Surrey side of North Bluff Road. The meeting was advertised in the Peace Arch News on August 26, 2021 and September 2, 2021. There were no attendees at the September 9, 2021 PIM.

### **INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS**

The application was referred to the Planning, Building, Engineering, Operations, Fire, and Parking Departments. The Building department noted the following:

- As the building permits issued for the sales centre are tied to the time frame of the Temporary Use Permit, building permit extension fees are to be paid on all related Construction permits for the sales centre.

No other issues were identified.

### **OPTIONS / RISKS / ALTERNATIVES**

The Land Use and Planning Committee can recommend that Council:

1. Direct staff to schedule a Public Meeting for consideration of the Temporary Use Permit;
2. Deny the Temporary Use Permit;
3. Defer the application subject to specific direction being provided to Staff.

Staff recommend Option 1 which is incorporated into the recommendations at the beginning of this corporate report.

## **CONCLUSION**

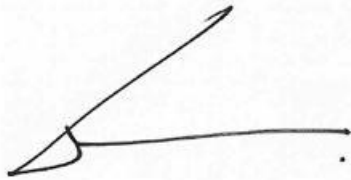
Staff support the application for the extension of the Temporary Use Permit (TUP) for the continuous use of the Altus development sales centre and construction site office at 1589 Maple Street. The temporary buildings will be removed after the expiry of the Temporary Use Permit. It is not anticipated that the continuous use of the sales centre will create any traffic or parking management problems as on-site parking is provided for the centre, and the construction site office and associated parking will assist in mitigating construction parking impacts.

Respectfully submitted,



Carl Isaak, RPP, MCIP  
Director, Planning and Development Services  
**Comments from the Chief Administrative Officer**

I concur with the recommendation of this corporate report.



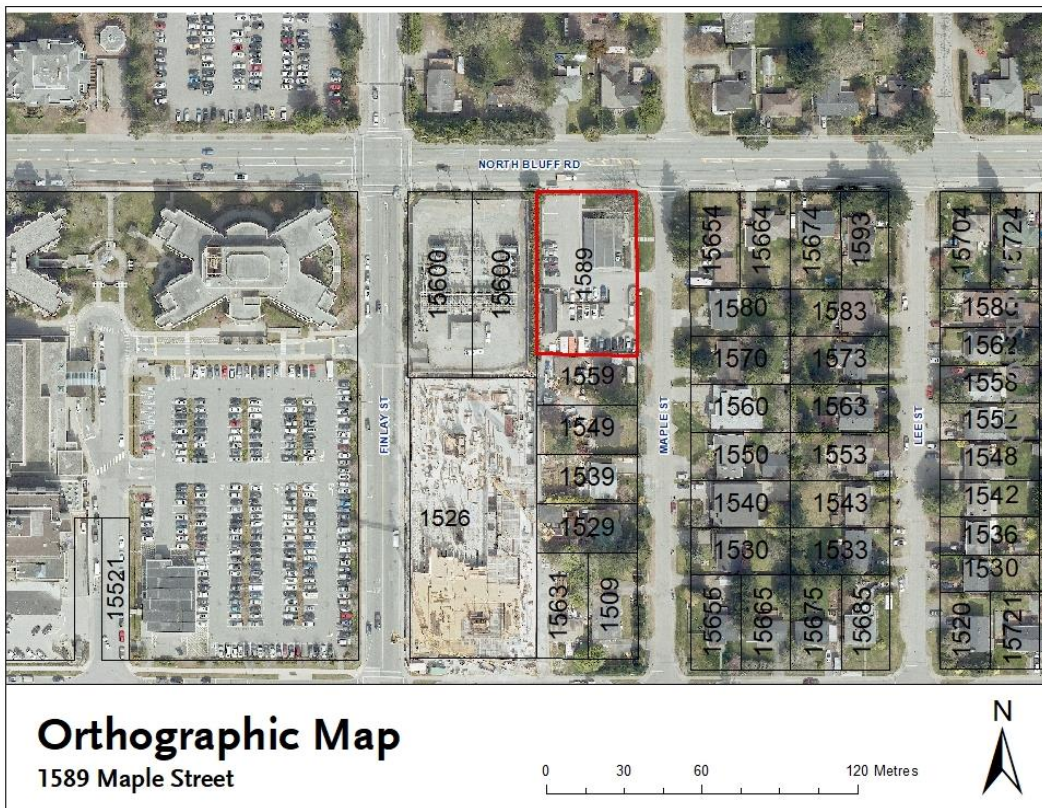
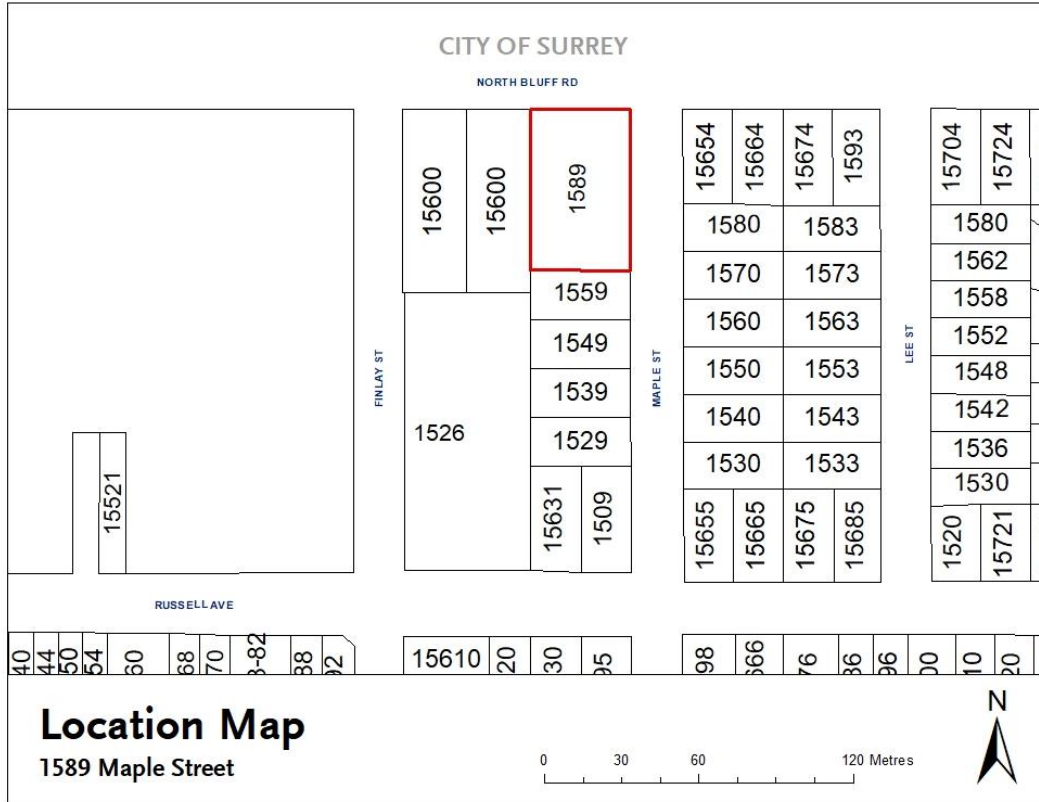
Guillermo Ferrero  
Chief Administrative Officer

Appendix A: Location and Ortho Photo Maps  
Appendix B: Temporary Use Permit No. 18-001  
Appendix C: Draft Temporary Use Permit No. 21-019



## APPENDIX A

### Location and Ortho Maps



**APPENDIX B**

**Temporary Use Permit No. 18-001**

**APPENDIX C**

**Draft Temporary Use Permit No. 21-019**

THE CORPORATION OF THE  
**CITY OF WHITE ROCK**



**TEMPORARY USE PERMIT NO. 18-001**

1. This Temporary Use Permit No. 18-025 is issued to Oviedo Properties Ltd. as the owner (hereinafter called the "Permittee") and shall apply only to ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

Legal Description:

Lot 2, Section 11, Township 1, New Westminster District Plan 16655  
PID: 010-236-511  
(Civic: 1569 Maple Street)

Lot 1 Except: Parcel "M" (Bylaw Plan 30172), Section 11 Township 1 New Westminster District Plan 16655  
PID: 010-236-473  
(Civic: 1589 Maple Street)

Parcel "A" (Explanatory Plan 14134) North Half Block 34B Section 11, Township 1, New Westminster District Plan 1334  
PID: 011-761-148  
(Civic: 15630 North Bluff Road)

As indicated on Schedule A

(hereinafter referred to as "the Lands").

2. This Temporary Use Permit No. 18-001 is issued pursuant to the authority of Sections 492 and 493 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, the "White Rock Zoning Bylaw, 2012, No. 2000" as amended; and in conformity with the procedure prescribed by the "City of White Rock Planning Procedures Bylaw, 2017, No. 2234" as amended.
3. Except as otherwise authorized by this permit, the terms, conditions and guidelines as set out in the "White Rock Zoning Bylaw, 2012, No. 2000" as amended shall apply to the Lands covered by this Temporary Commercial Use Permit:

a) Permitted Temporary Uses

- (i) A temporary sales centre to market real estate units, and associated off-street parking
- (ii) Advertising structures associated with the marketing of real estate units; and
- (iii) A temporary construction site office for the related real estate developments, and associated off-street parking, shall be permitted as a temporary uses.

b) Dimensions and Siting of Buildings

- (i) The building that houses the temporary sales centre must generally comply with the following plans:

Schedule B	Site Plan
Schedule C	Building Elevations
- (ii) The temporary sales centre must be sited a minimum of 9.0 metres from North Bluff Road line and 5.0 metres from Maple Street.
- (iii) The construction site office must be a site a minimum of 2.0 metres from the south property boundary and 2.0 metres from the west property boundary.
- (iv) The temporary buildings and structures may encroach on lot lines internal to the Lands.
- (v) Advertising structures may be sited on any portion of the subject properties but shall not interfere with the safe use of the street by vehicles or pedestrians, impede traffic or interfere with the use or visibility of any traffic control device or other equipment installed by the City or by a utility company, to the satisfaction of the Director of Planning and Development Services.

4. Terms and Conditions:

- a) Except as otherwise specified in this permit, all siting, construction, and use shall be in accordance with the provisions of the “White Rock Zoning Bylaw, 2012, No. 2000” as amended;
- b) The permittee must obtain a building permit and comply with the requirements of the BC Building Code for the construction of the temporary sales centre and the construction site office;
- c) The permittee must obtain a Tree Management Permit with the City as required by the “White Rock Tree Management Bylaw, 2008, No. 1831” and amendments thereto;
- d) Tree removal or impacts to the critical root zone of Tree 3304 (“Quercus rubra”) located in the northeast corner of the Lands, to facilitate the construction/siting of the temporary sales centre or temporary construction site office is not permitted;
- e) The temporary sales centre and temporary construction site office must be constructed and sited in a manner that will minimize any potential impacts to protected trees;
- f) The driveway access and parking must be located to minimize any potential impacts to protected trees;
- g) No alteration to the natural drainage shall be undertaken which may cause or contribute to hazardous conditions on the Lands or adjacent properties;
- h) The permittee must provide fencing to prevent access to the construction site office from the temporary sales centre; and
- i) The permittee must provide a minimum of twelve on-site parking spaces for the temporary sales centre.

- j) The permittee must provide a minimum of 8 on-site parking spaces for the temporary construction site office.
  - k) Nothing in this temporary use permit shall be construed as authorization for the carrying out of any activity which is a nuisance due to noise, light, odour, emission, vibration or other cause.
5. All definitions of words and phrases contained in Sections 921 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, and the “White Rock Zoning Bylaw, 2012, No. 2000” as amended, shall apply to this Temporary Use Permit and the attachments herein.
  6. The permittee must provide an undertaking, prior to the issuance of a building permit, to remove the temporary sales centre and temporary construction site office and restore the Lands to the satisfaction of the City on or prior to the expiration of this permit.
  7. The permittee must also submit an estimate for the cost of the removal of the temporary sales centre and restoration of the Lands, along with securities in the amount of \$30,440, (125% of the cost of removal and restoration) to the City prior to the issuance of a building permit.
  8. The permittee must remove or demolish the temporary sales centre, advertising structures, construction site office and restore the Lands to the acceptance of the City prior to the expiration of this permit, at which time the securities mentioned above will be returned. If the Lands have an approved Building Permit for the construction of a multi-unit residential building, the securities will be returned to the permittee.
  9. This Permit is valid for a period of three years less a day from the date the building permit for the temporary sales centre receives occupancy/final approval, unless otherwise approved for further time extension by Council in accordance with the provisions of Section 497 of the *Local Government Act*.
  10. Where the holder of this Permit does not obtain required building permits and commence construction of the development as outlined in this Temporary Use Permit within two years after the date this Permit was authorized by Council, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized further time extension of the Permit.
  11. This permit does not constitute a subdivision approval, a Tree Management Permit, a Demolition Permit, or a Building Permit.

Authorizing Resolution passed by the Council for the City of White Rock on the 5<sup>th</sup> day of March, 2018.

This Temporary Use Permit has been executed at White Rock, British Columbia on the 7<sup>th</sup> day of March 2018.

The Corporate Seal of THE CORPORATION  
OF THE CITY OF WHITE ROCK was hereunto  
affixed in the presence of:



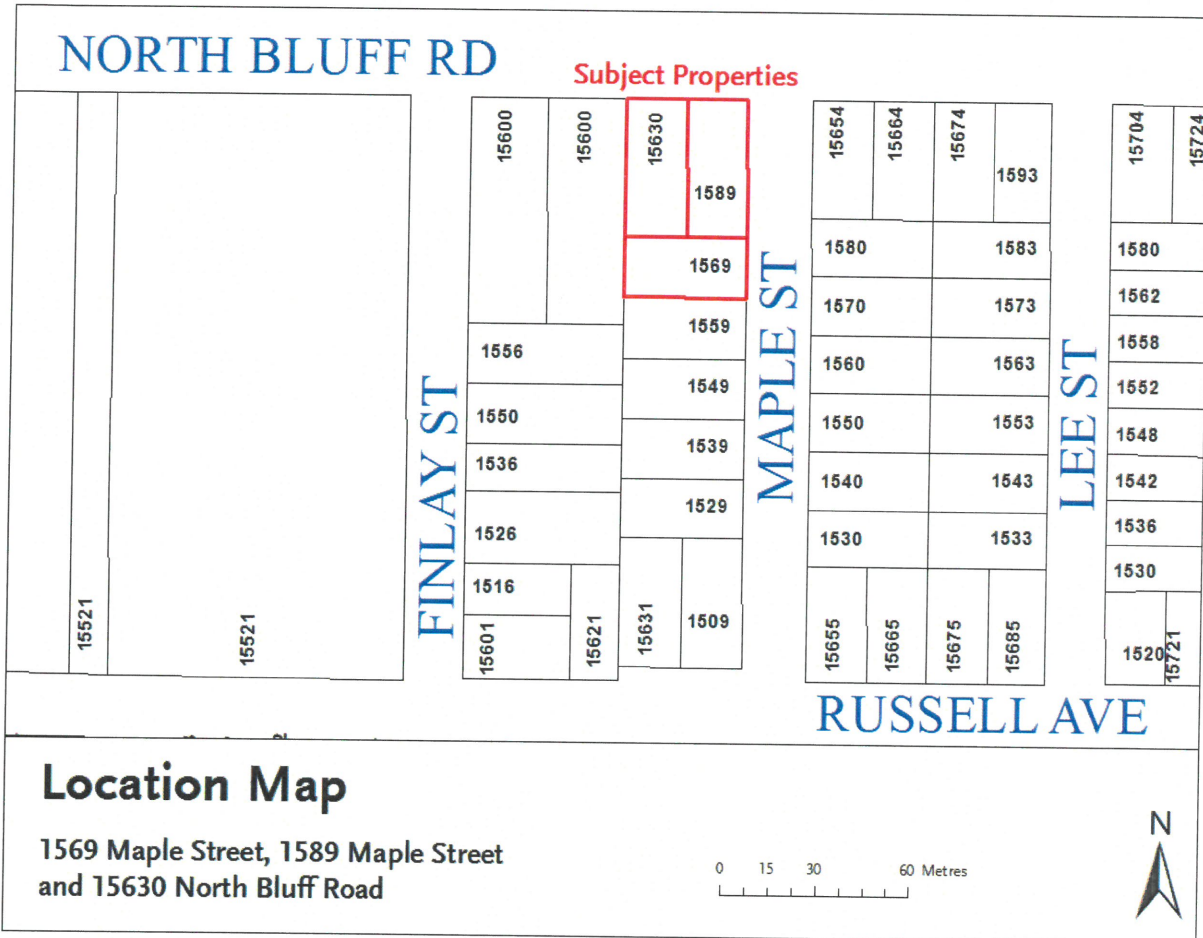
\_\_\_\_\_  
Mayor - Authorized Signatory



\_\_\_\_\_  
Director of Corporate Administration - Authorized Signatory



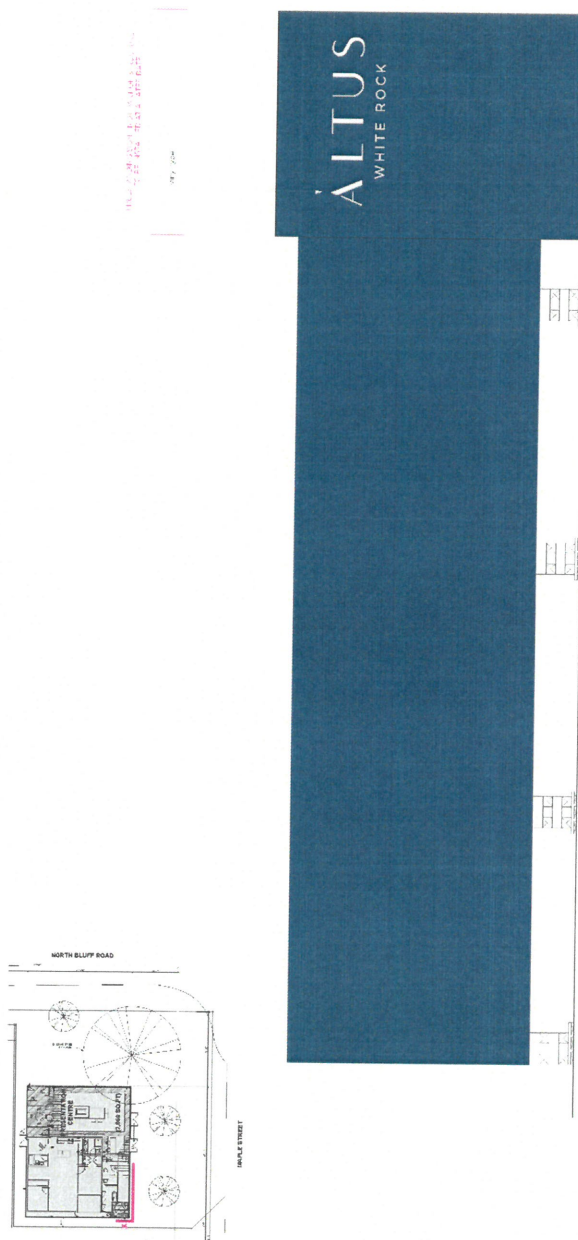
Schedule A – Location Map







Schedule C – Building Elevations

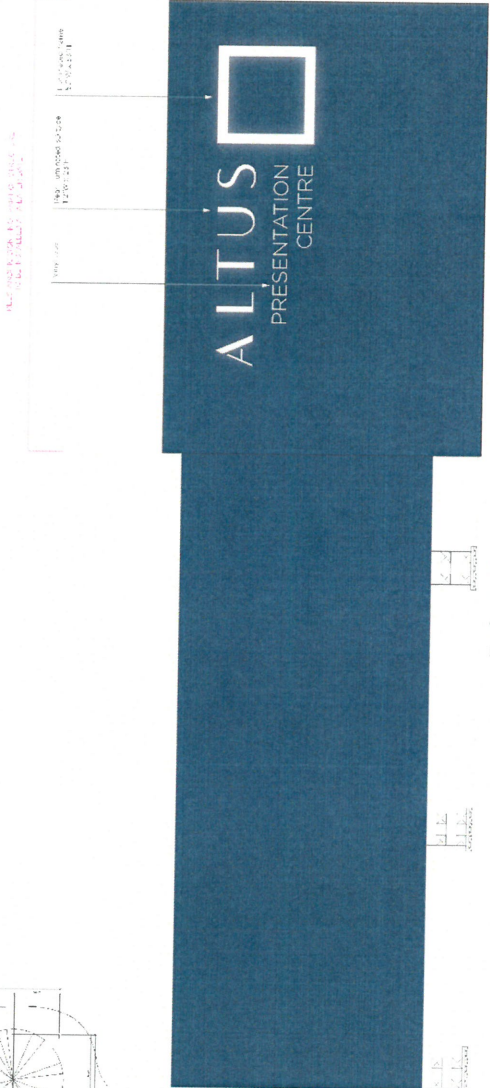
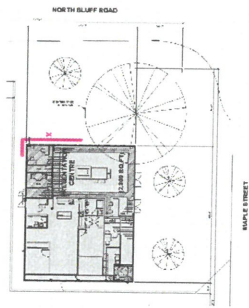


ALTUS PRESENTATION CENTRE EXTERIOR  
© 2018 ALTUS PROJECT ARCHITECTURE INC.

BAM



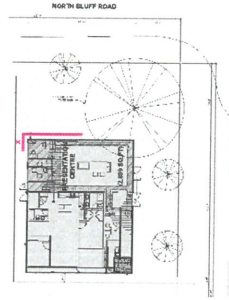




EAST ELEVATION  
 PRELIMINARY CONCEPTS - SUBJECT TO CHANGE

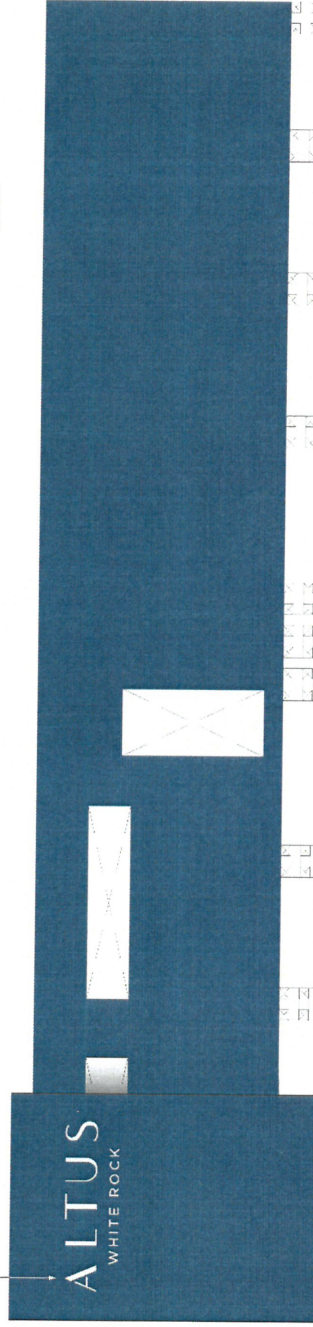
ALTUS PRESENTATION CENTRE EXTERIOR

EAAM



PROPOSED SIGNAGE TO BE INSTALLED ON THE NORTH ELEVATION OF THE BUILDING

Proposed



NORTH ELEVATION  
PRELIMINARY CONCEPTS - SUBJECT TO CHANGE

ALTUS PRESENTATION CENTRE EXTERIOR  
DESIGN SHALL BE PROVIDED AS PART OF THE PERMIT APPLICATION

THE CORPORATION OF THE  
**CITY OF WHITE ROCK**



**TEMPORARY USE PERMIT NO. 21-019**

1. This Temporary Use Permit No. 21-019 is issued to Oviedo Properties Ltd. as the owner (hereinafter called the "Permittee") and shall apply only to ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

Legal Description:

Lot 1, Except: Parcel "M" (Bylaw Plan 30172), Section 11 Township 1 New Westminster District  
Plan 16655  
PID: 010-236-473  
(Civic: 1589 Maple Street)

As indicated on Schedule A

(hereinafter referred to as "the Lands").

2. This Temporary Use Permit No. 21-019 is issued pursuant to the authority of Sections 492 and 493 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, the "White Rock Zoning Bylaw, 2012, No. 2000" as amended; and in conformity with the procedure prescribed by the "City of White Rock Planning Procedures Bylaw, 2017, No. 2234" as amended.
3. Except as otherwise authorized by this permit, the terms, conditions and guidelines as set out in the "White Rock Zoning Bylaw, 2012, No. 2000" as amended shall apply to the Lands covered by this Temporary Commercial Use Permit:

a) Permitted Temporary Uses

- (i) A temporary sales centre to market real estate units, and associated off-street parking;
- (ii) Advertising structures associated with the marketing of real estate units; and
- (iii) A temporary construction site office for the related real estate developments, and associated off-street parking, shall be permitted as a temporary use.

b) Dimensions and Siting of Buildings

- (i) The building that houses the temporary sales centre must generally comply with the plans as outlined in the previous TUP 18-001.
- (ii) The construction site office must be a site a minimum of 2.0 metres from the south property boundary and 2.0 metres from the west property boundary, as outlined in the previous TUP 18-001.

- (iii) The temporary buildings and structures may encroach on lot lines internal to the Lands.
- (iv) Advertising structures may be sited on any portion of the subject properties but shall not interfere with the safe use of the street by vehicles or pedestrians, impede traffic or interfere with the use or visibility of any traffic control device or other equipment installed by the City or by a utility company, to the satisfaction of the Director of Planning and Development Services.

4. Terms and Conditions:

- a) Except as otherwise specified in this permit, all siting, construction, and use shall be in accordance with the provisions of the “White Rock Zoning Bylaw, 2012, No. 2000” as amended;
  - b) The driveway access and parking must be located to minimize any potential impacts to protected trees.
  - c) No alteration to the natural drainage shall be undertaken which may cause or contribute to hazardous conditions on the Lands or adjacent properties;
  - d) The permittee must provide fencing to prevent access to the construction site office from the temporary sales centre.
  - e) The permittee must provide a minimum of twelve on-site parking spaces for the temporary sales centre.
  - f) The permittee must provide a minimum of eight on-site parking spaces for the temporary construction site office.
  - g) Nothing in this temporary use permit shall be construed as authorization for the carrying out of any activity which is a nuisance due to noise, light, odour, emission, vibration or other cause.
5. All definitions of words and phrases contained in Sections 921 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, and the “White Rock Zoning Bylaw, 2012, No. 2000” as amended, shall apply to this Temporary Use Permit and the attachments herein.
6. The permittee must provide an undertaking, prior to the issuance of a building permit, to remove the temporary sales centre and temporary construction site office and restore the Lands to the satisfaction of the City on or prior to the expiration of this permit.
7. The permittee must remove or demolish the temporary sales centre, advertising structures, construction site office and restore the Lands to the acceptance of the City prior to the expiration of this permit, at which time the securities in the amount of \$30,400 (125% of the cost of removal and restoration) taken as part of the initial Temporary Use Permit (TUP 18-001) will be returned. If the Lands have an approved Building Permit for the construction of a multi-unit residential building, the securities will be returned to the permittee.
8. This Permit is valid for the time extension period of three years as approved by Council in accordance with the provisions of Section 497 of the *Local Government Act*.

9. Where the holder of this Permit does not obtain required building permits and commence construction of the development as outlined in this Temporary Use Permit within two years after the date this Permit was authorized by Council, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized further time extension of the Permit.
10. This permit does not constitute a subdivision approval, a Tree Management Permit, a Demolition Permit, or a Building Permit.

Authorizing Resolution passed by the Council for the City of White Rock on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

This Temporary Use Permit has been executed at White Rock, British Columbia on the \_\_\_\_\_ day of \_\_\_\_\_ 2021.

The Corporate Seal of THE CORPORATION  
OF THE CITY OF WHITE ROCK was hereunto  
affixed in the presence of:

\_\_\_\_\_  
Mayor - Authorized Signatory

\_\_\_\_\_  
Director of Corporate Administration - Authorized Signatory





THE CORPORATION OF THE  
**CITY OF WHITE ROCK**  
**CORPORATE REPORT**



**DATE:** September 20, 2021

**TO:** Land Use and Planning Committee

**FROM:** Carl Isaak, Director, Planning and Development Services

**SUBJECT:** Early Review of Rezoning Application – 15052 Buena Vista Avenue (21-023)

**RECOMMENDATION**

THAT the Land Use and Planning Committee recommends that Council direct staff to advance the zoning amendment application at 15052 Buena Vista to the next stage in the application review process.

**EXECUTIVE SUMMARY**

The City has received an initial application for rezoning which, if approved, would permit the subdivision of the property at 15052 Buena Vista Avenue. In accordance with the amendments to the Planning Procedures Bylaw, 2017, No. 2234 approved in September 2020, all rezoning applications are brought forward to the Land Use and Planning Committee for early input and direction on whether an application should proceed to Public Information Meeting (PIM) or be denied if it would fundamentally not be supported by Council. Staff recommend that the subject application proceed through the approvals process.

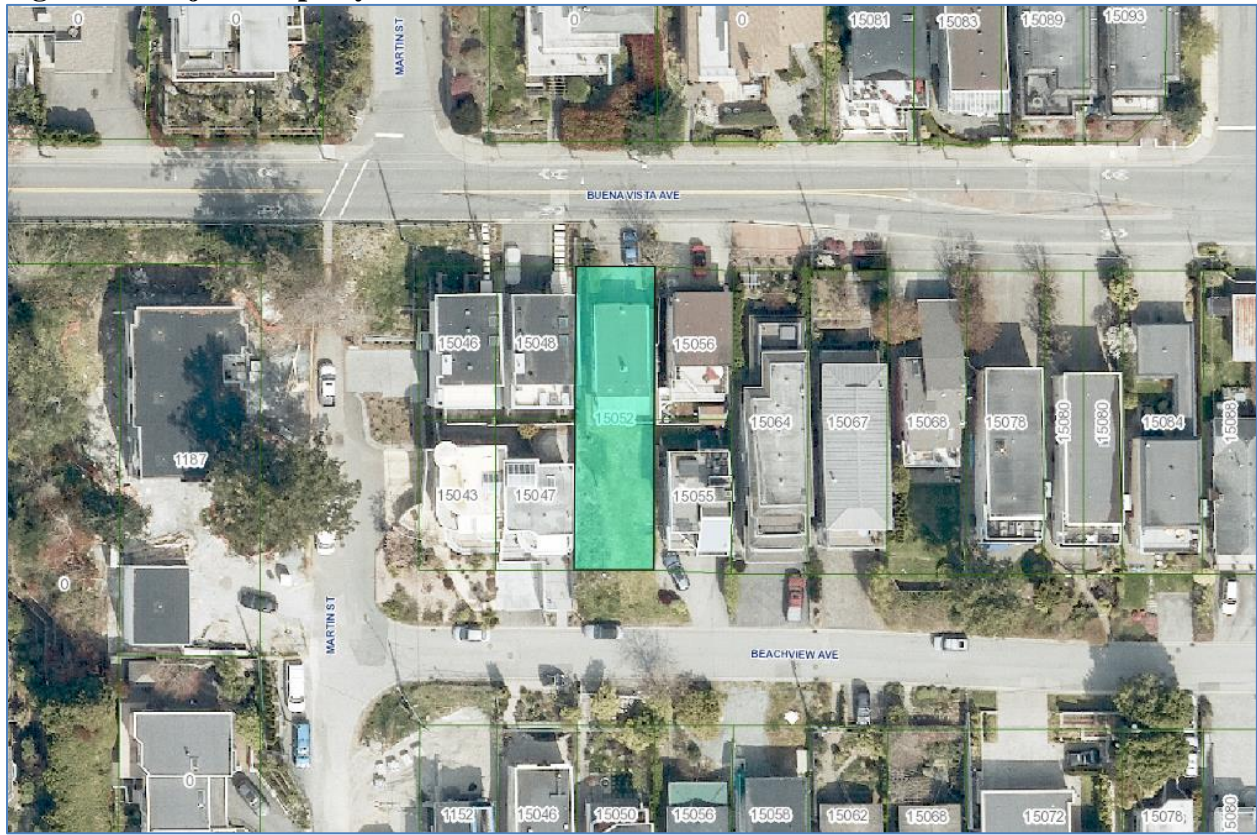
**PREVIOUS COUNCIL DIRECTION**

<b>Resolution # &amp; Date</b>	<b>Resolution Details</b>
Motion 2020-443 September 14, 2020	THAT Council gives first, second, and third reading to "City of White Rock Planning Procedures Bylaw, 2017, No. 2234, Amendment (Initial Information Reports for Zoning Amendments) Bylaw, 2020, No. 2357."
Motion 2020-473 September 28, 2020	THAT Council gives final reading to "City of White Rock Planning Procedures Bylaw, 2017, No. 2234, Amendment (Initial Information Reports for Zoning Amendments) Bylaw, 2020, No. 2357."

**INTRODUCTION/BACKGROUND**

The City has received a Zoning Bylaw Amendment application to change the zoning of the property at 15052 Buena Vista Avenue from the “RS-3 One Unit (Small Lot, Hillside) Residential” Zone to a property-specific Comprehensive Development (CD) Zone. If approved, the rezoning would permit the subdivision of the property and the construction of two new single-family dwellings. Note that the property currently has frontage on both Buena Vista Avenue and Beachview Avenue (see Figure 1; see also Appendix A - Location & Ortho Maps).

**Figure 1: Subject Property at 15052 Buena Vista Avenue**



The subdivision proposes to split the lot east-to-west resulting in two lots having frontage of approximately 9.15 metres and depth of approximately 17.8 metres; the properties adjacent to the subject property have a similar configuration to that proposed (see Appendix B – Site Survey and Appendix C – Subdivision Plan). These properties were subdivided in the 1920s prior to the establishment of the City’s zoning standards and would be considered legally non-conforming for their lot depth and area.

Council’s approval of the rezoning, and the subsequent subdivision, would allow for two single detached homes (i.e., one per lot). It is noted that the RS-3 Zone does not allow for accessory residential uses, including secondary suites, when the minimum lot area requirement of the zone is not met. Table 1 below provides a snapshot of existing and proposed zoning standards. As outlined, the CD Zones largely satisfies the RS-3 Zone requirements for the minimum lot width and seeks a reduced requirement for minimum lot area and depth. The Applicant is also proposing a reduced rear yard setback within the CD Zone to help establish a slightly larger building envelope within each lot. City staff would suggest that, if the zoning were supported, a provision be added to the CD Zone prohibiting accessory residential uses, including secondary suites, to ensure that the activity levels associated with the subdivided lot remain largely aligned with those currently permitted.

**Table 1: Existing and Proposed Zoning Standards**

Zone	Current Zoning	Proposed Zoning	
	RS-3	CD Zone	
Use	One-Unit Residential	One-unit Residential	
	<b>Existing Lot</b>	<b>North Lot</b>	<b>South Lot</b>
<b>Minimum Lot Area</b>	278.7 m <sup>2</sup> / 2,992.37 ft <sup>2</sup>	163.30 m <sup>2</sup> /	163.20 m <sup>2</sup> / 1,757 ft <sup>2</sup>

<b>Minimum Lot Width</b>	9.0 m / 29.53 ft	9.155 m	9.146 m
<b>Minimum Lot Depth</b>	27.4 m / 89.9 ft	17.841 m	17.847 m
<b>Maximum Lot Coverage</b>	50%	50%	
<b>Density</b>	0.7	0.7	
<b>Maximum Height</b>	7.7 m / 25.26 ft	7.7 m / 25.26 ft	
<b>Minimum Setbacks</b>	<b>Existing Lot</b>	<b>North Lot</b>	<b>South Lot</b>
Front	3.0 m / 9.84 ft	3.0 m	3.0 m
Interior Side (east & west)	1.2 m / 3.94 ft	1.2 m	1.2 m
Rear	3.0 m / 9.84 ft	1.8 m	1.8 m
<b>Off Street Parking Spaces</b>	2 per one unit residential; 1 additional for a secondary suite	2 per one unit residential	

The Official Community Plan (OCP) designates the subject property “Mature Neighbourhood”. The designation supports single family homes with secondary suites, as well as duplexes and triplexes. The OCP establishes development permit area (DPA) guidelines applicable to infill projects within mature neighbourhoods when such infill takes the form of duplexes, triplexes or “intensive residential development”. The latter refers to subdivisions that would result in lots having frontage of less than 12.1 metres. In this case, since the proposal requires rezoning to enable a subdivision, which would create lots having frontage of less than 12.1 metres, a Major Development Permit (DP) will also be required. If the Committee supports the advancement of the rezoning application, staff and the Advisory Design Panel (ADP) will review the proposed “intensive residential development” against the City’s Mature Neighbourhood Infill DPA guidelines, as set out in Section 22.9 of the OCP.

### Required Parking

Two (2) parking spaces are needed to service each principal residence. Under the existing RS-3 Zone a minimum three (3) spaces would be required if the lot were developed with both a principal dwelling and a secondary suite. If the subdivision proceeds for an additional (second) lot, a minimum of four (4) spaces would be required (i.e., two per principal dwelling unit). Staff believe the building envelopes established by the proposed CD Zone will provide sufficient space to construct a home on each lot and meet the required parking supply.

### Tree Management & Protection

An Arborist Report was prepared by Woodridge Tree Consulting Arborists Ltd. on August 4, 2021, to inventory and assess the trees at 15052 Buena Vista Avenue (see Appendix D – Tree Inventory). The report identifies one off-site Bigleaf Maple tree that shows signs a disease called Brittle Cinder fungus (*Kretzschmaria deusta*). This is likely a “volunteer” (self-seeded) tree that has grown in a raised temporary retaining wall garden bed. Given the proposed works, it is likely that the tree will require removal when upgrading the civil works on site. The removal of this poor-quality tree is supported by City staff. Two replacement trees would be required, one on each lot.

**Table 2: Summary of Existing (Protected) Trees**

Tree Ref.	Species	DBH (cm) [total]	Retain / Remove	Retention Security	# of Replacements
ci1	Bigleaf Maple	41	Remove	NA	2
<b>Total</b>					<b>2</b>

### **FINANCIAL IMPLICATIONS**

Details regarding the Development Cost Charges associated with the subdivision for one new lot would be provided in a future report to the Land Use and Planning Committee.

### **LEGAL IMPLICATIONS**

Not applicable.

### **COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS**

The project would proceed to a Public Information Meeting (PIM) if Council were supportive of the rezoning moving forward to the next stage. Following the PIM, and circulation of the application for interdepartmental comments, a bylaw would be presented to Council for 1<sup>st</sup> and 2<sup>nd</sup> readings following which the Application would be subject to a Public Hearing, enabling additional community engagement. Notice of both the PIM and Public Hearing would be circulated to owners and occupants of properties within 100 metres of the subject property.

### **INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS**

The early review of rezoning applications brings such applications before the Land Use and Planning Committee (LUPC) prior to referral to internal City departments, and several external agencies (e.g., School District, RCMP, etc.).

### **CLIMATE CHANGE IMPLICATIONS**

Not applicable.

### **ALIGNMENT WITH STRATEGIC PRIORITIES**

The proposal is generally aligned with the Corporate Vision established as part of Council's Strategic Priorities, particularly with respect to supporting a community where people can live, work, and play in an enjoyable atmosphere.

### **OPTIONS / RISKS / ALTERNATIVES**

Alternatives to the staff recommendation include:

1. LUPC may direct staff to obtain additional project-specific information prior to deciding whether to advance or deny the Application;
2. LUPC may deny the Application; or
3. LUPC may direct the Application to proceed to the next stage in the process and give additional direction on any additional focus or scrutiny during the review process.

### **CONCLUSION**

Council has adopted amendments to the Planning Procedures Bylaw which enable an early review of rezoning applications. This corporate report presents a rezoning Application for the property at 15052 Buena Vista Avenue, which if approved, would permit the property to be subdivided. The width of property is less than the 12.1 metre lot width so this would qualify as 'intensive residential development', as outlined in Section 22 of the Official Community Plan and would require a Major Development Permit to ensure compliance with the Mature Neighbourhood Infill DPA Guidelines.

If the application is advanced to the next stage in the process, the Applicant would be required to submit a complete application package with items as outlined in Schedule H to Planning Procedures Bylaw, 2017, No. 2234, and would then proceed to a public information meeting.

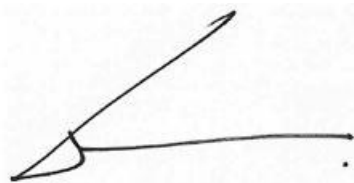
Respectfully submitted,



Carl Isaak, RPP, MCIP  
Director, Planning and Development Services

**Comments from the Chief Administrative Officer**

I concur with the recommendation of this corporate report.

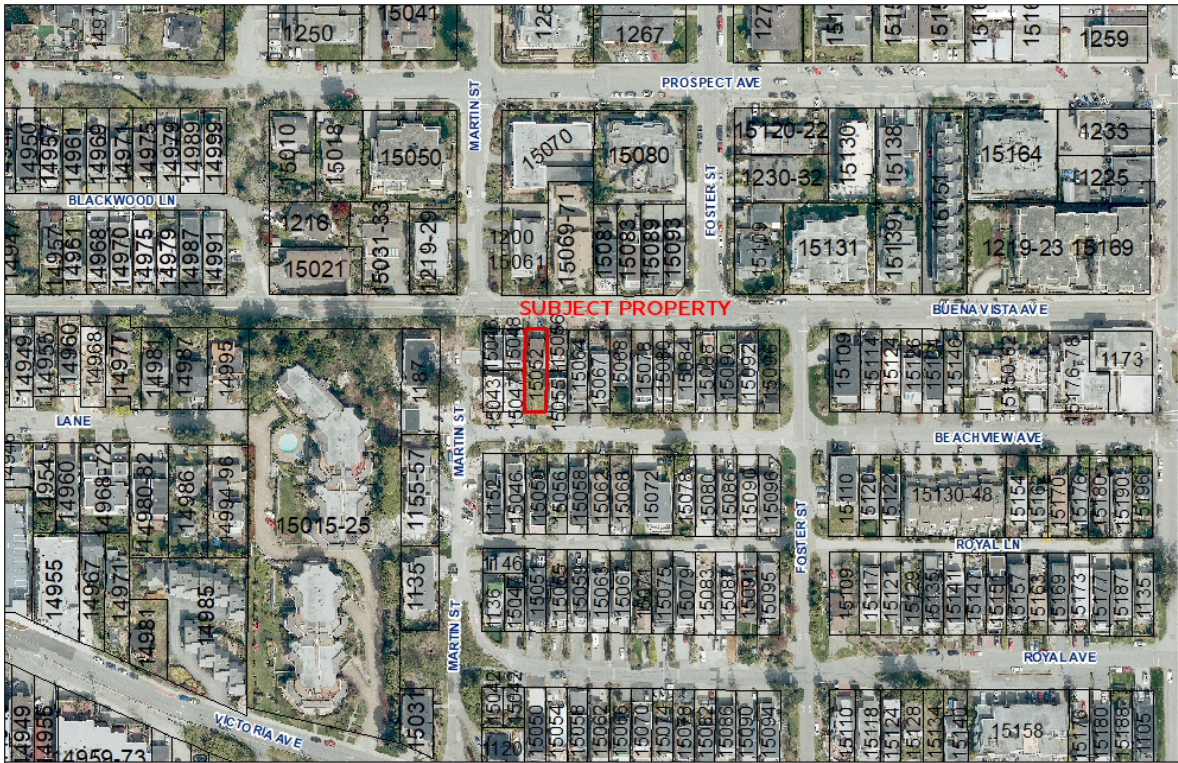


Guillermo Ferrero  
Chief Administrative Officer

- Appendix A: Location and Ortho Maps
- Appendix B: Site Survey
- Appendix C: Subdivision Plan
- Appendix D: Tree Inventory

**Appendix A**  
**Location and Ortho Maps**







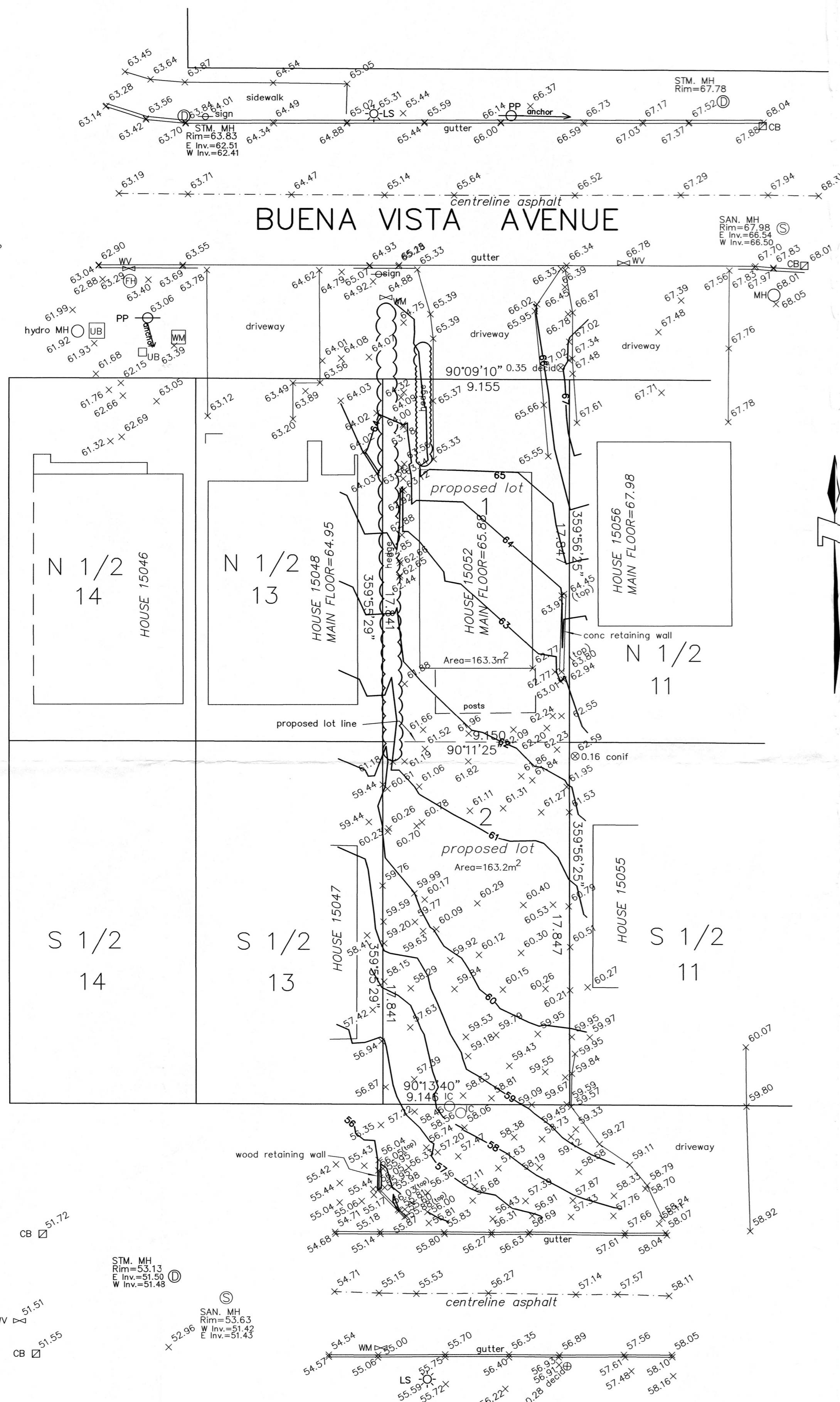
**Appendix B**  
**Site Survey**

STM. MH  
Rim=61.59  
N Inv.=60.36  
E Inv.=60.36  
W Inv.=60.34

STM. MH  
Rim=61.42  
N Inv.=60.52  
E Inv.=60.46  
W Inv.=60.43

STM. MH  
Rim=61.74  
N Inv.=60.72  
E Inv.=60.63

MARTIN STREET



**BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE SHOWING EXISTING ELEVATIONS AND TREES ON THE LOT 12 BLK 6 SECTION 10 TP 1 NEW WESTMINSTER DISTRICT PLAN 3672**

Current Civic Address:  
15052 Buena Vista Avenue  
White Rock, B.C.

SCALE : 1:200

All elevations are "natural grade" unless noted otherwise

-This plan was prepared for design purposes and is for the exclusive use of our client. DHALIWAL AND ASSOCIATES LAND SURVEYING INC. and the signatory accept no responsibility for and hereby disclaim all obligations and liabilities for damages caused by the direct or indirect use or reliance upon the Plan beyond its intended use.

LEGEND

- S ...denotes sanitary manhole
- D ...denotes storm manhole
- CB ...denotes catch basin
- LS ...denotes lamp standard
- PP ...denotes power pole
- WV ...denotes water valve
- WM ...denotes water meter
- H ...denotes hydrant
- CON 0.0 ...denotes tree
- UB ...denotes utility box

© COPYRIGHT  
DHALIWAL AND ASSOCIATES  
LAND SURVEYING INC.  
216-12899 76th Avenue  
Surrey, B.C. V3W 1E6  
Phone: 604 501-6188  
email: info@dhaliwalsurvey.com  
File: 2106007-T01

Note:

- All dimensions are in metres.
- This plan is NOT to be used for location of property lines.
- Elevations are based on City of White Rock Geodetic datum, Monument No. 88H3865 Elevation = 60.114m
- Only trees with a diameter of at least 0.25m are shown
- This plan does not show non-plan charges, liens or interests.

-property dimensions are derived from Land Title Office records and are subject to change upon field survey

Date of Survey:  
24th day of June, 2021

LORIN LEVAC B.C.L.S. 881  
THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED

SAN. MH  
Rim=50.00  
N Inv.=48.38  
E Inv.=48.35  
W Inv.=48.35

SAN. MH  
Rim=50.35  
N Inv.=48.67  
E Inv.=48.61  
W Inv.=48.63

STM. MH  
Rim=53.13  
N Inv.=51.50  
E Inv.=51.48

SAN. MH  
Rim=53.63  
N Inv.=51.42  
E Inv.=51.43

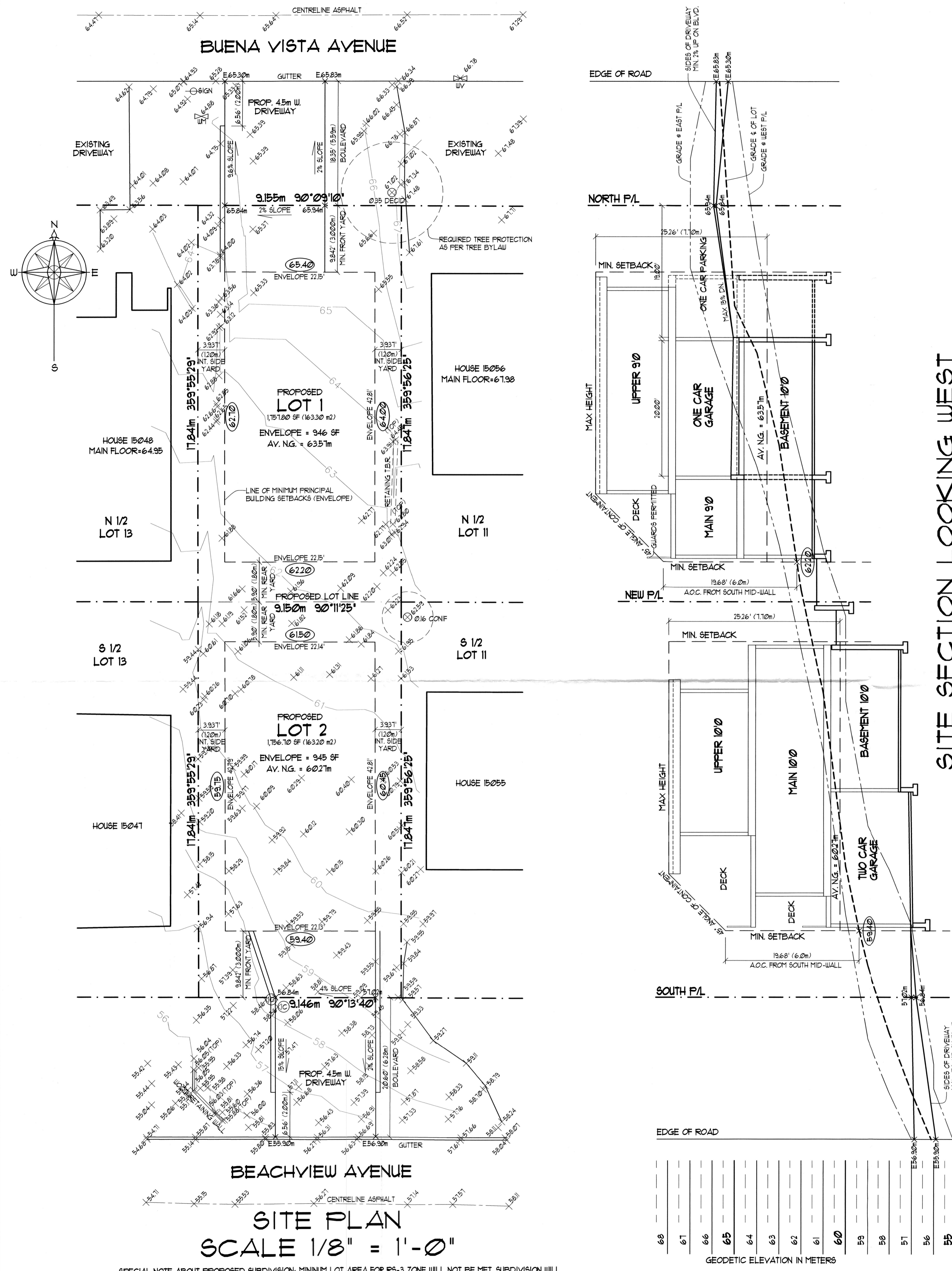
STM. MH  
Rim=61.04  
N Inv.=60.27  
S Inv.=60.37

STM. MH  
Rim=68.94  
N Inv.=68.94  
S Inv.=68.90

BEACHVIEW AVENUE

**Appendix C**  
**Subdivision Plan**

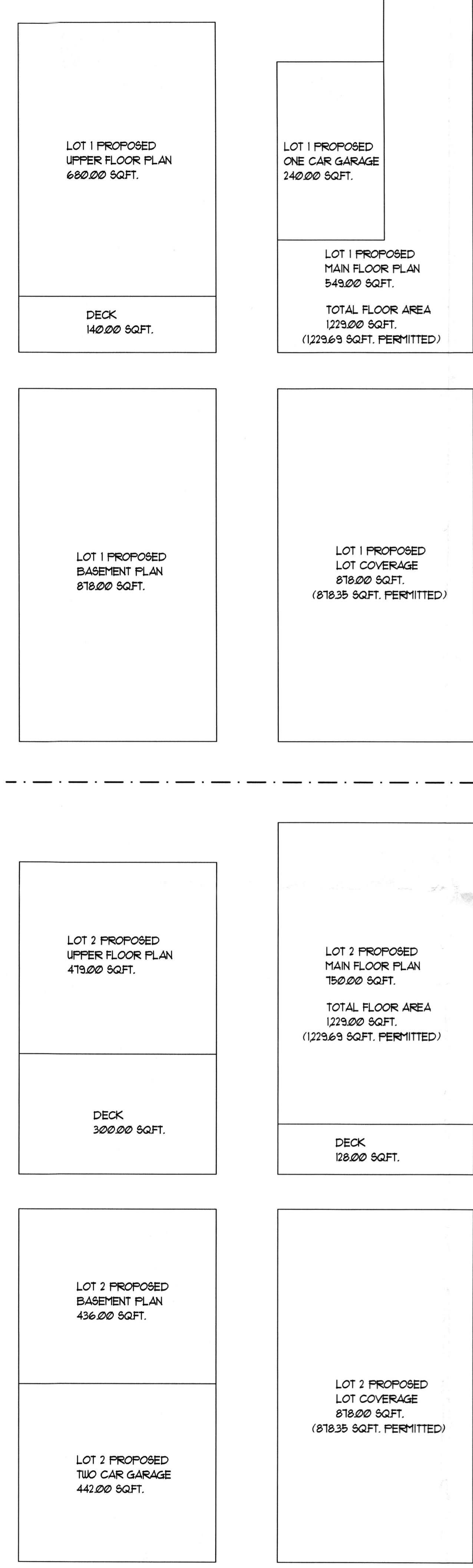




**SITE PLAN**  
SCALE 1/8" = 1'-0"

SPECIAL NOTE ABOUT PROPOSED SUBDIVISION: MINIMUM LOT AREA FOR RS-3 ZONE WILL NOT BE MET. SUBDIVISION WILL NEED TO BE REZONED TO A ZONING DESIGNATION WHICH WILL PERMIT THE PROPOSED LOT AREAS.

SITE SECTION LOOKING WEST  
SCALE 1/8" = 1'-0"



**AREA SCHEMATICS**  
SCALE 1/8" = 1'-0"

**PROJECT INFORMATION**

CLIENT NAME	SHIVRAJ JOHAL
PROPERTY OWNER	SHIVRAJ JOHAL
SITE ADDRESS	16052 BUENA VISTA AVENUE, WHITE ROCK B.C.
PROJECT TYPE	PROPOSED TWO LOT SUBDIVISION
AUTHORITY HAVING JURISDICTION	CITY OF WHITE ROCK
LEGAL DESCRIPTION	LOT 1 BLOCK 6 SECTION 10 TP 1 N1D PLAN 3672 PID: 004-381-571
TITLE SEARCH	NO
ZONE	RS-3
SUBDIVISION	PROPOSED TWO LOT SUBDIVISION - REZONE TO POSSIBLE CD
DESIGN CONTROL CONSULTANT	NOT REQUIRED
BUILDER	T.B.D.

**ZONING ANALYSIS - CURRENT RS-3**

**SETBACKS**

STRUCTURE	FRONT YARD	REAR YARD	SIDE YARD	FLANKING ST.
PRINCIPAL BUILDING	9.843' (3.0m) *	9.843' (3.0m) *	3.331' (1.0m)	9.843' (3.0m) **
ACCESSORY BUILDINGS	NOT ALLOWED	4.921' (1.5m)	3.331' (1.0m)	4.921' (1.5m)

**SPECIAL SETBACK NOTES:**

- \* FRONT AND REAR YARD IN COMBINATION TO BE NO LESS THAN 23.57' (7.2m) EXCEPT WHERE THE LOT IS LESS THAN 82' DEEP THEN 3.0m FRONT YARD AND 1.2m REAR YARD.
- \*\* 9.843' (3.0m) FOR A DISTANCE OF 24.669' (7.5m) FROM THE FRONT LOT LINE, THEN 4.921' (1.5m)

**PERMITTED PROJECTIONS**

PERMITTED PROJECTIONS	FRONT YARD	REAR YARD	INT. SIDE YARD	EXT. SIDE YARD
ARCH FEATURES AND CORNICES (1)	1.0' (0.30m)	1.0' (0.30m)	1.0' (0.30m)	1.0' (0.30m)
CLADDING AND RAINSCREENS (2)	0.315' (0.096m)	0.315' (0.096m)	0.315' (0.096m)	0.315' (0.096m)
BAY, BOU & BOX WINDOWS (3)	1.91' (0.60m)	1.91' (0.60m)	NOT PERMITTED	1.91' (0.60m)
FRONT PORCH ROOF (2)	3.34' (1.02m)	NOT PERMITTED	NOT PERMITTED	3.34' (1.02m)
BALC, DECKS, PATIOS, STEPS (3)	6.89' (2.10m)	6.89' (2.10m)	NOT PERMITTED	4.92' (1.50m)
EAVES, GUTTERS, SILLS, SHADES (4)	3.34' (1.02m)	3.34' (1.02m)	1.91' (0.60m)	3.34' (1.02m)
CHIMNEYS AND FIREPLACES (5)	1.91' (0.60m)	1.91' (0.60m)	NOT PERMITTED	1.91' (0.60m)

**PERMITTED PROJECTION NOTES:**

- (1) BAY, BOU AND BOX WINDOWS AND CANTILEVERS MAY PROJECT A MAXIMUM OF 0.61m (2FT) INTO A FRONT, REAR OR EXTERIOR SIDE YARD SETBACK AREA (BUT NOT AN INTERIOR SIDE YARD SETBACK AREA) PROVIDED THAT SUCH PROJECTION SHALL ONLY APPLY TO THE PROJECTED FEATURE. SHALL NOT COMPRISE MORE THAN 3.0m (9.84FT) OF LINEAR DISTANCE OF ANY WALL, AND PROVIDED THAT THE PROJECTED FEATURE IS LOCATED AT LEAST 1.44m (4.7FT) FROM THE FRONT, REAR OR EXTERIOR SIDE LOT LINE.
- (2) STRUCTURES TO PROVIDE WEATHER PROTECTION OVER THE MAIN PEDESTRIAN ENTRANCE MAY PROJECT A MAXIMUM OF 1.2m (4.0FT) INTO A REQUIRED FRONT OR EXTERIOR SIDE YARD PROVIDED IT MUST BE AT LEAST 1.44m (4.7FT) FROM A FRONT OR EXTERIOR SIDE LOT LINE. THIS IS FOR CANTILEVERED OR WALL HUNG ELEMENTS ONLY, NOT INCLUDING POSTS.
- (3) BALCONIES, DECKS, ELEVATED PATIOS, OR STEPS MAY PROJECT BEYOND THE FACE OF THE PRINCIPAL BUILDING A MAXIMUM OF 1.5m INTO AN EXTERIOR SIDE YARD SETBACK, AND/OR 2.1m INTO A FRONT OR REAR YARD SETBACK, WHERE THE SETBACK BEING ENCRoACHED INTO IS A MINIMUM OF 5.65m. ANY OF THESE ELEMENTS LOCATED LESS THAN 24" ABOVE FINISHED GRADE CAN BE LOCATED ANYWHERE ON THE PROPERTY.
- (4) EAVES AND GUTTERS, CORNICES, SILLS, AND SUN SHADES MAY PROJECT A MAXIMUM OF 0.61m (2FT) INTO A REQUIRED INTERIOR SIDE YARD SETBACK, AND 1.2m (4FT) INTO A REQUIRED FRONT, REAR OR EXTERIOR SIDE YARD SETBACK, PROVIDED THAT WHERE AN EXTERIOR SIDE YARD SETBACK REQUIRED IS LESS THAN 3.0m (9.84FT), THE MAXIMUM PROJECTION PERMITTED IS 0.61m (2FT).

**LOT AREA**

LOT 1	175120 SF	16320 m2
LOT 2	175610 SF	16320 m2

**FLOOR AREA RATIO**

ALLOWABLE PERCENT	10%	50%
ALLOWABLE AREA	122969 SF	1424 m2
PROPOSED PERCENT		
PROPOSED AREA		

**SPECIAL FAR NOTES:**

- A BASEMENT IS ANY FLOOR THAT IS AT LEAST 2'0" BELOW THE AVERAGE NATURAL GRADE BASED ON THE PROJECTIONS BEYOND THE MAIN FLOOR PERIMETER IS NOT INCLUDED IN FAR.
- ACCESSORY BUILDING FLR AREA NOT TO EXCEED 6458 SF (6.0 ac)

**LOT COVERAGE**

ALLOWABLE PERCENT	50%	90%
ALLOWABLE AREA	81835 SF	8160 m2
PROPOSED PERCENT		
PROPOSED AREA		

**SPECIAL LOT COVERAGE NOTES:**

- (1) FOR LOTS GREATER THAN 34852 SF LOT COVERAGE IS 1% LESS FOR EVERY 5% INCREASE IN LOT AREA.
- CANTILEVERED ROOF OVERHANGS (EAVES) ARE NOT INCLUDED IN LOT COVERAGE. LOT COVERAGE IS TO SUPPORT POSTS ONLY.

**BUILDING HEIGHT**

PRINCIPLE BLDG ALLOWED	25.26' (7.7m)	GEODETIC ELEVATIONS
ACCESSORY BLDG ALLOWED	9.843' (3.0m)	ROOF PEAK ELEV
PRINCIPLE BLDG PROPOSED		ROOF MEAN ELEV
ACCESSORY BLDG PROPOSED		UPPER FLOOR CEILING ELEV
		UPPER FLOOR PLYWOOD ELEV
		MAIN FLOOR FLYWOOD ELEV
		GARAGE SLAB & ENTRY ELEV
		AVERAGE EXISTING GRADE
		BASEMENT SLAB ELEV
		ALL OUBLE (M.B.E.)
		51M1 SEWER INVERT @ P.L.
		51M2 SEWER INVERT @ P.L.

**BUILDING HEIGHT NOTES:**

- \* HEIGHT IS TO THE HIGHEST POINT OF THE BUILDING FROM THE AV. NATURAL GRADE.
- BASEMENT SLAB ELEV

**SPECIAL BUILDING HEIGHT NOTES:**

- AVERAGE NATURAL GRADE IS THE AVERAGE OF THE MIDPOINT OF ALL FOUR WALLS OF A BUILDING AT THE NATURAL GRADE AS DETERMINED BY THE CITY.
- CHIMNEYS AND B-VENT CAPS ARE ALLOWED TO PROJECT 2'-0" ABOVE MAX BLDG HEIGHT.
- ANGLE OF CONTAINMENT APPLIES. SOUTH WALL TO BE NO HIGHER THAN 19.685' (6.0m) FROM THE GRADE AT THE MID POINT OF THE WALL, THEN SLOPE BACK AT A 45 DEGREE ANGLE. NOTHING EXCEPT OPEN TYPE BALCONY GUARDS CAN GO THROUGH THE ANGLE OF CONTAINMENT. THE GRADE AT THE MID POINT OF THE SOUTH WALL DOES NOT INCLUDE DECKS.

**DRIVEWAY REQUIREMENTS:**

- BOULEVARD CROSSING MUST SLOPE UP FROM ROAD TO P.L. MIN. 2%.
- LOT MAY BE ACCESSED FROM BOTH LANE OR FRONTING ROAD.
- PERMIT DRAWINGS MUST INCLUDE A SECTION THROUGH THE DRIVEWAY.

**PARKING REQUIREMENTS:**

- EACH SINGLE FAMILY DWELLING REQUIRES TWO OFF STREET PARKING SPACES.
- EACH SECONDARY SUITE REQUIRES ONE OFF STREET PARKING SPACE.
- EACH OFF STREET PARKING SPACE MUST BE MINIMUM 8.85' (2.7m) X 19.0' (5.8m).

**SITE SERVICES:**

- PERIMETER DRAINAGE BELOW THE PROVIDED STORM SERVICE CAN BE PUMPED BY COVENANT.
- RAIN WATER LEADER SYSTEM TO BE SEPARATE AND CAN BE GRAVITY FED TO STORM SERVICE.
- IF SANITARY CAN BE GRAVITY FED # 2% TO HEIGHT AT E THEN IT WON'T HAVE TO BE PUMPED.

**SECONDARY SUITES:**

- \* SECONDARY SUITES ARE NOT PERMITTED ON LOTS UNDER THE MINIMUM LOT AREA.
- THE MAXIMUM FLOOR AREA OF A SECONDARY SUITE IS 968 SF (89.5m) AND MAY ONLY CONTAIN NOT MORE THAN TWO BEDROOMS.
- ONLY ONE SECONDARY SUITE IS PERMITTED PER RESIDENTIAL LOT INCLUDING COACH HOUSE.
- THE ADDITIONAL OFF STREET PARKING SPACE CANNOT BLOCK ACCESS TO THE TWO REQUIRED OFF STREET PARKING SPACES FOR THE PRINCIPAL DWELLING.
- A SEPARATE HINGED ACCESS DOOR MUST BE PROVIDED, SLIDING DOORS ARE NOT ALLOWED.
- SUITE MUST BE REGISTERED THROUGH THE CITY'S REGISTERED SUITE PROGRAM.

**SPRINKLERS:**

- ALL HOMES IN WHITE ROCK REQUIRE SPRINKLERS.
- AREA OF UNPROTECTED OPENINGS DOUBLES WITH USE OF SPRINKLERS.

**TREE PROTECTION:**

- ALL TREES GREATER THAN 30cm ARE PROTECTED. TREES TO BE REMOVED REQUIRE A PERMIT.
- TREES ON PUBLIC PROPERTY (BOULEVARDS) ARE ALWAYS PROTECTED AND MAY ONLY BE REMOVED WITH A TREE CUTTING PERMIT.
- TREES TO REMAIN REQUIRE TREE PROTECTION FENCING AND ARE LIMITED IN THE AMOUNT THE LIMBS OR ROOTS ARE TRIMED.

**RENOVATION/ADDITION UPGRADES:**

- 15% OF THE CURRENT FINISHED LIVING AREA IS ADDED AS AN ADDITION THEN THE ENTIRE HOME MUST BE RETROFITTED WITH SPRINKLERS.
- IF THE VALUE OF CONSTRUCTION IS GREATER THAN 50% OF THE ASSESSED VALUE OF THE EXISTING HOUSE THEN THE ENTIRE HOUSE MUST BE BROUGHT UP TO CURRENT CODE STANDARDS.

**GEOTECHNICAL ASSESSMENT:**

- IF THE LOT FALLS WITHIN THE GEOTECHNICAL LANDSLIDE ASSESSMENT ZONE AS INDICATED ON THE MAP IN THE BUILDING BYLAW THEN A GEOTECHNICAL ASSESSMENT MUST BE PROVIDED WITH ALL PERMIT APPLICATIONS.
- THIS LOT FALLS WITHIN THE GEOTECHNICAL ASSESSMENT ZONE.

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**A. J. MUIR DESIGN LTD.**  
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angus@ajmuir.com  
604-306-9286

**JOHAL DEVELOPMENT**  
PROPOSED TWO LOT SUBDIVISION & REZONING

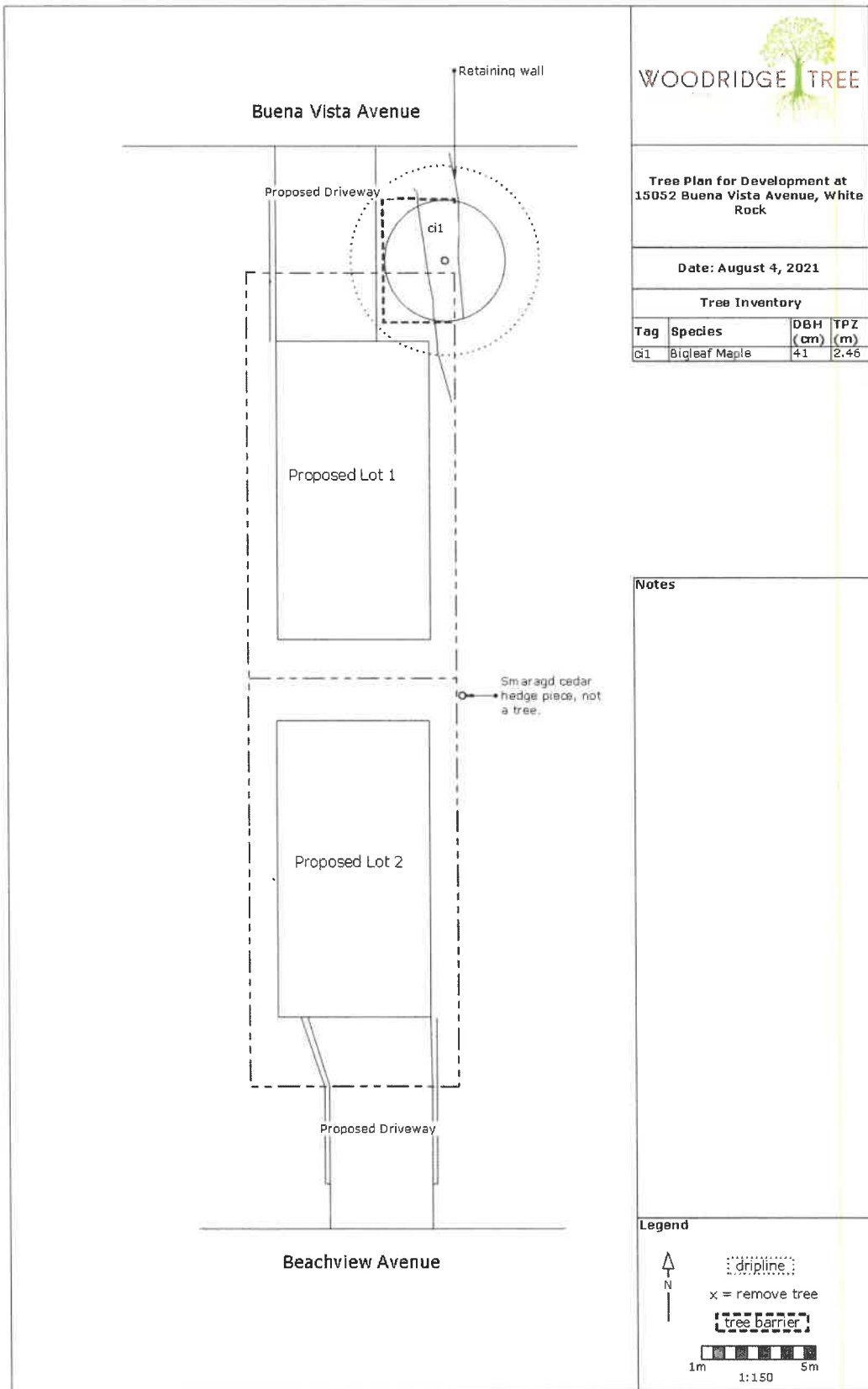
THESE PLANS CONFORM TO THE  
B.C. BUILDING CODE 2018 EDITION  
(INCLUDING ALL AMENDMENTS TO DATE)

**SITE PLAN, SITE PROFILE AND ZONING ANALYSIS**

THESE DRAWINGS SHOULD BE PRINTED ON 34"x26" PAPER TO BE AT SCALE INDICATED.  
ADDRESS: 5154 164 ST, SURREY B.C.  
AUGUST 03, 2021  
SCALE AS NOTED  
**SHEET 1 OF 1**



**Appendix D**  
**Tree Inventory**



**Tree Plan for Development at  
15052 Buena Vista Avenue, White  
Rock**

Date: August 4, 2021

**Tree Inventory**

Tag	Species	DBH (cm)	TPZ (m)
ci1	Bigleaf Maple	41	2.46

**Notes**

**Legend**

dripline  
 x = remove tree  
 tree barrier  
 1m 1:150 5m  
 N

THE CORPORATION OF THE  
**CITY OF WHITE ROCK**  
CORPORATE REPORT



**DATE:** September 20, 2021

**TO:** Land Use and Planning Committee

**FROM:** Carl Isaak, Director, Planning and Development Services

**SUBJECT:** Zoning Amendment Bylaw and Major Development Permit – 15631 Russell Avenue & 1509, 1529, 1539, 1549, and 1559 Maple Street (ZON/MJP 18-008)

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**RECOMMENDATIONS**

THAT the Land Use and Planning Committee recommend that Council:

1. Give first and second reading to “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-66 – Comprehensive Development Zone (1539 Maple Street)) Bylaw, 2021, No. 2397” and direct staff to schedule a Public Hearing;
  2. Direct staff to resolve the following issues prior to final adoption, if Bylaw No. 2397 is given Third Reading after the Public Hearing;
    - a. Ensure that all engineering requirements and issues, including the execution of a Works and Servicing Agreement, and the dedication of land if necessary, to support an ultimate road cross section along both Russell Avenue and Maple Street, are addressed to the satisfaction of the Director of Engineering and Municipal Operations; and
  3. Pending adoption of “White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-66 – Comprehensive Development Zone (1539 Maple Street)) Bylaw, 2021, No. 2397”, consider issuance of Development Permit No. 421 for 15631 Russell Avenue and 1509, 1529, 1539, 1549 and 1559 Maple Street.
- 

**EXECUTIVE SUMMARY**

Concurrent applications for Official Community Plan (OCP) amendment, Zoning Bylaw amendment, and a Major Development permit were received by the City of White Rock in 2018. These applications pertained to a proposed 63-unit development within a land assembly including the properties at 15631 Russell Avenue, and 1509, 1529, 1539, 1549 and 1559 Maple Street. The OCP land use designation applicable to these properties is the East Side Large Lot Infill designation within which a mix of low-to-mid-rise buildings and townhomes are contemplated.

In 2020 and 2021, the City undertook a review of its OCP and, in doing so, confirmed its commitment to maintaining a maximum height of three storeys within the lands being subject to these applications. The Applicant has accordingly revised their proposal to limit heights to three storeys thereby eliminating the need for an OCP amendment. The reduction in building height has also reduced the total supply of units to 53, now being comprised of a mix of ground-oriented and “stacked” townhomes.

The project has been reviewed by City staff considering the applicable policies of the OCP and the provisions of the Zoning Bylaw. Furthermore, staff have reviewed the form and character of the project against the East Side Large Lot Infill Development Permit Area Guidelines applicable to the project. The City’s Advisory Design Panel has also reviewed the project and, as a result, adjustments to the design have been made. Staff are of the opinion that the project complies with the applicable policies of the OCP and, accordingly, the zoning bylaw amendment ought to be given consideration of first and second reading. If readings are given to the bylaw, staff would then proceed to host a public hearing thereby enabling interested stakeholders to provide comment direct to Council.

**PREVIOUS COUNCIL DIRECTION**

The following table outlines previous motions as they relate to the subject applications.

<b>Motion # &amp; Meeting Date</b>	<b>Motion Details</b>
2019-LU/P-014, May 27, 2019	THAT the Land Use and Planning Committee (LUPC) receives for information the corporate report dated May 27, 2019 from the Director of Planning and Development Services, titled “Initial OCP Amendment Application Report – Russell Avenue / Maple Street (18-008 OCP&ZON&MJP)”.
2019-LU/P-015, May 27, 2019	THAT the Land Use and Planning Committee (LUPC) recommends that Council defers this Official Community Plan (OCP) Amendment application until the outcomes and recommendations regarding the initial public feedback from the OCP City-wide building height review are considered by LUPC.
2021 LU/P-012, January 11, 2021	THAT the Land Use and Planning Committee receive the corporate report from the Director of Planning and Development Services titled “Official Community Plan Review – Preview of Phase 2 Public Input on Building Heights outside the Town Centre.”
2021 LU/P-039, March 29, 2021	THAT the Land Use and Planning Committee endorse Option A as noted in the March 8, 2021 corporate report titled "Results of OCP Review Survey- Building Heights Outside the Town Centre" in regard to the East Side Large Lot Infill.  <i>Note: Option A proposed that the existing height policies for the properties east of the 12-storey Altus building remain at 3 storeys in a ground-oriented townhouse form).</i>

**INTRODUCTION/BACKGROUND**

Concurrent applications for Official Community Plan (OCP) amendment, Zoning Bylaw amendment and a Major Development Permit were received by the City of White Rock in March, 2018. The properties subject to these applications include 15631 Russell Avenue, and 1509, 1529, 1539, 1549 and 1559 Maple Street (‘Subject Properties’) (see Figure 1).



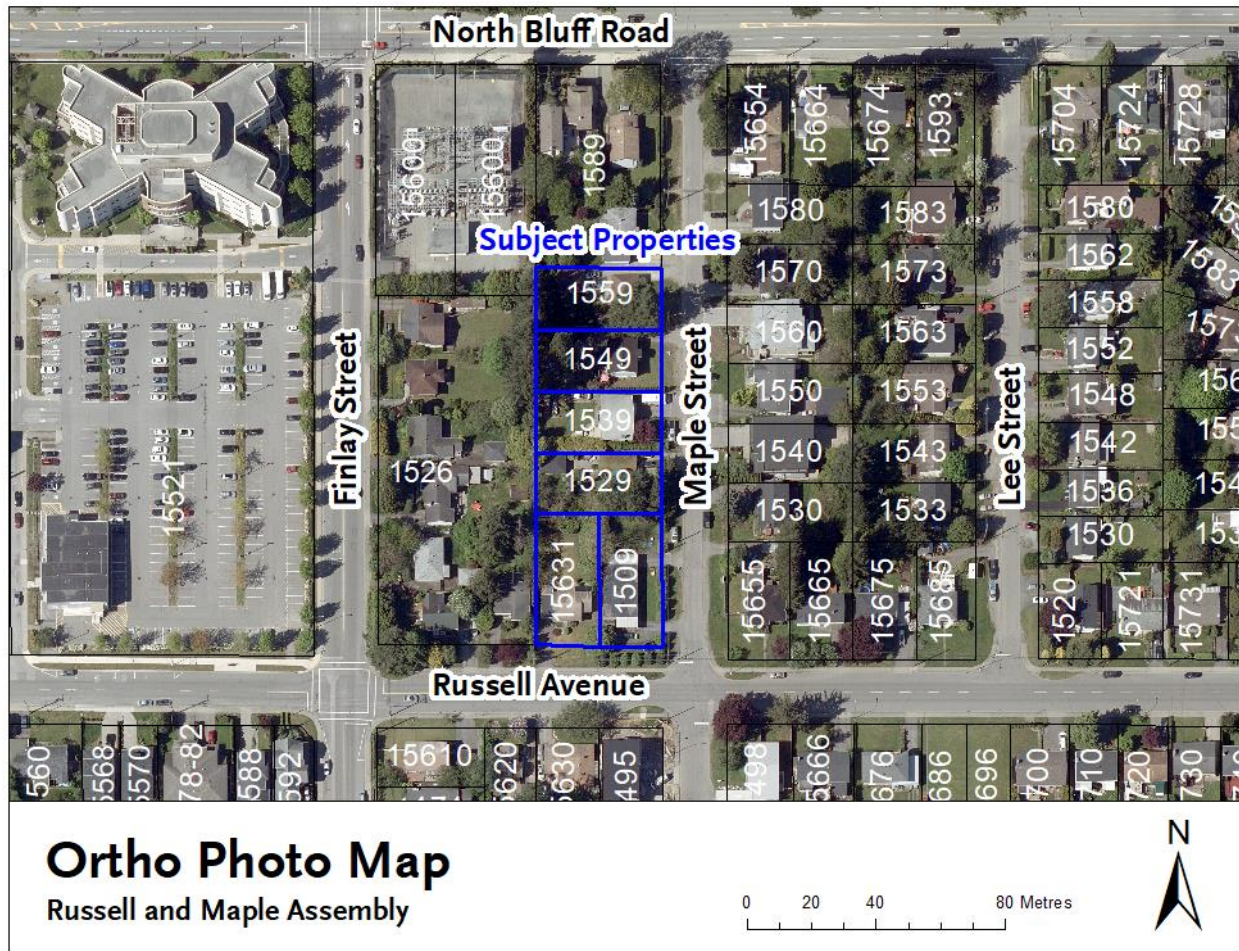


Figure 1: Subject Properties

The OCP amendment application sought to enable the construction of buildings transitioning (west to east) in height from approximately five to three storeys whereas the current policies of the Plan recognize, in this specific context, “ground-oriented townhouses on Maple Street between Russell Avenue and North Bluff Road... in buildings of up to three storeys”. The scope of the noted OCP amendment was incorporated into a recent review of building height policies and, through this review, the City’s Land Use and Planning Committee (LUPC) endorsed a continuation of the current OCP policy framework as it relates to the Subject Properties (i.e., maximum height being limited to three storeys). Taking this into account, the Applicant has submitted a revised application package which no longer includes a request for an OCP amendment. This report presents the revised proposal and recommends giving readings to the zoning amendment bylaw, scheduling a public hearing, and considering the issuance of a major (form and character) development permit.

**Project Description (Original)**

The original application proposed a total of 63 dwelling units including 36 townhome units and 27 apartment units over a single storey below ground parkade with 132 parking spaces. The development was broken into five separate building blocks ranging in height from five to three storeys. As shown in Figure 2, buildings on the west side of the project were roughly one and a half storeys taller than the three storey buildings fronting onto Maple Street, providing a transition in building height moving away from the 13-storey Altus building.



Figure 2: Original Proposal (2018) – View from South (Russell Avenue)

### Project Description (Revised)

As noted, the proposal has been amended to remove the need for an OCP amendment. The project now presents a total of 53 residential units including 34 townhome units and 19 “stacked” townhome units with a maximum height of three storeys. The project has retained the single storey below ground parkade which now includes a total of 126 parking spaces. Figure 3 illustrates the revised submission relative to the Altus building, and existing single-detached dwellings on the east side of Maple Street.



Figure 3: Current Proposal (2021) – View from South (Russell Avenue)

### Official Community Plan

The Subject Properties fall within the *East Side Large Lot Infill* land use designation set out in the OCP. The designation supports multi-unit residential uses in townhouses and low-rise buildings (Policy 8.7.1). As it relates to the Subject Property, the Plan recognizes ground-oriented townhomes and low rise buildings of up to three storeys (Policy 8.7.2). Furthermore, the Plan supports a maximum density of 1.5 times the area of the lot(s). The current proposal conforms to these OCP policies as it presents townhomes, three-storeys in height, with a maximum density or “gross floor area ratio” (FAR), of 1.3.

The proposal also supports the City’s land use objectives as they relate to lot consolidation (Policy 8.3.5), family-friendly housing (11.1.1) and age-friendly housing (11.1.2). Regarding



family-friendly housing, the OCP seeks projects with a minimum of 10 percent of the units being three-bedroom units and a minimum of 35 percent of the units being two and three-bedroom units. In this case, the proposal would provide 96 percent of the units as three-bedroom units and 100 percent of the units as two or three-bedroom units. Staff believe the form and composition of housing presented in the proposal will not only support the policy objectives of the OCP but some of the housing needs recently voiced as part of the on-going preparation of a Housing Needs Report for White Rock; participants in engagement activities have noted a need for attached housing with three bedrooms suitable for young families.

As illustrated in Figure 4 below, the project includes a central walkway, mid-block connections, and enhanced landscaping within both private and shared amenity spaces. Stormwater management will occur on-site through the use of an underground stormwater detention tank in addition to planters with sufficient width and depth for tree growth and rainwater absorption (Policy 12.1.5 & 16.2.4). The inclusion of a mix of native (vine maple, black pine, sweet gum), near-native (rhododendron, dwarf strawberry, honeysuckle) and drought-tolerant non-native plant species (lavender) will support increased biodiversity within the neighbourhood (12.2.3) while providing habitat for birds and insects; abundant planting will also support the uptake of greenhouse gas emissions and can help to reduce the urban heat island effect (12.5.1).



**Figure 4: Landscape Plan**

As it relates to the City’s Transportation and Mobility policies, the development will support enhancements to the sidewalk design and pedestrian sightlines as supported by policies 13.1.2 and 13.1.3, respectively. The assembly of six residential lots will reduce the number of driveways providing for an improved pedestrian experience as well as opportunities for increased street tree planting (15.2.4) and on-street parking. The development has incorporated 53 private (Class I) bicycle parking spaces within the parkade for future residents (i.e., one per dwelling unit) in addition to 14 communal (Class II) bicycle parking spaces (Policy 13.2.4). The project will provide 25 percent (approx. 32 spaces) of the total required parking supply with a charge for electric vehicle use with the remaining 75 percent (approx. 95 spaces) having a rough-in for a future electric vehicle charge (exceeding the policy requirements in 12.5.7 & 13.5.4). With respect to operational components of the development, the below-grade parkade has been designed to accommodate off-street loading activities and includes space for waste-stream separation as supported by Policy 16.2.1 of the OCP. Further, a “works and servicing agreement”

executed with the City’s Engineering and Operations Department will require the posting of securities for improvements to the municipal boulevard (16.3.1) and the undergrounding of utilities (16.3.2).

A traffic impact study prepared by Creative Transportation Solutions (CTS) was submitted with the original, 63-unit, proposal. The Study recognizes the availability of a bus service within 400 metres of the subject property in addition to planned improvements to North Bluff Road, which will ultimately include a designated bicycle route. As it relates to current and future vehicle traffic volumes, the Study found that the road network, and more specifically the geometrical and operational configuration of nearby intersections, is sufficient to maintain “good” levels of service as defined by industry standards. The Study further notes that improvements to existing intersections are not necessary to support the development coupled with an assumed increase (2%) in base traffic volumes. The scale of the project has changed from 63 units to 53 units. Staff accordingly believe the findings of the original traffic study can be relied upon to enable the proposal to move forward.

### **Zoning Bylaw No. 2000**

The properties subject to this rezoning application are currently zoned One-Unit Residential Zone (RS-1). The proposal, if approved, would change the zoning of the property to a site-specific Comprehensive Development (CD) Zone. A draft copy of the CD Zone (CD-66) is included in as Appendix E to this corporate report and appears on the Regular Council agenda for potential consideration of first and second reading. The CD-66 Zone establishes limits regarding building height, density, lot line setbacks, lot coverage and parking. Regarding building height, the Zone would allow for a three-storey development with projections above the third storey for stair towers and elevator overruns. Density is set at a maximum gross floor area of 5,953 square metres or 1.3 times the area of the lot (FAR); for reference this is less than the maximum density in the OCP, which is 1.5 FAR on this block.

The minimum off-street parking supply required within the CD-66 Zone recognizes the mix of ground-oriented townhome units in addition to “stacked” (upper-level) townhome units occupying the third storey. The Bylaw requires parking for townhome units at a rate of two spaces per unit. The application proposes a total of 108 standard spaces and 18 visitor spaces providing for a total parking supply of 125 spaces whereas only 106 spaces are required. Note that the City’s Zoning Bylaw does not require visitor parking for townhome developments. The CD-66 Zone recognizes the allocation of parking as proposed. Per Section 4.14.6 of the Zoning Bylaw, a minimum of three accessible parking spaces are required when the requirement for standard parking falls between 51 and 100 spaces; the Applicant has included two van-accessible spaces and one standard accessible space in accordance with the provisions of the Bylaw. Finally, the CD-66 Zone requires that the development substantially conform to the plans prepared by Ankenman Marchand Architects, dated August 19, 2021, with key excerpts of the drawing package attached to the CD-66 Zone. This provision will help ensure that the form and character of development, given greater merit in the next section, aligns with that supported by the Advisory Design Panel and City staff.

### **Development Permit Area Guidelines & Advisory Design Panel Review**

Section 22.8 of the Official Community Plan sets out guidelines for development within the “East Side Large Lot Infill Development Permit Area”, applicable to the proposal. Appendix A to this report provides the Applicant’s overview of how the development has been designed to

satisfy these guidelines. Generally, the guidelines seek to:

- Establish an attractive, well-connected, pedestrian-oriented environment;
- Ensure the compatibility of new development with adjacent existing buildings;
- Enhance quality of life;
- Conserve energy and water and reduce GHGs; and
- Enhance the character of the built environment and public realm in the City of White Rock.

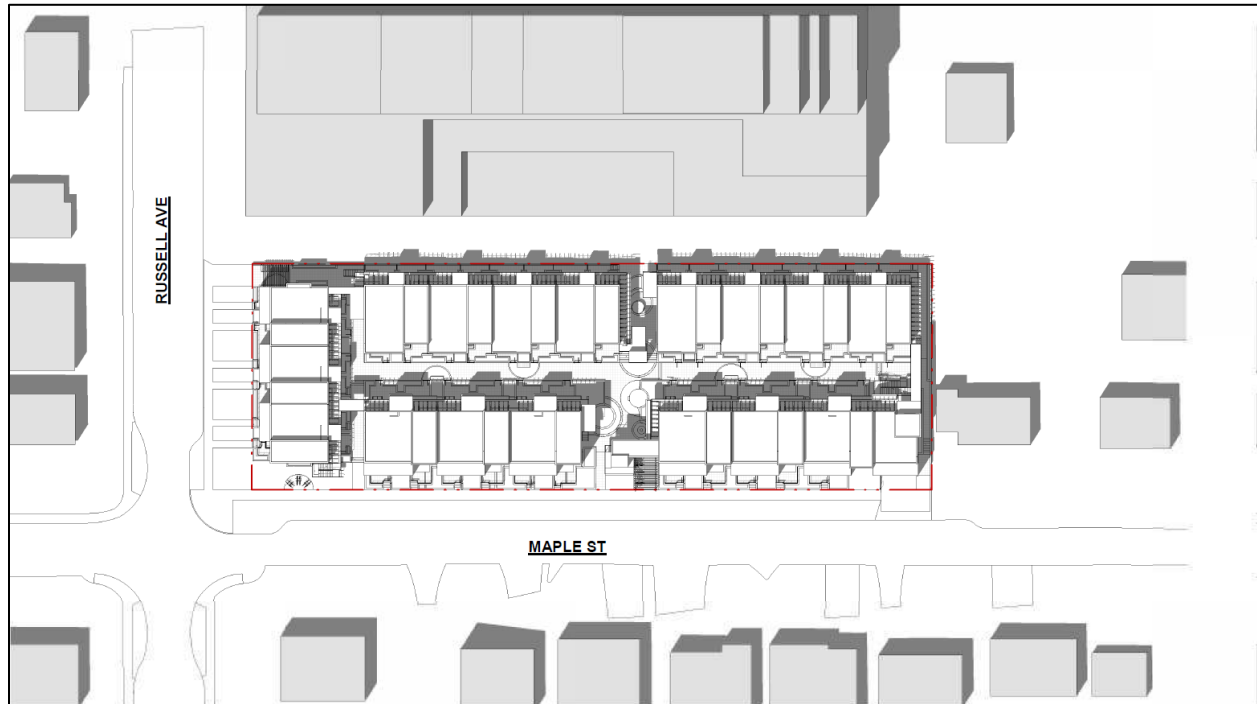
Staff have reviewed the project considering the objectives of the DPA guidelines and offer the following general comments; references to applicable guidelines are provided in brackets:

- The scale of project provides an appropriate transition (west-to-east) from the 13-storey Altus building to the single-detached housing opposite Maple Street (Guideline 22.8.1.a).
- Building articulation along Russell Avenue and Maple Street, including ample setbacks (1.8 to 3.0 metres) from the property line, help to animate the pedestrian realm while providing spaces for landscaping and passive recreation (e.g., private patio spaces, bicycle storage, communal seating, etc.) (22.8.1.b) (see Figure 5).



Figure 5: image illustrating programming of spaces between building blocks and property line

- Ground-oriented access to the units along Russell Avenue and Maple Street helps to animate the streetscape while providing for some degree of passive surveillance (22.8.1.d). Further, blocks of ground-oriented townhome units fronting abutting streets are limited to a maximum of six contiguous units providing for adequate breaks in the massing of development (22.8.1.f & l) as well as through-block walking connections (22.8.2.b) (see Figure 6).



**Figure 6: Shadowing image illustrating breaks in the blocks of townhomes and massive relative to nearby development**

- The overall quality of life of future residents is supported by the project’s inclusion of landscaping elements (22.8.2.e.), open courtyards, and outdoor seating in addition to a building design which supports exposure to natural light and passive ventilation (22.8.1.i), as well as elements which provide for weather protection (22.8.1.d).
- Efforts to maximum landscaping have been made to support stormwater retention in addition to the use of an underground stormwater detention tank. This will allow for the controlled release of stormwater in the municipal system (22.8.2.f).

Overall, staff believe the form and character of the project will help enhance the quality of the built environment and the public realm in the City of White Rock as supported by the East Side Large Lot Infill Development Permit Area Guidelines.

#### **Advisory Design Panel (ADP) Review**

The Advisory Design Panel (ADP) reviewed the proposal on September 15, 2020. At that time, the original design for the project, including five storey components adjacent to the 13-storey Altus building, was presented. The Panel provided general comments as outlined in the attached meeting minutes (see Appendix B) and ultimately recommended that the application be referred to Council, subject to the following matters being addressed to the satisfaction of City staff:

- Repetition in the façade through the use of alternate colours/materials;
- Confirmation of the loading space location and its influence on the use and functionality of the central portion of the design, being a main entryway into the development;
- Develop the southwest entrance further to facilitate a sense of arrival to the project as this entrance is in closest proximity to the Town Centre and hospital areas;
- Simplification of the use of circles in communal amenity spaces to provide more useable space; and
- Address pedestrian overhangs when there is inclement weather to ensure there is adequate weather protection throughout the project



In addition to adjusting the overall massing of the project (i.e., reducing height to three-storeys), the Applicant has made changes to the design of the project in order to address the comments of the ADP. These changes are summarized below and correspond to the points outlined above:

- The material palette for each townhouse block has been re-considered and expanded to include three variations, including differently-coloured hardy panels (i.e., aged pewter, arctic white, and timber bark) and wood siding (i.e., cedar, smoked birch, and walnut). The materials and colour palettes alternate between units to provide greater distinction and, in doing so, to avoid repetition (Guideline 22.8.1.c) (see Figure 7).



**Figure 7: Rendering illustrating varying material and colour palette along Russell Avenue**

- When presented to the ADP the project proposed a loading space within the central portion of the development with an access off of Maple Street, between Blocks 3 and 4 of the development. This space was viewed as potentially creating disruption to the pedestrian streetscape and detracting from the amenity value of the central walkway. The Applicant has relocated the loading space to the below-grade parkade and, in doing so, has raised the floor-to-ceiling height of the parkade to ensure the space is accessible to a larger vehicle. A Swept Path Analysis has been provided to demonstrate the functionality of the space. Figure 8 that follows illustrates the access off Maple Street (on right side of the image) and the use of plantings to limit access to pedestrians and cyclists.





Figure 8: Pedestrian / Cyclist access to central amenity area / courtyard off Maple Street

- The southwest portion of the development, immediately adjacent to the Altus building along Russell Avenue, has been enhanced with an entry arbour, flanking planters and animated paving patterns.
- The ADP acknowledged the use of circles in the central courtyard and suggested that the design be simplified to reduce the number of circles incorporated into the design. Figure 9 below illustrates the design considered by the Panel and Figure 10 illustrates the revised design; note that the aforementioned loading area is shown in Figure 9.

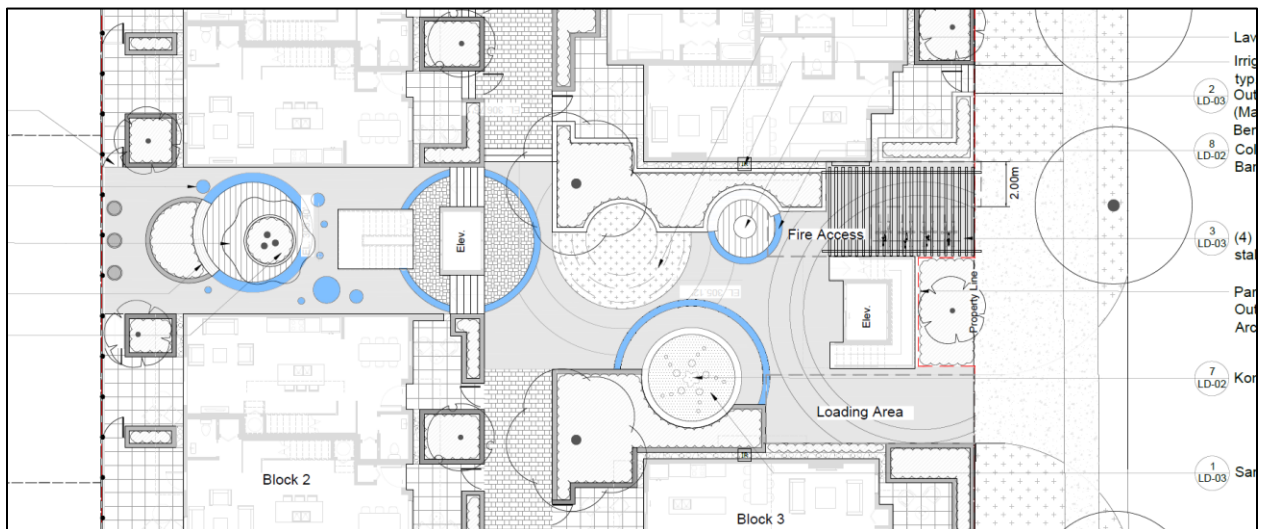


Figure 9: Design considered by the ADP Panel

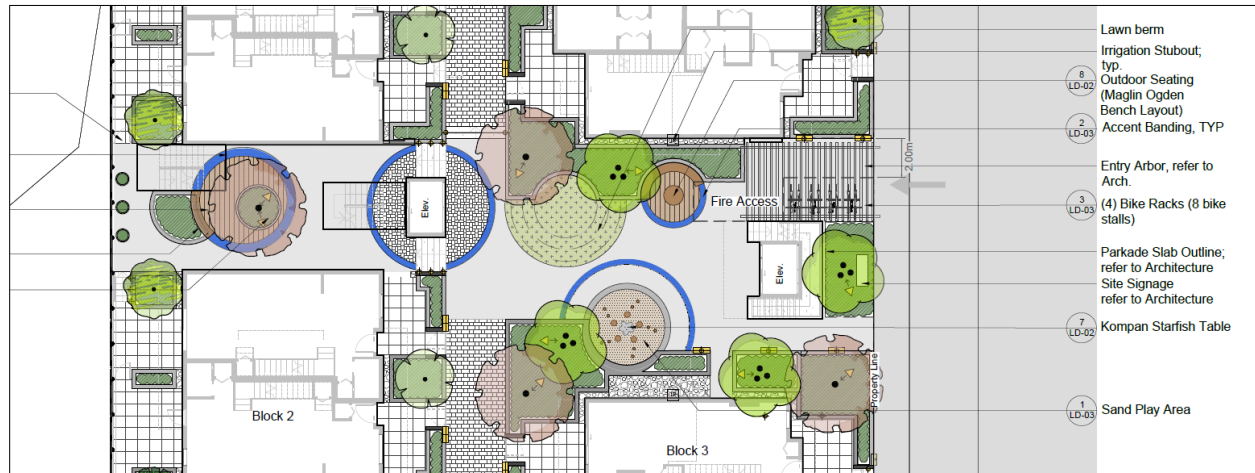


Figure 10: Revised Design

- The final comment of the ADP pertains to the use of overhangs to protect pedestrians from inclement weather. Access to the stacked townhome units is provided by way of elevated walkways. These walkways are all covered to ensure adequate weather protection. Overhangs are also provided at each ground-level unit at both the main (front) entry and the patio entry. Access to the elevators are also provided overhangs to further protect residents / visitors from the elements.

Overall, staff are satisfied that the Applicant has adequately addressed the comments of the ADP and recommend that the application proceed to through the planning and public review process. A draft copy of major Development Permit No. 421 is included as Appendix D.

### **FINANCIAL IMPLICATIONS**

Municipal Development Cost Charges (DCCs) would be required with a credit for each of the six existing single-family dwellings. Community Amenity Contributions (CACs) would not be applicable to the project as it does not meet the eligibility criteria (i.e. exceeding 1.5 FAR) to pursue CACs, per the City of White Rock Density Bonus / Amenity Contribution Policy (No. 511) endorsed by the Governance and Legislation Committee on July 26, 2021 and on the Regular Council agenda for consideration of approval.

### **LEGAL IMPLICATIONS**

Not applicable.

### **COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS**

A Public Information Meeting (PIM) pertaining to this application was held on August 14, 2020. Approximately ten people attended the PIM. Comments raised during the PIM generally pertain to: the affordability benefits that may be realized with the project (townhome ownership in the range of \$500,000 to \$800,000), general concerns regarding building height and density (revised height and design – removal of mezzanines), nearby access to public transit (transit and planned bike lanes along North Bluff Road), and unit accessibility (inclusion of elevators). A copy of the Applicant’s PIM Summary is provided as Appendix C. Note that the Summary includes a response to emails received prior to the PIM and the more recent revision to the project which has eliminated the need for an OCP amendment by way of a reduction in the building height from five to three storeys maximum. If the recommended presented in this corporate report is

supported the application would be subject to a statutory public hearing at which members of the public would be able to voice their interests directly to Council.

### **INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS**

The rezoning and major development permit applications were circulated to internal City departments and comments requiring a response / resolution by the proponent have been addressed.

### **CLIMATE CHANGE IMPLICATIONS**

The application will enable the intensification of the ‘East Side Large Lot Infill Area’, thereby lessening the demand for outward sprawl otherwise necessary to accommodate growth.

### **ALIGNMENT WITH STRATEGIC PRIORITIES**

The proposal is generally aligned with the Corporate Vision established as part of Council’s Strategic Priorities, particularly with respect to protecting the environment, and supporting a community where people can live, work and play in an enjoyable atmosphere. Council has also expressed through the on-going review of the 2017 Official Community Plan, an interest in addressing issues of affordable housing. The form of housing presented in this proposal is uncommon in the White Rock context.

### **OPTIONS / RISKS / ALTERNATIVES**

The Land Use and Planning Committee can recommend that Council deny the current proposal.

Alternatively, the LUPC may defer consideration of the application and refer the application to staff to address any issues identified by Council.

### **CONCLUSION**

A development application for 53 stacked townhouse units on the properties at 15631 Russell Avenue, and 1509, 1529, 1539, 1549 and 1559 Maple Street, including a zoning amendment bylaw and Major Development Permit, is presented for the LUPC’s consideration. Staff are of the opinion that the project complies with the applicable policies of the OCP and, accordingly, recommend that the zoning bylaw amendment be given consideration of first and second reading and that the proposal move forward to a Public Hearing.

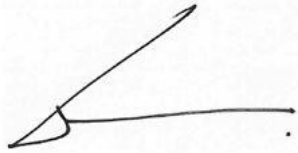
Respectfully submitted,



Carl Isaak, MCIP, RPP  
Director, Planning and Development Services

**Comments from the Chief Administrative Officer**

I concur with the recommendations of this corporate report.

A handwritten signature in black ink, consisting of a large, sweeping 'G' followed by a horizontal line and a small flourish at the end.

Guillermo Ferrero  
Chief Administrative Officer

- Appendix A: Development Permit Area Response Matrix
- Appendix B: Advisory Design Panel Meeting Minutes
- Appendix C: Public Information Meeting (PIM) Summary
- Appendix D: Draft Development Permit No. 421
- Appendix E: Draft Zoning Amendment Bylaw No. 2397

## East Side Large Lot Infill Development Permit Area Guidelines

The objectives of the **East Side Large Lot Infill Development Permit Area** are to:

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

**Please provide a summary of how your proposal achieves the objectives and policies of the East Side Large Lot Infill DPA below:**

The proposed project provides much-needed residential density to the growing population in the city of White Rock, in the form of inclusive housing choices appropriate for young families, first-time buyers, young couples, empty nesters, seniors and the disabled. The overall massing and FSR of the development fits the objectives for the East Side Large Lot Infill DPA meeting Policy 8.7.2 with a three-storey development under 1.5 FSR.

The project employs a modern architectural language to present attractive and interesting facades to the improved streetscapes of Russell and Maple. The modern architecture contextually responds to adjacent future developments, while careful attention to materiality and detail ensures the design is translated to the human scale. Through the use of ground-oriented units and thoughtful landscaping the project will help establish the neighbourhood as a walkable, desirable place to reside.

The courtyard scheme offers a multitude of architectural and social benefits. The scale of the overall development is reduced to units which have multiple exposures and narrower floor plates for natural ventilation. The courtyard connects private outdoor spaces to shared outdoor amenities, and acts as a walking path for seniors or a tricycle path for children. The central amenity space provides lush greenery, family friendly play areas, and outdoor seating for social gathering.

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.



**East Side Large Lot Infill**

**Development Permit Area Guidelines**

<b>Section 22.8.1 - Buildings</b>	
<b>East Side Large Lot Infill DPA Guideline 22.8.1 (a)</b>	
<p>Ensure buildings are compatible with or complementary to adjacent developments in terms of height, density, and design. New apartment and townhouse developments adjacent to Mature Neighbourhoods shall transition to compliment the height and scale of single family homes and create a streetscape that is reflective of a single family area.</p>	
<b>Applicant Response</b>	<p>The project proposes 3-storey townhome buildings consistent with the objective and policies of the East Side Large Lot Infill DPA. To the west of the development is an approved 13-storey tower on Finlay St and to the north and east of the project there will be future 3-storey multi-family developments, within the same DPA. The development at 3-storeys provides an appropriate transition from the prominent 13-storey tower to the rest of the neighbourhood and existing mature homes.</p>
<b>East Side Large Lot Infill DPA Guideline 22.8.1 (b)</b>	
<p>Set buildings back from the property line at least 2-3 metres to provide enough space for gardens and shade trees in the front yard. Townhouse developments are encouraged to provide for individuality from site to site and unit to unit, and to vary the front setback between units.</p>	
<b>Applicant Response</b>	<p>The development proposes ground floor setbacks of 10' (3.05m) from the property lines along Russell Ave and Maple St, allowing ample space for street trees as well as front patios and gardens. On the second and third levels, the setback from the property line along Russell Ave is reduced to 6' (1.83 m). This reduction allows for greater facade articulation, without sacrificing the courtyard garden space proposed between the interior building and the building along Maple St. The development proposes a 12' ground floor setback from the rear (west) property line and an 8' setback from the north property line. Setbacks for this development were considered carefully in order to achieve the space needed for the success of the interior courtyard, which accommodates light and air to the interior town homes while also providing valuable outdoor amenity space for the residents.</p>

**East Side Large Lot Infill**

**Development Permit Area Guidelines**

<b>East Side Large Lot Infill DPA Guideline 22.8.1 (c)</b>	
<p>Create visual interest 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.</p> <p>Open verandas and peaked roofs are encouraged for townhouses and small-lot single family development. ‘Mirror-image’ designs for adjacent single family dwellings will not be permitted.</p>	
<b>Applicant Response</b>	<p>Every facade of the development has been addressed to ensure an attractive, interesting and cohesive design. The long facades of each building block have been well articulated in order to avoid long, flat elevations. Within each building, the stacked homes are organized within distinct, repeating "blocks". These "blocks" are treated with one of three material palettes which serve to further break down the elevations of each building. The variety of materials is used to enhance the visual interest and establish rhythmic patterns. Balconies, windows and doors have all been incorporated in order to promote "eyes on the street", creating both a natural surveillance and a stronger sense of community.</p>
<b>East Side Large Lot Infill DPA Guideline 22.8.1 (d)</b>	
<p>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.</p>	
<b>Applicant Response</b>	<p>The development features 34 ground-oriented town homes, 17 of which have direct access from Russell Ave and Maple St and the remaining having ground floor access from the interior courtyard and exterior walkways. Units with direct street access are designed with outdoor seating areas, planters and architecturally featured street numbers to clearly identify each unit entrance.</p> <p>All unit entrances feature either an overhang or a canopy for weather protection. Exterior walkways on Levels 3 are also weather protected with canopies.</p>



**East Side Large Lot Infill**

**Development Permit Area Guidelines**

<b>East Side Large Lot Infill DPA Guideline 22.8.1 (e)</b>	
<p>Address all street edges on properties fronting multiple streets or public walkways.</p> <p>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.</p>	
<b>Applicant Response</b>	<p>The development orients units facing both Russell and Maple with ground floor entrances and a new, improved streetscape. Entrances to ground floor units are proposed to be individually treated with architecturally featured street numbers and landscape design. The site circulation includes a central pedestrian entrance at the middle of the site along Maple St, two smaller entrances at either ends of the site along Maple St and one smaller entrance along Russell Ave. Entrance locations have been located for a pleasant porosity of the courtyard and convenient pedestrian access across the site. All street edges have been carefully considered, and will be treated with solutions determined through consultation with professional Landscape Architects.</p>
<b>East Side Large Lot Infill DPA Guideline 22.8.1 (f)</b>	
<p>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.</p>	
<b>Applicant Response</b>	<p>The development proposes no commercial areas, but careful consideration has been paid to the building mass and rhythm of street front elevations.</p>

**East Side Large Lot Infill**

**Development Permit Area Guidelines**

<b>East Side Large Lot Infill DPA Guideline 22.8.1 (g)</b>	
<p>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.</p>	
<b>Applicant Response</b>	<p>While the development does not propose commercial areas, window patterns are used as a design strategy in creating interest and varying the rhythm of the facades.</p>
<b>East Side Large Lot Infill DPA Guideline 22.8.1 (h)</b>	
<p>Provide common outdoor amenity spaces for residents in mixed-use and multi-unit residential buildings. Shared roof decks with views to the waterfront and other amenities are encouraged where appropriate. Incorporate dining and seating areas with outdoor cooking facilities, play areas for children, areas for air-drying laundry, communal vegetable gardens, and appropriate landscaping. Provide each apartment unit with a private outdoor space where possible. Incorporating green-roofs to manage stormwater, reduce urban heat island effect, and contribute to biodiversity is encouraged.</p>	
<b>Applicant Response</b>	<p>Every unit is provided with ample private outdoor space. Ground floor units include both a front entrance patio and a rear patio. Stacked townhouse units feature a wide balcony space off the main living areas. The interior courtyards are designed with walkways which connect private outdoor spaces to the shared outdoor amenity while also acting as a walking path for seniors and a tricycle path for children. The walkways are treated with interesting paving details and feature garden benches for socializing. The central shared outdoor amenity is designed to provide lawn space, a children's play area and additional outdoor seating for social gathering.</p>

**East Side Large Lot Infill**

**Development Permit Area Guidelines**

<b>East Side Large Lot Infill DPA Guideline 22.8.1 (i)</b>	
<p>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.</p>	
<b>Applicant Response</b>	<p>The majority of the units have multiple exposures facing East and West. Not only does this allow for ample natural lighting throughout the day, it gives the opportunity for natural cross-ventilation.</p> <p>Throughout the project, north-facing glazing is minimized to prevent heat loss in the winter, thus reducing energy costs. The majority of glazing has east, west and south orientations. Architectural fins provide deep overhangs to block high-angle sun in the summer, while allowing passive heating from low-angle sun in the winter.</p>
<b>East Side Large Lot Infill DPA Guideline 22.8.1 (j)</b>	
<p>Incorporate west coast design elements with the use of natural materials, including brick, stone, concrete, exposed heavy timber, and/or steel. Vinyl siding and stucco will not be considered for cladding. Use rich natural tones which reflect the natural landscape and seascape as the dominant colours, with brighter colours used only as accents.</p>	
<b>Applicant Response</b>	<p>The project proposes three material palettes which are employed in an alternating pattern across the architecturally defined "blocks" within each building. The material palettes are designed around three tones of wood: cedar, a dark walnut and a smoked birch. A charcoal metal panel is used across the project, unifying the material palettes and defining the architectural fins. Each wood tone is paired with a complimentary shade of fiber cement panel in ivory, light-gray, or a warm-dark grey. The neutral tones of the fiber cement panels provides an pleasant contrast against the charcoal metal cladding and emphasizes the warmth of the accent wood-finished metal siding . Facades at the ground level are treated with grey brick in order to create a sense of solidity while also varying the tactile experiences of the palette. The combination of metal, wood and stone-like finishes invokes a west-coast modern feel, grounding the design as a regional architectural response.</p>

**East Side Large Lot Infill**

**Development Permit Area Guidelines**



**East Side Large Lot Infill DPA Guideline 22.8.1 (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.

<b>Applicant Response</b>	The project features no commercial areas.
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**East Side Large Lot Infill DPA Guideline 22.8.1 (l)**

Limit blocks of side-by-side townhouses to a maximum of eight contiguous units. Lot consolidation to allow for street-fronting townhouse developments are encouraged.

<b>Applicant Response</b>	The street-facing blocks of townhomes are less than 8 units. The units along Maple St are separated by a pedestrian walkway near the corner of Russell and Maple, and a wide main entrance towards the middle of the development. Townhome blocks of 8 units are proposed on the interior of the site adjacent to the 13-storey Finlay proposal.
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**Section 22.8.2 – Public Realm and Landscape**

**East Side Large Lot Infill DPA Guideline 22.8.2 (a)**

Improve the public realm with widened sidewalks (minimum 1.8 metres). Plant street trees and design curb let-downs to accommodate wheelchairs and scooters.

**Applicant Response**

The development will propose an enhanced streetscape with widened sidewalks, direct unit entrances, street trees and a shared public-private space at the SE corner with bike racks, a gathering area, and ornamental planting. Landscape design is to be created by Landscape Architects at van der Zalm + Associates, and all off-site planting is to be coordinated with the City of White Rock. The off-site sidewalk design will be completed by Centras Engineering LTD.

**East Side Large Lot Infill DPA Guideline 22.8.2 (b)**

Site buildings to create through-block walking connections where appropriate. These will create opportunities for a variety of pedestrian-oriented activities and a finer-grained street grid

**Applicant Response**

The massing of the adjacent proposed development along Finlay St prohibits the opportunity to create through-block walking connections. However, through the arrangement of the courtyard spaces and various pedestrian entrances, the project creates a fine-grained grid within the site for pedestrian-oriented activities.

**East Side Large Lot Infill**

**Development Permit Area Guidelines**

<b>East Side Large Lot Infill DPA Guideline 22.8.2 (c)</b>	
<p>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 semi-public, to private areas.</p>	
<b>Applicant Response</b>	<p>The landscape design uses hardscape materials that are light coloured, including concrete and unit pavers. The design also proposes extensive planting to transition from public, to semi-public, to private areas.</p>
<b>East Side Large Lot Infill DPA Guideline 22.8.2 (d)</b>	
<p>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. Projects should be designed to allow for the retention of large, mature, healthy trees, and landscape design should employ CPTED principles.</p>	
<b>Applicant Response</b>	<p>Planters have been enlarged where possible to maximize the available growing medium. The tree species have been selected for their reliable performance in on-slab conditions (Styrax, Acer palmatum, Acer circinatum, Pinus nigra). Below the trees, we have incorporated diverse layers of planting including native plant material (Polystichum munitum, Ribes sanguineum, Heuchera micrantha), near-native plant material (Rhododendron sp., Lonicera sp., Gaultheria sp., Arbutus sp.), and drought-tolerant non-native plant material with habitat value to attract birds and beneficial insects (Lavandula, Osmanthus). To employ CPTED principles, we have added accent lighting and tree uplighting in the amenity areas and public walkways. The building will also providing lighting to this area, refer to Architecture. Trees have been positioned and specified at minimum clearance heights to avoid blocking site lines.</p>

**East Side Large Lot Infill**

**Development Permit Area Guidelines**

<b>East Side Large Lot Infill DPA Guideline 22.8.2 (e)</b>	
<p>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 species that can withstand the seaside setting and require minimal irrigation. Avoid planting invasive species. The planting of hedges directly adjacent to sidewalks is discouraged, unless they are screening a garbage/recycling area.</p>	
<b>Applicant Response</b>	<p>Shade trees suitable to on-slab conditions have been provided where possible to reduce the urban heat island effect. We have used drought tolerant species throughout the site (Polystichum, Arbutus unedo, Lavandula, Miscanthus, Osmanthus, Lonicera pileata, etc) to reduce irrigation requirements. Invasive species have not been selected for this project. We have provided a variety of diverse plantings along the streetscape, avoiding a continuous hedgerow while still providing privacy for the front entrances and patios.</p>
<b>East Side Large Lot Infill DPA Guideline 22.8.2 (f)</b>	
<p>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.</p>	
<b>Applicant Response</b>	<p>The landscape proposed is designed to maximize the ratio of planted spaces to paved spaces in order to create a natural and pleasant landscape for residents while balancing functional circulation. In addition to maximizing the amount of vegetation on site, an underground storm-water detention tank is proposed by Centras Engineering LTD.</p>
<p>Page 63 of 109</p>	



**East Side Large Lot Infill**

**Development Permit Area Guidelines**

<b>East Side Large Lot Infill DPA Guideline 22.8.1 (g)</b>	
<p>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.</p>	
<b>Applicant Response</b>	<p>On-site illumination has been provided in the public amenity areas and public walkways for public usability and safety. Note that retaining wall fixtures and step lighting will be aimed downwards to minimize the amount of illumination and prevent glare. Address lighting will be backlit for readability. Tree uplighting will be low-wattage and minimized. Landscape lighting will not fall directly onto adjacent properties.</p>
<b>East Side Large Lot Infill DPA Guideline 22.8.2 (h)</b>	
<p>Increase the quantity, density, and diversity of trees planted in the East Side Large Lot Infill, with both deciduous and coniferous tree species.</p> <p>Ensure that all trees are planted with sufficient soil volume, using soil cells where appropriate, and incorporate diverse native shrub layers below trees to intercept stormwater. Landscape design should employ CPTED safety principles.</p>	
<b>Applicant Response</b>	<p>Both coniferous and deciduous trees have been proposed in the design. Planters containing trees have been maximized to provide sufficient width and depth for growing medium.</p> <p>Refer also to response to Guideline 22.8.2 (d) regarding soil volume, diverse native planting, and CPTED safety principles.</p>

**Section 22.8.3 – Parking and Functional Elements**

**East Side Large Lot Infill DPA Guideline 22.8.3 (a)**

Locate parkade entrances at the rear or side of buildings where possible and separate from pedestrian entrances. Vehicular access from North Bluff Road will only be considered when alternative access is not available. 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.

<b>Applicant Response</b>	The parking ramp is located to the north end of the site along Maple St in order to preserve Russell and Maple as pedestrian oriented streets and avoid any queuing issues. The ramp entry is worked into the main elevation of the townhome block along Maple St to de-emphasize the entry.
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**East Side Large Lot Infill DPA Guideline 22.8.3 (b)**

Use a single internal vehicular access for townhouse developments where possible, with a shared parkade or individual garages. Provide landscaped areas between garages in townhouse developments that have multiple direct vehicular accesses from the street.

<b>Applicant Response</b>	The project proposes an underground parking garage with a single ramp entrance in order to reduce the number of driveways onto the site and improve the streetscape of Russell and Maple. 12 private garages with storage are also provided within the parking garage although do not have direct access into units.
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**East Side Large Lot Infill**

**Development Permit Area Guidelines**

<b>East Side Large Lot Infill DPA Guideline 22.8.3 (c)</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.	
<b>Applicant Response</b>	All parking required is provided off-street in an underground parking facility. The underground parking garage provides a secure bicycle parking room as well as 29 individual storage areas/garages also available for bicycle parking and/or motor scooter parking. The required loading space is also provided in the underground parking. At the ground level, 14 Class II bicycle parking stalls are available for visitors located at the corner amenity and the pedestrian entry off Maple St. Accessibility to the underground parking is provided with three exit stairs and two exterior elevators.
<b>East Side Large Lot Infill DPA Guideline 22.8.3 (d)</b>	
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.	
<b>Applicant Response</b>	The project proposes a sufficient garbage, recycling and composting room in the underground parking garage easily accessible by all residents and removal agents. There is also a staging area adjacent to the parking garage entry for ease of collection.

<b>East Side Large Lot Infill DPA Guideline 22.8.3 (e)</b>	
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.	
<b>Applicant Response</b>	No mechanical equipment will be exposed to the street or nearby buildings.

## MEETING MINUTES

- PRESENT:** J. Muego, Vice Chairperson  
P. Byer  
N. Waissbluth  
R. Dhall
- ABSENT:** K. Hammersley, Chairperson  
P. Rust
- NON-VOTING MEMBERS:** S. Greysen, BIA Representative
- GUESTS:** B. Singh, Owner (15496 Thrift Avenue)  
  
K. Blank, Graphic Designer (15177 Thrift Avenue)  
B. Marshall, Architect (15177 Thrift Avenue)  
N. Chang, Designer (15177 Thrift Avenue)  
  
T. Ankenman, Architect (Russell & Maple, various addresses)  
R. Gurm, Owner (Russell & Maple, various addresses)
- STAFF:** G. Newman, Manager of Planning  
A. von Hausen, Planner  
C. Isaak, Director of Planning & Development Services
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### 1. CALL TO ORDER

The meeting was called to order at 3:33pm.

### 2. ADOPTION OF AGENDA

It was MOVED and SECONDED

THAT the Advisory Design Panel adopts the September 15, 2020 agenda as circulated.

**CARRIED**

### 3. ADOPTION OF MINUTES

It was MOVED and SECONDED

THAT the Advisory Design Panel adopts the minutes from the August 18, 2020 meeting as circulated.

**CARRIED**

#### 4. SUBMISSIONS TO THE ADVISORY DESIGN PANEL

##### 4.1. Application: 15496 Thrift Avenue

*Note: the subject application was reviewed by the ADP on July 7, 2020. The Panel recommended that the application be returned to the ADP once the applicant had resolved a number of comments (recommended changes) as outlined during the meeting.*

The owner provided an overview of the changes made based on the feedback from the ADP.

The following issues were discussed by the Panel:

- vinyl paneling on the sides not supported by the Guideline (22.9.1.f) – black asphalt shingle also used (not supported by Guideline) – to be addressed by staff moving forward;
- need for applicants to submit material boards moving forward per the submission requirements;
- a number of drafting errors will need to be addressed at the building permit stage pertaining to Drawings A4 & A5; and
- the applicant needs to take a higher level of care – more rigor – would benefit future applications.

##### **It was MOVED and SECONDED**

THAT the Advisory Design Panel recommends that staff work with the applicant to ensure the project aligns with the DPA Guidelines as it relates specifically to the use of vinyl siding and that the applicant consider an alternative roofing choice prior to moving the project forward to Council.

**CARRIED**

##### 4.2. Application: 15177 Thrift Avenue

City staff provided an introduction to the proposal including reference to the: OCP land use designation, Development Permit Area Guidelines. The Graphic Designer for the project then provided an overview of the proposal and the variances sought from the City's Sign Bylaw.

The following questions were raised by the Panel:

- clarification requested regarding type of canopy signs - confirmed they would be hanging signs;
- question raised about the use of a dimmer – part of the variance or the permit - staff provided that dimmer would be required through the development permit;
- clarification about size of canopy signs and which signs were tied to specific variances requested and why the directional sign was part of the variances sought – staff provided that the directional signs were exempt but incorporated into the application for transparency as the Bylaw is unclear;
- does any of the existing signage tied to Buildings 1 & 2 in the Miramar development need to change for cohesiveness;
- request for clarification of how the directional (parking) signs would be mounted;
- question of whether another Freestanding Tenant Directory sign (Ref. No. 11.1) was looked at along Thrift Avenue. Applicant noted that space along Thrift Avenue is limited; and
- letter size relative to motorist visibility and the graph included in the application package suggest a smaller size supportable. Applicant clarified intention of sign height being to provide design flexibility, particularly regarding business logos (e.g., Starbucks circle logo).

The following comments and issues were noted by the Panel:

- Good improvements for commercial visibility by pedestrians. Map directory a good idea. Size of signage is very important acknowledging the scale of the development overall. Semiahmoo Mall not part of White Rock. Timer and dimmer switch is not really a good idea if it impedes visibility;



- stressed the need for safe sightlines around corners;
- (Ref. No. 1.3) noted that this sign, being located in the pedestrian courtyard, should be considered at a smaller human scale recognizing it is located off the street. Overall concerns voiced by the Panel regarding the size of the Anchor Tenant Signs. Repeat patrons will know where they would like to go, and the signs are too large for what is largely a residential area. Noted that Sign Ref. 1.3 will be facing the courtyard and the scale of the sign relative to the design elements of the façade upon which it sits may detract from the design;
- Concern with the height of the Freestanding Tenant Directory (Ref. No. 11.1). Would be nice if the sign was smaller; and
- Suggested that Signs 5.1 to 5.5 be raised as they get lost in the scale of the development overall and should be raised for general visibility/first responders.

**It was MOVED and SECONDED**

THAT the Advisory Design Panel recommends that the application for the development proposal at 15177 Thrift Avenue be referred to Council and that it be noted to Council that the Panel expressed concern with the large scale of the Anchor Tenant signs and Freestanding Tenant Directory as it relates to the human scale.

**CARRIED**

**4.3. Application: 15631 Russell Avenue & 1509/1529/1539/1549/1559 Maple Street**

City staff provided an introduction to the proposal including reference to the: OCP land use designation, Development Permit Area Guidelines. The Project Architect walked the Panel through the design of the project. Specific reference was given to the height of the building being three to four-and-a-half storeys (with mezzanines) backing on to the 13 storey Altus building to the west. OCP amendment is limited to a height variance; however, context should be given consideration. Noted that the site really lends itself to the sky and the design has been advanced to take advantage of this factor. The design stresses the importance of community. Project Landscape Architect provided a summary of the landscape plan and related components of the project including efforts to retain trees.

The following questions were raised by the Panel:

- clarification of the distance of the building from the western property line. Architect confirmed it is approximately 7 feet from portions of the upper storeys which cantilever towards the west;
- confirmation of whether a Shadow Study has been completed. Architect noted that an evaluation of shadowing impacts was completed and clarified how shadows would navigate the site;
- asked how garbage pickup will function. Architect clarified how garbage would be moved from inside the parkade to the exterior staging area, adjacent to the access off Maple;
- asked if all units will have access to the rooftop. Architect noted that all upper floor penthouse units have access to the rooftop gardens;
- asked if there would be railings - railings are proposed around all accessible exterior balconies and rooftop areas, as required by the BC Building Code;
- re: accessibility, how will people access the site from Maple. Architect noted there are three points of access off of Maple Street and one on the west side of the lot off Russell;
- asked about the yards to the west of the taller building - clarified that the yards are intended to be semi private with gates separating each;
- asked whether there would be rain protection for someone accessing their unit from the west, where there would be separated rear yards. Architect acknowledged that this could be evaluated but that there may be concern with increased private access across the rear yard amenity space;

- asked to see elevations along Maple that show the hardy board cladding. Architect noted there would be no exposed fasteners and the paneling would be done using reveals;
- asked why the parking entrance is where it is, noting that it is adjacent to a single family home. Project Architect wanted the access to be as far away from the south end of the property to avoid breaks in the sidewalk. Architect noted that at some point in the future the northern site may be developed as it is currently the sale centre for the Altus development;
- asked how they might define the central feature off Maple St. as the “entrance” to the courtyard;
- asked whether solar panels could be integrated / used in the project;
- asked about the colour of the roof – solar gain. Project Architect – white membrane.

The following comments and issues were noted by the Panel:

- there should be more landscape treatment in the location of the southwest access to the site off Russell Avenue (e.g., seating, planting, etc.). Architect suggested a potential arbour;
- fencing on the west side and the Altus building looks close. Architect noted the patios abutting the western property line are partly sunken and fencing can be used to soften the interface. Landscape Architect clarified the use of a fence;
- the loading bay in the centre of the development creates a break in the pedestrian realm and may create functionality issues. Architect noted that the loading space was a City requirement. Staff noted there may be a conflict with the loading space and the City’s Streets Bylaw which will be evaluated further moving forward;
- electric vehicle charging connections may be popular. Architect noted they could rough in connections on every other parking stall (shared painted line) for future electric vehicle use;
- stormwater management is a requirement under the DPA Guidelines. Landscape Architect noted that most of the site will be designed with slab, noted there will be on-site attenuation infrastructure. Panel noted that the City (Engineering) should look at stormwater management;
- commented on the significant loss of trees on the site being unfortunate but acknowledge that such impact comes with development of housing;
- acknowledged the shadow impacts caused by the Altus building;
- noted that the building seems quite repetitive in its style and that those approaching the site from away may see it as a “wall”;
- suggested that the colour palette and/or material use should be broken up a bit to make the building feel less homogeneous;
- asked whether the central access was to be used as a communal amenity space;
- noted that the communal courtyard will work well and will serve to benefit interaction amongst tenants;
- commended the use of the mezzanine;
- re-evaluate the mix of colours and materials and that there may be value in incorporating a green roof to soften the impact of the project on the future occupants of the Altus building;
- acknowledged the transition between Altus and the single-family homes opposite Maple, being a positive component of the massing / design;
- acknowledged more opportunity may have existed to provide greater transition in height (taller building) to Altus;
- the use of circles in the design may have been overused in the central access / space and suggested some simplification. Noted on the SW corner of the property entrance that this space could be expanded to be more usable on the boulevard area and on the property;
- commended on the cascading plants within the central courtyard;
- asked if there had been any energy modelling done for the building to date as required changes to the fenestration and windows would change the architecture expression proposed. Architect confirmed that there had been no energy modelling completed to date;

- acknowledged the thoughtfulness that has gone into the proposal;
- noted the unit mix does provide something to the housing needs in the community;
- acknowledged efforts in the design to widen the solar exposure within the central courtyard / walkway;
- recognized a change in the elevation of the slab marking the separation of the parkade from the living space / areas above; and
- followed up on the comment regarding transition in building height and acknowledged that this project has done a good job of seeking to transition building heights west (Altus) to east.

**It was MOVED and SECONDED**

THAT the Advisory Design Panel recommends that the application for the development proposal at 15631 Russell Avenue be referred to Council once the following issues have been addressed:

- Repetition in the façade through the use of alternate colours/materials
- Confirmation of the loading space location and its influence on the use and functionality of the central portion of the design, being a main entryway into the development;
- Develop the SW entrance further to facilitate a sense of arrival to the project as this entrance is in closest proximity to the Town Centre and hospital areas
- Simplification of the use of the circle in communal amenity spaces to provide more useable space
- Address pedestrian overhangs when there is inclement weather to ensure there is adequate weather protection throughout the project

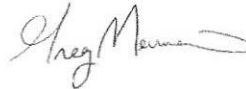
**CARRIED**

**5. CONCLUSION OF THE MEETING**

There being no further business, the Vice Chairperson declared the meeting concluded at 6:55 pm.



Karen Hammersley  
Chairperson, Advisory Design Panel



Greg Newman  
ADP, Committee Secretary



### Email Correspondence Prior to Virtual Public Information Meeting

Below is a table outlining email correspondence that was received by the City of White Rock leading up to the Virtual Public Information Meeting for the project numbered: **18-008**.

Email Correspondence Total	In Support of R&M	In Opposition to R&M
<b>48</b>	<b>42 (87.5%)</b>	<b>6(12.5%)</b>

Upon our review, the main concerns of the public and our responses to them are below:

**Height:**

The three (3) buildings framing Russell Avenue and Maple Street are 3-storeys high, with a recessed mezzanine level. The two (2) buildings abutting they 5-storey mass of the Altus structure are 4 storeys high with recessed mezzanine level. The height of R&M also aims to provide a transition to the 13-storey Altus structure that has a 5-storey podium with the surrounding community.

**Parking:**

R&M is in compliance with, and exceeds the City of White Rock parking requirements bylaw.

**Density:**

Waterstock Properties are great champions of Floor Space Ratio (FSR) compliance. R&M has an FSR of 1.491 and therefore fits into the allowable 1.5 FSR.

### Virtual Public Information Meeting Live Comments

Below are questions or comments that were received and answered during the live Virtual Public Information Meeting for the project numbered: **18-008**. These comments are written precisely how they were presented. Any spelling or grammatical errors seen here are an exact recreation to what was shown at the Virtual Public Information Meeting.

1)	Identity	Timestamp
	<b>Anonymous</b>	<b>8/14/2020 0:51</b>

Content:

*We own 15655 Russell, at the corner of Russell and and Maple, across the street from this project. We are familiar with the project and proponent, and support this development as the sort of form & character that suits this neighbourhood. (Morgan)*



Response:

We thank you for your support of the project and how it will contribute to the community!

2)

Identity	Timestamp
<b>Anonymous</b>	<b>8/14/2020 0:50</b>

Content:

*You mention affordability, what will the price range be to be considered affordable?*

Response:

The price range for R&M will be in between \$500,000 and \$800,000. With the median home price in White Rock at \$1,200,000; R&M offers more affordable options for young families, empty nesters, and downsizers.

3)

Identity	Timestamp
<b>Amanda Milford</b>	<b>8/14/2020 1:13</b>

Content:

*I love this! I wholeheartedly support this application. I can see myself living here. I think we are in dire need of creating a community between the different age groups and I love how the families can live near their elderly parents. The view will be amazing. Please tell me about price?*

Response:

Thank you for the support! Our goal for R&M is to provide a safe haven for citizens of all ages. As mentioned, the prices will range between \$500,000 and \$800,000.

4)

Identity	Timestamp
<b>Stacey B.</b>	<b>8/14/2020 1:14</b>

Content:

*Hi, what will our transportation options look like if we buy here?*

Response:

R&M is strategically placed near parks, Peace Arch Hospital, and the beautiful White Rock strip. Being near a main artery of White Rock (North Bluff Road) provides an abundance of existing bus services and is also near a RapidBus terminus station. R&M also provides ample bicycle parking for residents.

5)

Identity	Timestamp
<b>Dylan</b>	<b>8/14/2020 1:16</b>

Content:

*how will this project accommodate people with accessibility issues?*

Response:

R&M residents can enjoy a beautiful elevator located in the courtyard. This elevator combines with an open corridor layout to provide ease for residents with accessibility issues. The open corridor layout also avoids cramped interior walkways guarded with doors to enter each floor.



6)

Identity	Timestamp
<b>Anonymous</b>	<b>8/14/2020 1:21</b>

Content:

*Density is a real problem: 61 families replacing 6 families previously. This is totally unacceptable. This destroys our single family community in this area.*

Response:

The single-family homes located on these properties were tested for asbestos and mold to which the results came back positive. The density complies with the OCP for the City of White Rock and R&M also aims to provide a transition from the 13-storey building adjacent to the west with the rest of the community.

7)

Identity	Timestamp
<b>Anonymous</b>	<b>8/14/2020 1:23</b>

Content:

*You could have rebuilt these original homes.*

Response:

As noted above, the homes tested positively for asbestos and mold. R&M also aims to provide housing options for people in all stages of life such as young families, empty nesters, and downsizers.

8)

Identity	Timestamp
<b>Anonymous</b>	<b>8/14/2020 1:23</b>

Content:

*Do the mezzanine floors overlook the floors below and will they be considered as part of the floor below. If so Then wont this project be considered a 3 storey project. If so I personally think this is a great project and one that we should be proud of in White Rock so I support it 100%.*

Response:

Thank you for the support! The three (3) buildings framing Russell Avenue and Maple Street are 3-storeys high, with a recessed mezzanine level. The two (2) buildings abutting they 5-storey podium of the Altus structure are 4-storeys high with recessed mezzanine level.

9)

Identity	Timestamp
<b>Anonymous</b>	<b>8/14/2020 1:32</b>

Content:

*People are to be crammed into this tenimant project that is falsely claimed to be 3 - 4 storey when it is truely 4 and 5 storey.*

Response:

We appreciate you taking the time to join the Virtual Public Information Meeting, but as stated above: The three (3) buildings framing Russell Avenue and Maple Street are 3-storeys high, with a recessed mezzanine level. The two (2) buildings abutting they 5-storey podium of the Altus structure are 4-storeys high with recessed mezzanine level.





10)	Identity	Timestamp
	<b>Anonymous</b>	<b>8/14/2020 1:35</b>

Content:  
*the courtyard will be extremely noisy as children love to play.*

Response:  
 The rationale for the courtyard of R&M was to create a sense of community. With open aired corridors above and separated building structures, this negates echo that would be otherwise be caused by enclosed apartment buildings.

11)	Identity	Timestamp
	<b>Anonymous</b>	<b>8/14/2020 1:38</b>

Content:  
*Surveys taken claimed that this project was to be 2 story*

Response:  
 We thank you for taking the time to join the Virtual Public Information Meeting, but at this time we are unaware of the survey you may be speaking to. Previous Public Open Houses would have had surveys that garnered public response, but ultimately R&M took shape over many conversations with City Staff and professionals.

### Feedback Forms

Upon completion of the Virtual Public Information Meeting, the City of White Rock website provided an online form for public feedback. These forms were open to public completion for one (1) week after the date of the Virtual Public Information Meeting. In total, three (3) forms were filled out, and all 3 were in support of R&M providing 100% support through this method. Below is a breakdown of the comments and responses:

1)	Identity	Timestamp
	<b>Roxanne Aves</b>	<b>8/21/2020 5:49</b>

Content:  
*Welcome to the new White Rock, change is among us. This is a welcome addition to the community compared to the ugly concrete highrise building currently being constructed on Johnson Street. Love the aging in place concept, my only concern is the number of parking spaces provided for each unit, as most only provide one per unit.*

Response:



Thank you for the support! As mentioned above, R&M is in compliance with the City of White Rock parking bylaw.

2)

Identity	Timestamp
<b>Neelam Thiara</b>	<b>8/21/2020 8:32</b>

Content:

*My husband and I have been looking for a new investment for our parents who need to be close to Peace Arch Hospital. We want something that has a ground oriented option, and this project is offering a unique housing type we have not seen anywhere else. It would be perfect for them, and eventually we would live in it ourselves or give it to our children. It would be very disappointing to see a project such as this be rejected. I think the Altus building next door is an outrageous massing, but at least this one is providing transition instead of producing a "cliff". This developer is doing exactly what they should be and that is adapting to the structures around them. If this project is not approved, the City of White Rock will be limiting the number of people who want to live in this beautiful city.*

Response:

Thank you for your response and the support!

3)

Identity	Timestamp
<b>Michael Fletcher</b>	<b>8/21/2020 8:32</b>

Content:

*This is an attractive addition to the White Rock community. Far to many concrete highrise buildings are showing up in the community. This is excellent.*

Response:

Thank you for your response and the support!

**THE CORPORATION OF THE  
CITY OF WHITE ROCK**



**DEVELOPMENT PERMIT NO. 421**

1. Development Permit No. 421 is issued to 1124902 B.C Ltd. as the owner and shall apply only to ALL AND SINGULAR those certain parcels or tracts of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

Legal Description:

Lot 3 Section 11 Township 1 New Westminster District Plan, 16655  
PID: 005-767-121  
(1559 Maple Street)

Lot 4 Section 11 Township 1 New Westminster District Plan, 16655  
PID: 010-236-538  
(1549 Maple Street)

Lot 5 Section 11 Township 1 New Westminster District Plan 16655  
PID: 010-236-554  
(1539 Maple Street)

Lot 6 Section 11 Township 1 New Westminster District Plan 16655  
PID: 010-144-048  
(1529 Maple Street)

Lot 7 Section 11 Township 1 New Westminster District Plan 16655  
PID: 010-236-589  
(15631 Russell Avenue)

Lot 8 Section 11 Township 1 New Westminster District Plan 16655  
PID: 010-236-597  
(1509 Maple Street)

As indicated on Schedule A, including a consolidation of these six lots.

2. Development Permit No. 421 is issued pursuant to the authority of Sections 490 and 491 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, the "White Rock Official Community Plan Bylaw, 2017, No. 2220" as amended, and in conformity with the procedures prescribed by the "City of White Rock Planning Procedures Bylaw, 2017, No. 2234" as amended.

3. The terms, conditions and guidelines as set out in "White Rock Official Community Plan Bylaw, 2017, No. 2220" as amended, that relate to the "East Side Large Lot Infill Development Permit Area" shall apply to the area of land and premises hereinbefore described and which are covered by this Development Permit.

4. Permitted Uses of Land, Buildings and Structures

Land, buildings, and structures shall only be used in accordance with the provisions of the "CD-66 Comprehensive Development Zone (1539 Maple Street)" of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended.

5. Dimensions and Siting of Buildings and Structures on the Land

All buildings and structures to be constructed, repaired, renovated, or sited on said lands shall be in substantial compliance with the Plans prepared by Ankenman Marchand Architects, dated Aug. 19, 2021 attached hereto attached hereto in accordance with the provisions of Section 491 of the *Local Government Act*:

Schedule B	Site Plan
Schedule C	Building Elevations
Schedule D	Renderings
Schedule E	Landscaping Plans

These Plans form part of this development permit.

6. Terms and Conditions:

- a) The applicant shall enter into a Servicing Agreement to provide frontage improvements and on-site works and services in accordance with Section 506 of the *Local Government Act* and to the acceptance of the Director of Engineering and Municipal Operations;
- b) The applicant shall provide landscaping for the development in substantial compliance with the Landscape Plans (Schedule E) to the acceptance of the Director of Planning and Development Services and the Director of Engineering and Municipal Operations;
- c) The permittee must also submit an estimate for the cost of landscaping, along with securities in the amount of \$358,305 (i.e., being 125% of the cost of landscaping as presented in a cost estimate prepared by Van der Zalm & Associates and stamped September 2, 2021) to the City prior to the issuance of a building permit;
- d) Rooftop mechanical equipment shall be screened from view to the acceptance of the Director of Planning and Development Services; and
- e) The hydro kiosk is to be located on site to the acceptance of the Director of Planning and Development Services.

7. In the interpretation of the Development Permit all definitions of words and phrases contained in Sections 490 and 491 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, and the "White Rock Official Community Plan Bylaw, 2017, No. 2220", as amended, shall apply to this Development Permit and attachments.

8. Where the holder of this Permit does not obtain the required building permits and commence construction of the development as outlined in this Development Permit within two years after the date this Permit was authorized by Council, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized further time extension of the Permit.
9. This permit does not constitute a subdivision approval, a tree management permit, a demolition permit, or a building permit.

Authorizing Resolution passed by the Council for the City of White Rock on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

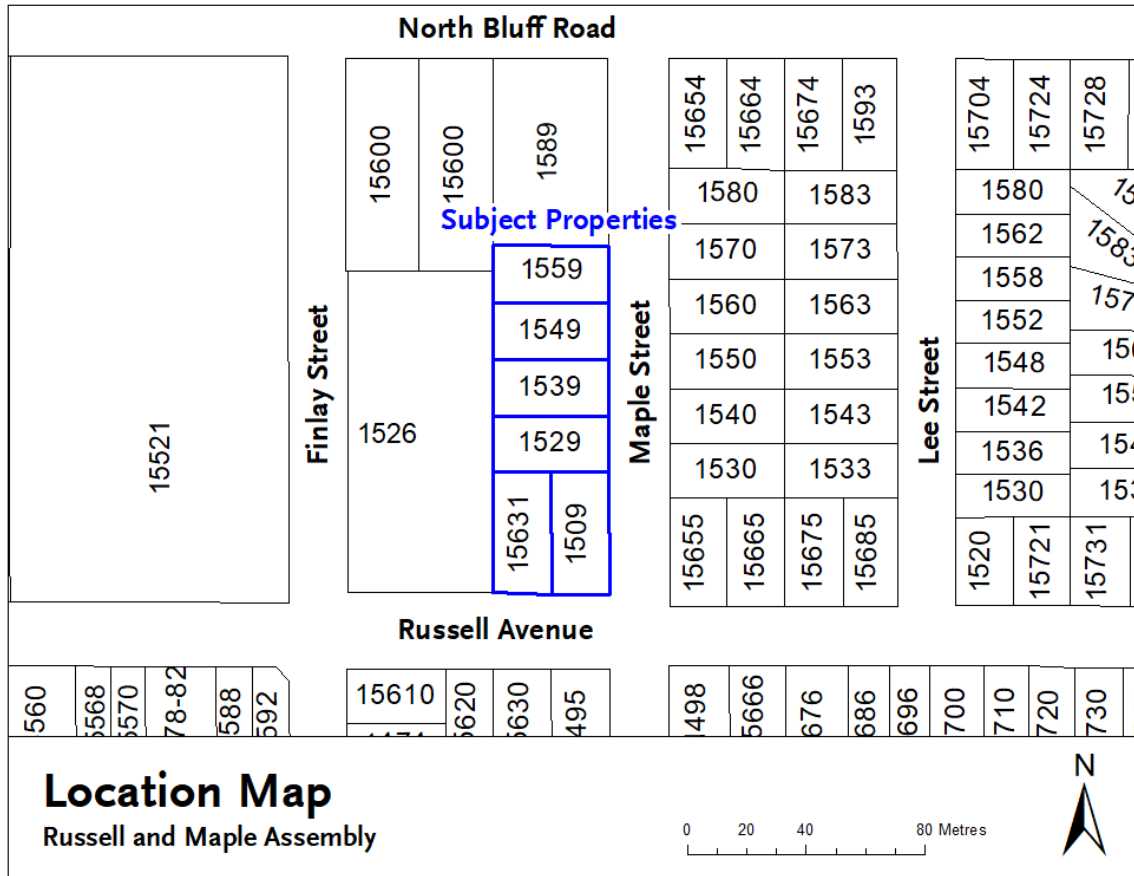
This development permit has been executed at White Rock, British Columbia on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_.

The Corporate Seal of THE CORPORATION OF THE CITY OF WHITE ROCK was hereunto affixed in the presence of:

\_\_\_\_\_  
Mayor  
Authorized Signatory

\_\_\_\_\_  
Director of Corporate Administration  
Authorized Signatory

Schedule A – Location Map

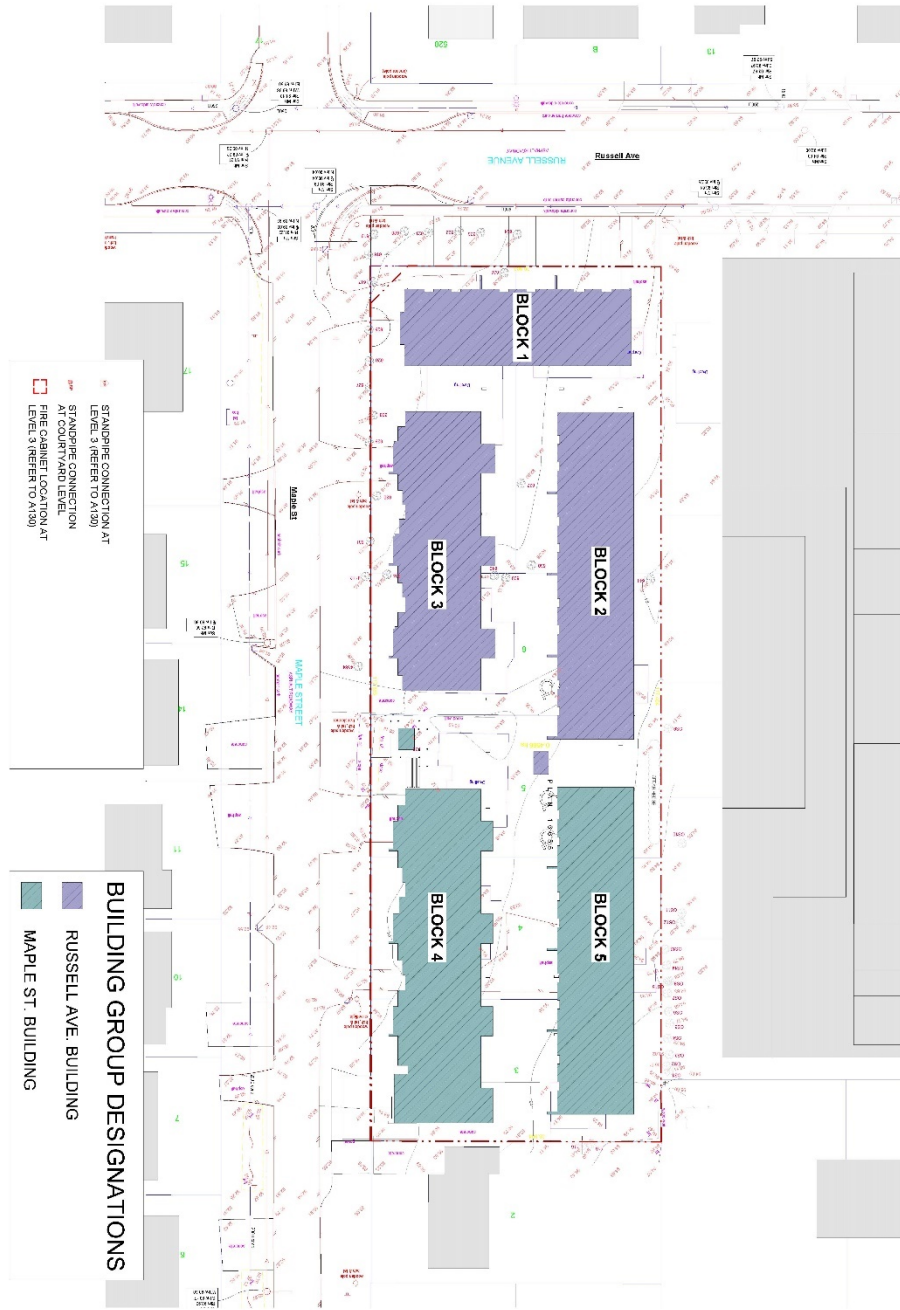




# Schedule B – Site Plan

Plot Date: 2021-06-02 4:17:33 PM

D:\001 REVIT LOCAL FILES\152\_01\_MAPN\_RH\_OF\_50\_15631 Russell and 1509, 1529, 1539, 1549 & 1559 Maple.dwg



ASB (INDICATED) A011

All drawings in this set to be made conforming to the latest code requirements. Any errors identified before commencing work shall be corrected to the satisfaction of the Authority. The Engineer's name and seal shall be placed on all drawings.

No.	Date	Description

**REVISION**

**DATE**

**DESCRIPTION**

**PROJECT**

**OWNER**

**15301 Russell St**

**RUSSELL AND MAPLE**

**BUILDING FOOTPRINT PLAN**

**RESPONSIVE /DP**

**REVISIONS**

**DATE**

**DESCRIPTION**

**ANKENMAN MARCHAND ARCHITECTS**

1605 Maple St. Avenue  
 Vancouver, BC V5L  
 607-2408  
 Tel: (604) 672-2956  
 Email: [office@ankenmanmarchand.com](mailto:office@ankenmanmarchand.com)

# Schedule C – Elevations

**ARCHITECTS** **ANKENMAN MARCHAND**

1045 WEST 5TH AVENUE  
VANCOUVER, BC V6L 1N6

TEL: (604) 672-2266 ext. (304)  
672-2506  
Email: office@AMArchitects.com

**PROJECT**  
RUSSELL AND MAPLE  
1501 Russell St  
Vancouver, BC

**RUSSELL AND MAPLE  
RUSSELL AVE BUILDING  
ELEVATIONS  
REZONING / DP**

**DATE** SUBMISSION  
Description  
2.8.17: For DP  
2.8.17: For DP  
2.8.17: For DP  
2.8.17: For DP

**REVISION**  
No. Date Description

All elevations are to be used in conjunction with each other. Any error or omission on any elevation shall be the responsibility of the architect. Contractors are responsible to ensure that the elevations are in accordance with the approved drawings. Copyright Ankenman Marchand Architects. All rights reserved.

Scale: 1/8" = 1'-0"  
DWG. NO. **A210**



3. RUSSELL AVE BUILDING - BLOCK 1 & 3 EAST ELEVATION  
1/8" = 1'-0"

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

Key Value	Material Legend	Key Value	Material Legend	Key Value	Material Legend
1	PAINT FINISH: DARK GREY / ANTI-RUST / COLOUR: CHANDLER GREY	12	100% LUMBER: OAK GLAZED, OAK GLAZED, IN LION	18	WHITE LULLY GLAZED PANELS: 100% LUMBER, COLOUR: CHANDLER GREY
2	PAINT FINISH: DARK GREY / ANTI-RUST / COLOUR: CHANDLER GREY	13	PRE-FINISHED: ALUMINUM FRAME: ANTI-CORROSION COLOUR: CHANDLER GREY	19	ALUMINUM STORE FRONT GLAZING: EXTERIOR ELEVATOR FRAME
3	PAINT FINISH: DARK GREY / ANTI-RUST / COLOUR: CHANDLER GREY	14	STEEL: CONCRETE CLEAR GLASS OVERHANG - COLOUR: CHANDLER GREY	20	100% LUMBER: OAK GLAZED, OAK GLAZED, IN LION
4	PAINT FINISH: DARK GREY / ANTI-RUST / COLOUR: CHANDLER GREY	15	PAINT FINISH: DARK GREY / ANTI-RUST / COLOUR: CHANDLER GREY		
5	JAMES HARDIE: REVEAL PANEL AND ASSOCIATED FLASHINGS AND TRIM - COLOUR: TIMBERBARK	16	PRE-FINISHED: BALCONY GLAZING - COLOUR: CLEAR, TORPEDO		
		17	WHITE LULLY GLAZED: 100% LUMBER: OAK GLAZED WITH TOP LIGHT FRAME - COLOUR: CHANDLER GREY		



Project: 1723  
Owner: RUSSELL AND MAPLE  
1505 Russell St  
Vancouver, BC V6J 1N5  
Project: RUSSELL AVE. BUILDING  
ELEVATIONS  
Author: [Redacted] / DP  
SUBMISSION  
Date: [Redacted]  
Description: [Redacted]

No. [Redacted]  
Date [Redacted]  
Revision [Redacted]  
Description [Redacted]

All drawings in this set to be read in conjunction with set cover. Any areas of conflict shall be resolved by the Architect. All rights reserved.  
Copyright Ankenman Marchand Architects. All rights reserved.  
Scale: 1/8" = 1'-0"  
DWG. NO. A230



1. RUSSELL AVE BUILDING - BLOCK 3 WEST ELEVATION (COURTYARD)  
1/8" = 1'-0"

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



3. RUSSELL AVE BUILDING - BLOCK 3 EAST ELEVATION (COURTYARD)  
1/8" = 1'-0"

4. MAPLE ST BUILDING SOUTH ELEVATION  
1/8" = 1'-0"

Key Value	Material Legend	Keynote Text
18	VINYL FULLY GLAZED PATIO SLIDE DOOR - FRAME COLOUR: CHARCOAL GREY	
19	WOOD SLAT WALL - COLOUR: CEDAR TORRIED	
20	WOOD SLAT WALL - COLOUR: CEDAR TORRIED	

Key Value	Material Legend	Keynote Text
12	BALCONY ROOF DECK GLAZED CLEAR GLASS INFILL ON 4" ALUMINUM FRAME - COLOUR: CHARCOAL GREY	
13	STEEL GANTRY CLEAR GLASS OVERHANG - COLOUR: CHARCOAL GREY	
14	STEEL GANTRY CLEAR GLASS OVERHANG - COLOUR: CHARCOAL GREY	
15	BOARDS FLASHING - 1" x 4" OSB - COLOUR: CHARCOAL GREY	
16	REFRESHED BALCONY CURVED COLOUR: CEDAR TORRIED	
17	SMOKED BRICH - AS SHOWN	

Key Value	Material Legend	Keynote Text
6	MAC ARCHITECTURAL METAL SIDING - COLOUR: CEDAR	
7	MAC ARCHITECTURAL METAL SIDING - COLOUR: TORRIED	
8	BRICK VENER - COLOUR: SEBASTIAN PROSPER	
9	CARPENACE ARCHITECTURAL CONCRETE WALLS, FLATERS AT 1" x 4" OSB - COLOUR: CHARCOAL GREY	
10	SKID COLE CEDAR WOOD DOOR - PAINTED DORNY GREEN BLUE RED - AS SHOWN	

Key Value	Material Legend	Keynote Text
1	REFRESHED METAL CLADDING PANEL - COLOUR: CHARCOAL GREY	
2	REFRESHED METAL FIN - COLOUR: CHARCOAL GREY	
3	BRICK VENER - COLOUR: SEBASTIAN PROSPER AND ASSOCIATED FLASHINGS AND TRIM - COLOUR: ANKTM TILE	
4	JAMES HARBIE REVEAL PANEL AND ASSOCIATED FLASHINGS AND TRIM - COLOUR: ANKTM TILE	
5	JAMES HARBIE REVEAL PANEL AND ASSOCIATED FLASHINGS AND TRIM - COLOUR: TIMBER BARK	





Project: 1123  
Client: RUSSELL AND MAPLE  
1591 Russell St.  
Vancouver, British Columbia  
Maple St Building  
Elevations  
Reasoning / DP

Submission  
Date: Description:  
15/01/2021: 1591 RUSSELL ST.  
1591 RUSSELL ST.

Revision  
No. Date Description

All Drawings in this set to be read in conjunction with each other. Any change to the drawings shall be made by the Architect before commencing work. Contractors shall be responsible for ensuring that all work is executed in accordance with the applicable requirements of the appropriate building codes and standards. © Copyright Ankenman Marchand Architects. All rights reserved.  
Scale: 1/8" = 1'-0"  
AWG: NC  
A250



2 MAPLE ST BUILDING - BLOCK 2 EAST ELEVATION (COURTYARD)  
1/8" = 1'-0"



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

Key Value	MATERIAL LEGEND	Key Value	MATERIAL LEGEND	Key Value	MATERIAL LEGEND
1	PREFINISHED METAL CLADDING PANEL - COLOUR: CHARCOAL GREY	12	BALCONY ROOF DECK GUARD - CLEAR GLASS INFILL ON ALUMINUM FRAME	18	VINYL FULLY GLAZED PATIO SLIDE DOOR - FRAME COLOUR: CHARCOAL GREY
2	JAMES HARDIE REVEAL PANEL AND ASSOCIATED FLASHINGS AND TRIM - COLOUR: ANTI WHITE	13	PREFINISHED VINYL FRAME WINDOWS - COLOUR: CHARCOAL GREY	19	ALUMINUM STORE FRONT SLAZING EXTERIOR ELEVATOR - FRAME COLOUR: CHARCOAL GREY
3	JAMES HARDIE REVEAL PANEL AND ASSOCIATED FLASHINGS AND TRIM - COLOUR: ANTI WHITE	14	STEEL CANOPY CLEAR GLASS OVERHANG - COLOUR: CHARCOAL GREY	20	ALUMINUM STORE FRONT SLAZING EXTERIOR ELEVATOR - FRAME COLOUR: CHARCOAL GREY
4	JAMES HARDIE REVEAL PANEL AND ASSOCIATED FLASHINGS AND TRIM - COLOUR: ANTI WHITE	15	FASCIA BOARD FLASHING - 12" COLOUR: CHARCOAL GREY		
5	JAMES HARDIE REVEAL PANEL AND ASSOCIATED FLASHINGS AND TRIM - COLOUR: ANTI WHITE	16	PREFINISHED BALCONY CURB - COLOUR: CEDAR TORRIEDED		
6	MAC ARCHITECTURAL METAL SIDING - COLOUR: CEDAR	17	VINYL FULLY GLAZED PATIO SWING DOOR WITH TOP LIGHT - FRAME COLOUR: CHARCOAL GREY		
7	JAMES HARDIE REVEAL PANEL AND ASSOCIATED FLASHINGS AND TRIM - COLOUR: ANTI WHITE				
8	JAMES HARDIE REVEAL PANEL AND ASSOCIATED FLASHINGS AND TRIM - COLOUR: ANTI WHITE				
9	JAMES HARDIE REVEAL PANEL AND ASSOCIATED FLASHINGS AND TRIM - COLOUR: ANTI WHITE				
10	JAMES HARDIE REVEAL PANEL AND ASSOCIATED FLASHINGS AND TRIM - COLOUR: ANTI WHITE				
11	SOLID CORE CEDAR WOOD DOOR - PAINTED: WORN, GREEN, BLUE, RED, AND SILVER				



Project: **RUSSELL AND MAPLE**  
 1701 Russell St  
 Vancouver, BC  
**MAPLE ST. BUILDING**  
**ELEVATIONS**  
**REZONING / DP**

Submission:  
 Date: 2021-11-17  
 Description: 2021-11-17

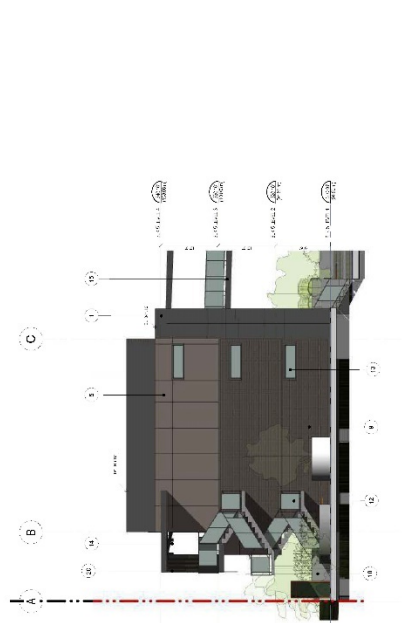
NO.	DATE	REVISION	DESCRIPTION

All Elevations, Sections, etc. to be made in consultation with each other. Any errors or omissions shall be reported to the Architect immediately.

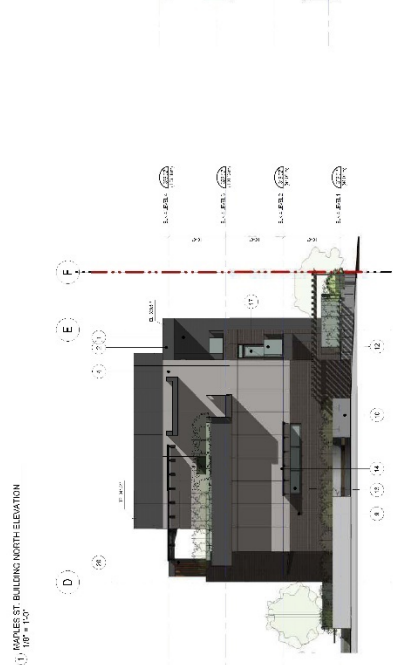
Contractors are responsible to ensure that all materials and finishes are installed in accordance with the specifications and drawings. All rights reserved.

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

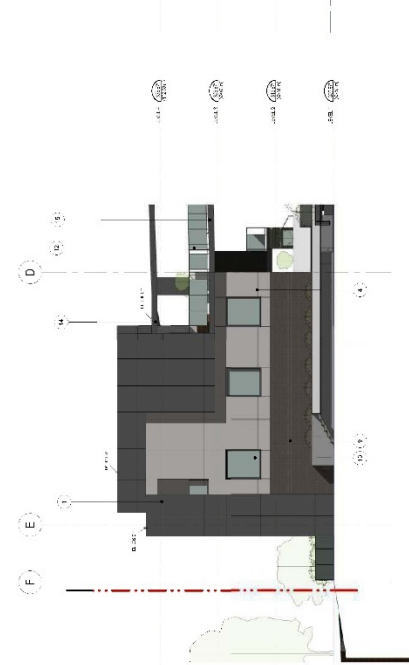
DWG. NO. **A260**



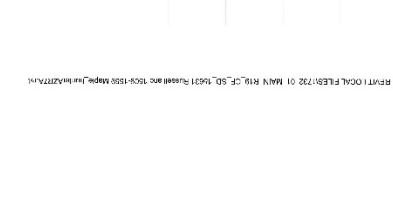
1-3. RUSSELL AVE BUILDING SOUTH AND COURTYARD ELEVATION  
1/8" = 1/8"



1-1. MAPLE ST BUILDING NORTH ELEVATION  
1/8" = 1/8"



1-2. MAPLE ST BUILDING SOUTH (MAIN ENTRY) ELEVATION  
1/8" = 1/8"



1-4. MAPLE ST BUILDING - BLOCK'S NORTH ELEVATION  
1/8" = 1/8"

Key Value	Material Legend	Key Value	Material Legend
18	VINYL FULLY CLAZED PATIO SLIDE DOOR - FRAME COLOUR	18	VINYL FULLY CLAZED PATIO SLIDE DOOR - FRAME COLOUR
19	ALUMINUM SLIDING THERMALLY-BREAKING ALUMINUM WINDOW	19	ALUMINUM SLIDING THERMALLY-BREAKING ALUMINUM WINDOW
20	CONCRETE CHARCOAL	20	CONCRETE CHARCOAL
21	AS SHOWN	21	AS SHOWN

Key Value	Material Legend	Key Value	Material Legend
12	BALCONY-ROOF DECK GUARD - CLEAR GLASS INFILL ON	12	BALCONY-ROOF DECK GUARD - CLEAR GLASS INFILL ON
13	STEEL CHANNEL - CLEAR GLASS OVERHANG - COLOUR: CHARCOAL	13	STEEL CHANNEL - CLEAR GLASS OVERHANG - COLOUR: CHARCOAL
14	FASCIA BOARD FLASHING - 12" COLOUR: CHARCOAL GREY	14	FASCIA BOARD FLASHING - 12" COLOUR: CHARCOAL GREY
15	PRE-FINISHED BALCONY GUARD - COLOUR: CEDAR, TORREFFED	15	PRE-FINISHED BALCONY GUARD - COLOUR: CEDAR, TORREFFED
16	VINYL FULLY CLAZED PATIO SLIDE DOOR WITH TOP LIGHT - FRAME	16	VINYL FULLY CLAZED PATIO SLIDE DOOR WITH TOP LIGHT - FRAME
17	CONCRETE CHARCOAL GREY	17	CONCRETE CHARCOAL GREY

Key Value	Material Legend	Key Value	Material Legend
6	MAC ARCHITECTURAL METAL SIDING - COLOUR: CEDAR	6	MAC ARCHITECTURAL METAL SIDING - COLOUR: CEDAR
7	MAC ARCHITECTURAL METAL SIDING - COLOUR: TORREFFED	7	MAC ARCHITECTURAL METAL SIDING - COLOUR: TORREFFED
8	BRICK VENEER - COLOUR: BONA RONSPOT	8	BRICK VENEER - COLOUR: BONA RONSPOT
9	CONCRETE CHARCOAL	9	CONCRETE CHARCOAL
10	SOLID CORE CEDAR WOOD DOOR - PAINTED: IVORY, GREEN, BLUE	10	SOLID CORE CEDAR WOOD DOOR - PAINTED: IVORY, GREEN, BLUE
11	RED - AS SHOWN	11	RED - AS SHOWN

Key Value	Material Legend	Key Value	Material Legend
1	PRE-FINISHED METAL CLADDING PANEL - COLOUR: CHARCOAL GREY	1	PRE-FINISHED METAL CLADDING PANEL - COLOUR: CHARCOAL GREY
2	PRE-FINISHED METAL CLADDING PANEL - COLOUR: CHARCOAL GREY	2	PRE-FINISHED METAL CLADDING PANEL - COLOUR: CHARCOAL GREY
3	TRIM - COLOUR: ARCTIC WHITE	3	TRIM - COLOUR: ARCTIC WHITE
4	TRIM - COLOUR: FACED CENTER	4	TRIM - COLOUR: FACED CENTER
5	JAMES MARCIE BEVELLED PANEL AND ASSOCIATED FLASHINGS AND TRIM - COLOUR: TUBER BANK	5	JAMES MARCIE BEVELLED PANEL AND ASSOCIATED FLASHINGS AND TRIM - COLOUR: TUBER BANK



Project: **RUSSELL AND MAPLE CORNER**  
 15001 Russell St  
 Vancouver BC V6J 1N5  
**3D VIEWS**

Project Name: **RUSSELL AND MAPLE CORNER**  
**RECORDING OP**

SUBMISSION	
Date	Description
2022-05-22	78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000

REVISION	
No.	Date Description

All Drawings in this set to be read in conjunction with the project description or specifications to be referred to the architect before commencing work. The architect shall be responsible for that all work is executed in accordance with the Building Code Authority of British Columbia and the applicable laws and regulations. All rights reserved.

Scale: **A970**

DATE PLOTTED: **2022-05-22 10:00:00 AM**



Plot Date: 2022-05-22 10:00:00 AM  
 D:\001 PRJ\T1\CKA\_T1\172\_T1\_M\N\_R110\_C2\_S0\_15531 Russell and 1500-1509 Maple\_LumA27R\_V4.rvt





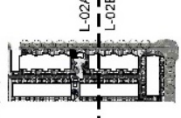
# Schedule E – Landscape Plans







**Key Plan (N73)**



NO.	SYMBOL	PLANT NAME	PLANT CODE	PLANT SIZE	PLANT QUANTITY
1	101	Red-Twigged Dogwood	101	101" DBH	1
2	102	Red-Twigged Dogwood	102	102" DBH	1
3	103	Red-Twigged Dogwood	103	103" DBH	1
4	104	Red-Twigged Dogwood	104	104" DBH	1
5	105	Red-Twigged Dogwood	105	105" DBH	1
6	106	Red-Twigged Dogwood	106	106" DBH	1
7	107	Red-Twigged Dogwood	107	107" DBH	1
8	108	Red-Twigged Dogwood	108	108" DBH	1
9	109	Red-Twigged Dogwood	109	109" DBH	1
10	110	Red-Twigged Dogwood	110	110" DBH	1

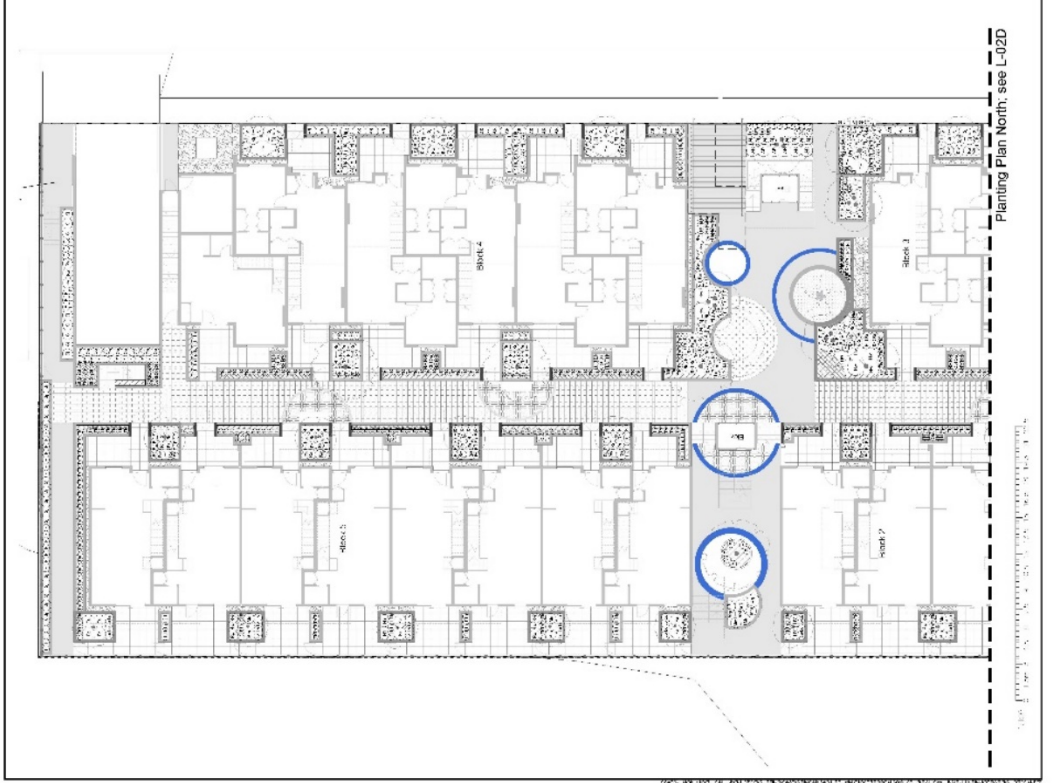
**TREE SCHEDULE**

**REES** BOTANICAL COMMON NAME CONT. SIZE QTY

REES	BOTANICAL COMMON NAME	CONT.	SIZE	QTY
1	Red-Twigged Dogwood	101	101" DBH	1
2	Red-Twigged Dogwood	102	102" DBH	1
3	Red-Twigged Dogwood	103	103" DBH	1
4	Red-Twigged Dogwood	104	104" DBH	1
5	Red-Twigged Dogwood	105	105" DBH	1
6	Red-Twigged Dogwood	106	106" DBH	1
7	Red-Twigged Dogwood	107	107" DBH	1
8	Red-Twigged Dogwood	108	108" DBH	1
9	Red-Twigged Dogwood	109	109" DBH	1
10	Red-Twigged Dogwood	110	110" DBH	1

**PLANT SCHEDULE**

PLANT SCHEDULE	BOTANICAL COMMON NAME	CONT.	SIZE	QTY
1	Red-Twigged Dogwood	101	101" DBH	1
2	Red-Twigged Dogwood	102	102" DBH	1
3	Red-Twigged Dogwood	103	103" DBH	1
4	Red-Twigged Dogwood	104	104" DBH	1
5	Red-Twigged Dogwood	105	105" DBH	1
6	Red-Twigged Dogwood	106	106" DBH	1
7	Red-Twigged Dogwood	107	107" DBH	1
8	Red-Twigged Dogwood	108	108" DBH	1
9	Red-Twigged Dogwood	109	109" DBH	1
10	Red-Twigged Dogwood	110	110" DBH	1







**VZ+A**  
VZ+A ARCHITECTURE  
1500 WEST 10TH AVENUE  
VANCOUVER, BC V6H 2T6  
TEL: 604.273.8888  
WWW.VZ+A.COM

No.	1	2	3	4	5	6	7	8	9	10
Rev.										
Description	1.1	1.2	1.3	1.4	1.5	1.6	1.7	1.8	1.9	1.10
Date	18.07.2018	18.07.2018	18.07.2018	18.07.2018	18.07.2018	18.07.2018	18.07.2018	18.07.2018	18.07.2018	18.07.2018
By	1801	1801	1801	1801	1801	1801	1801	1801	1801	1801
Checked										
Approved										
Scale	AS BUILT									

**4 CONCRETE PATHWAY**  
Scale: 1/10

**8 OGDEN BENCH (LAYOUT 00022)**  
Scale: N.T.S.

**3 UNIT PAVERS ON SLAB**  
Scale: 1/10

**7 KOMRAN STARFISH TABLE**  
Scale: N.T.S.

**2 HYDRO-PRESSED SLAB**  
Scale: 1/10

**6 BARKMAN ROUND CAST PLANTER**  
Scale: N.T.S.

**5 ENTRY GATE**  
Scale: 1/10

**6 BARKMAN CONCRETE PLANTER**  
Scale: N.T.S.

**2 HYDRO-PRESSED SLABS**  
Scale: 1/10

**7 KOMRAN STARFISH TABLE**  
Scale: N.T.S.

**2 HYDRO-PRESSED SLABS**  
Scale: 1/10

**7 KOMRAN STARFISH TABLE**  
Scale: N.T.S.





NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	JAN 27 2018
2	REVISED	JAN 27 2018
3	REVISED	JAN 27 2018
4	REVISED	OCT 28 2018
5	REVISED	NOV 13 2018
6	REVISED	OCT 17 2018
7	REVISED	FEB 08 2019
8	REVISED	FEB 08 2019
9	REVISED	FEB 08 2019
10	REVISED	FEB 08 2019

Project: Rural and Maple Townhomes  
 Location: 1655 Grand St, 1505-1559 Maple St, V6H 1R6 BC  
 Designer: VZDZ  
 Checker: DJ  
 Approver: DJ  
 Scale: AS SHOWN  
 Date: 02/08/2019

**1 SAND PIT EDGE ON SLAB**  
 Scale: 1/4" = 1'-0"

Link Uprights with Splices  
 Pour Concrete 150mm Wide Around Log Base  
 Drain rock and void form if necessary

**2 FEATURE BANDING / MOSAIC TILES**  
 NTS

**3 BIKE RACKS**  
 NTS

SIC 70085  
 1500-0000-0000 (MFR 1)  
 2000-0000-0000 (MFR 2)  
 3000-0000-0000 (MFR 3)  
 Color: Powercoat Acrylic  
 Manufacturer: Tormac  
 Mount to wall

**6 STEP LIGHT**  
 NTS

**8 WALL-MOUNTED LIGHT - RETAINING WALL**  
 NTS

**7 TREE UPLIGHT**  
 NTS

**9 BACK LIGHT - ADDRESS SIGNAGE**  
 NTS

**4 CUSTOM BENCH**  
 NTS

**5 CEDAR SLAT AND ALUMINUM PERIMETER FENCE**  
 NTS

**1 SAND PIT EDGE ON SLAB**  
 Scale: 1/4" = 1'-0"

Link Uprights with Splices  
 Pour Concrete 150mm Wide Around Log Base  
 Drain rock and void form if necessary

**The Corporation of the  
CITY OF WHITE ROCK  
BYLAW No. 2397**



A Bylaw to amend the  
"White Rock Zoning Bylaw, 2012, No. 2000" as amended

The CITY COUNCIL of the Corporation of the City of White Rock in open meeting assembled ENACTS as follows:

THAT Schedule C of the *White Rock Zoning Bylaw, 2012, No. 2000* as amended be further amended by rezoning the following lands as shown on Schedule "1" attached hereto, from the 'RS-1 One Unit Residential Zone' to 'CD-66 Comprehensive Development Zone (1539 Maple Street)'.

Lot 3 Section 11 Township 1 New Westminster District Plan, 16655  
PID: 005-767-121  
(1559 Maple Street)

Lot 4 Section 11 Township 1 New Westminster District Plan, 16655  
PID: 010-236-538  
(1549 Maple Street)

Lot 5 Section 11 Township 1 New Westminster District Plan 16655  
PID: 010-236-554  
(1539 Maple Street)

Lot 6 Section 11 Township 1 New Westminster District Plan 16655  
PID: 010-144-048  
(1529 Maple Street)

Lot 7 Section 11 Township 1 New Westminster District Plan 16655  
PID: 010-236-589  
(15631 Russell Avenue)

Lot 8 Section 11 Township 1 New Westminster District Plan 16655  
PID: 010-236-597  
(1509 Maple Street)

1. THAT *White Rock Zoning Bylaw, 2012, No. 2000* as amended is further amended:



(1) by adding to the Table of Contents for ‘Schedule B (Comprehensive Development Zones)’ reference to Section 7.66 ‘CD-66 Comprehensive Development Zone (1539 Maple Street)’;

(2) by adding the attached Schedule “2” to ‘Schedule B (Comprehensive Development Zones)’, being a new Section 7.66 ‘CD-66 Comprehensive Development Zone (1539 Maple Street)’.

2. This bylaw may be cited for all purposes as “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-66 – 1539 Maple Street) Bylaw, 2021, No. 2397*”.

PUBLIC INFORMATION MEETING on the \_\_\_\_\_ day of \_\_\_\_\_  
RECEIVED FIRST READING on the \_\_\_\_\_ day of \_\_\_\_\_  
RECEIVED SECOND READING on the \_\_\_\_\_ day of \_\_\_\_\_  
PUBLIC HEARING held on the \_\_\_\_\_ day of \_\_\_\_\_  
RECEIVED THIRD READING on the \_\_\_\_\_ day of \_\_\_\_\_  
RECONSIDERED AND FINALLY ADOPTED on \_\_\_\_\_ day of \_\_\_\_\_  
the \_\_\_\_\_

---

Mayor

---

Director of Corporate Administration



## 7.66 CD-66 COMPREHENSIVE DEVELOPMENT ZONE

### INTENT

The intent of this zone is to accommodate the development of a multi-unit residential use within five stacked townhouse blocks on a site of approximately 4,566 square metres (0.45ha).

1. Permitted Uses:

- (a) *multi-unit residential use*; and
- (b) *accessory home occupation* use in accordance with the provisions of section 5.3 and being a use that does not involve clients directly accessing the *principal building*.

2. Building Height:

- (a) The *principal buildings* for *multi-unit residential uses*, inclusive of elevator shafts, stair housing, and all mechanical equipment, shall not exceed the maximum geodetic heights as outlined below. The Block references noted correspond with those illustrated in the Plans forming part of this CD-66 Zone:

- (i) Block 1: 104.51 metres (342.88 feet)
- (ii) Block 2: 104.51 metres (342.88 feet)
- (iii) Block 3: 104.51 metres (342.88 feet)
- (iv) Block 4: 105.01 metres (344.52 feet)
- (v) Block 5: 105.51 metres (346.16 feet)

For reference, the *average natural grade* applicable to the development is 93.4 metres (306.35 feet) geodetic.

- (b) *Ancillary buildings* and *structures* for *multi-unit residential uses* shall not exceed a height of 5.0 metres from *finished grade*.

3. Maximum Density (Floor Area):

- (a) The maximum *gross floor area* shall not exceed 5,953.4 square metres or 1.304 times the lot area; and
- (b) The maximum number of dwelling units shall not exceed 53 units.

4. Siting Requirements:

- (a) Minimum setbacks for *multi-unit residential uses* are as follows:

- (i) Setback from the north lot line = 1.82 metres (6.00 feet)
- (ii) Setback from the south lot line (Russell Avenue) = 1.82 metres (6.00 feet)
- (iii) Setback from the west lot line = 2.43 metres (8.00 feet)
- (iv) Setback from the east lot line (Maple Street) = 3.04 metres (10.00 feet)

- (b) Despite section 7.66.4(a), limited portions of *principal buildings*, *ancillary structures*, and exterior walkways are permitted within the minimum setbacks in accordance with the Plans prepared by Ankenman Marchand Architects, dated Aug. 19, 2021, attached

hereto and on file at the City of White Rock, with the exception that no ancillary buildings or structures are permitted within 1.0 metres of a lot line.

5. Lot Coverage:

- (a) For *multi-unit residential uses*, lot coverage shall not exceed 61%.

6. Standard and Accessible Off-Street Parking:

Parking for *multi-unit residential uses* shall be provided in accordance with Section 4.14 of this Bylaw, with the minimum number of spaces required as follows:

- (a) A minimum of 108 standard parking spaces shall be provided for residents;
- (b) A minimum of 18 standard parking spaces shall be provided for visitors;
- (c) A minimum of 3 parking spaces must be provided as accessible spaces, shall be clearly marked, and must have a minimum length of 5.5 metres. Two of these spaces shall be provided as a van-accessible space with a minimum width of 3.4 metres, and the other space shall have a minimum width of 2.5 metres. Each accessible parking space must be located adjacent to an access aisle having a minimum width of 1.5 metres; and
- (d) The access and egress route to and from accessible parking spaces must have a vertical clearance of 2.3 metres.

7. Off-Street Loading:

- (a) Notwithstanding any provision within Section 4.15 to the contrary, one loading space shall be provided for a *multi-unit residential use* with the minimum dimensions of this space being 3.0 metres wide and 9.0 metres long; and
- (b) The access and egress route to and from the loading space must have a vertical clearance of 3.7 metres.

8. Bicycle Parking:

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

- (a) A minimum of 53 Class I spaces shall be provided; and
- (b) A minimum of 14 Class II spaces shall be provided

9. Electric Vehicle Parking

Electric vehicle (EV) parking shall be provided in accordance with Section 4.17 of this Bylaw, with the minimum number of EV parking spaces required as follows:

- (a) A minimum of 25 percent of the required parking supply shall be provided an energized outlet capable of providing a Level 2 charge, or higher for electric vehicle charging; and
- (b) A minimum of 75 percent of the required parking supply shall be located within three (3) metres of an electrical outlet roughed-in for electric vehicle charging.

10. Conformity to Design Plans

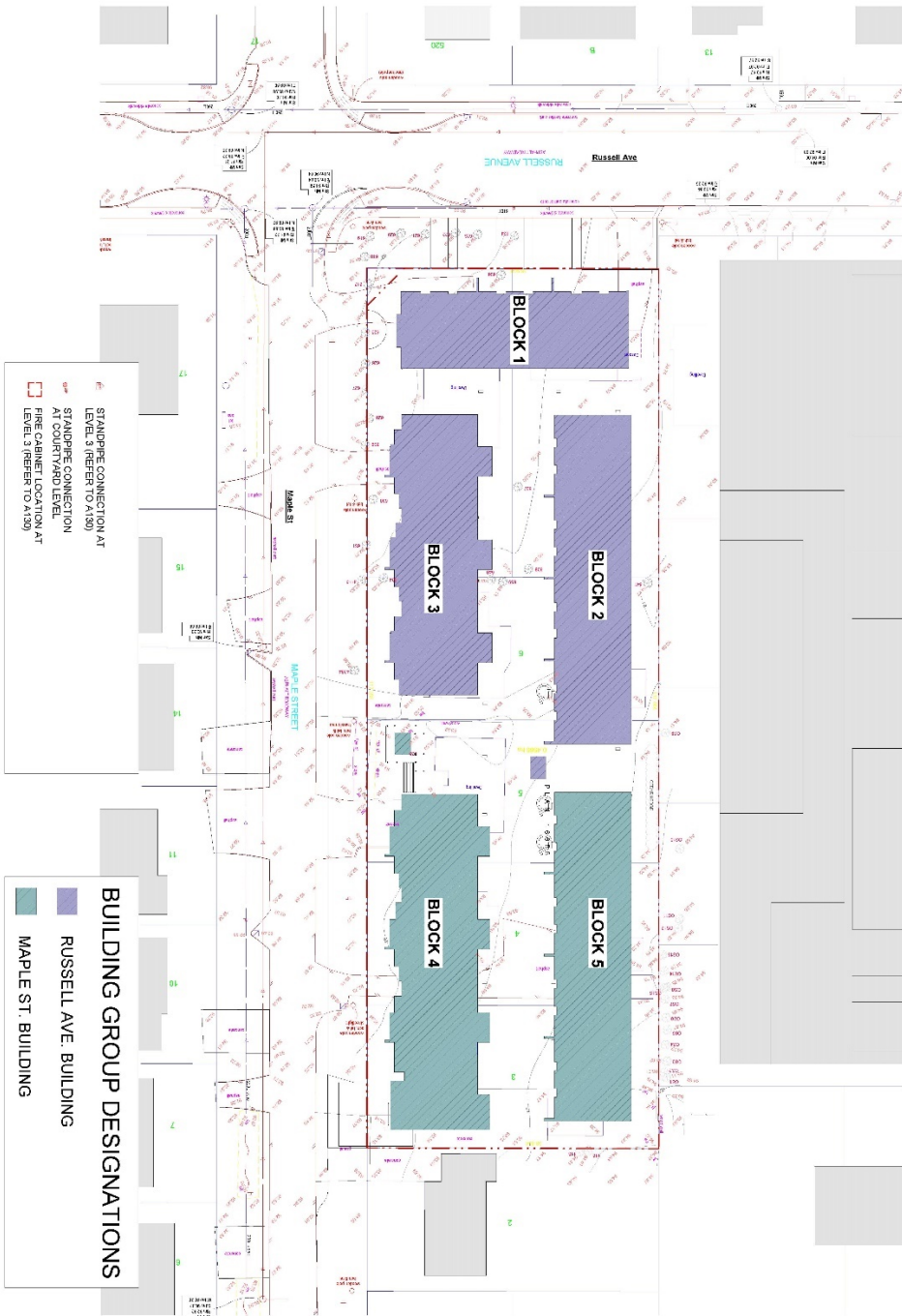
Development in the CD-66 Zone shall substantially conform to the Plans prepared by Ankenman Marchand Architects, dated Aug. 19, 2021 attached hereto and on file at the City of White Rock.

11. Road Dedication

The siting and lot coverage standards established within this CD-66 Zone shall apply to the legal perimeter (outermost) boundaries, and total area, of the assembled parcels as they existed at the time of first and second reading of this Bylaw and prior to any road dedications.

DRAFT





**ARCHITECTS**

**ANKENMAN MARCHAND**

1545 Maple St. Ave  
Waukegan, IL 60087  
Tel: (804) 872-2055 Fax: (804) 872-2058  
Email: [office@AMArchitects.com](mailto:office@AMArchitects.com)

Project: 1732  
Client: RUSSELL AND MAPLE  
1001 RUSSELL ST  
Waukegan, IL  
**BUILDING FOOTPRINT PLAN**  
REVISION / DP

Date: 09/02/2021  
Description: 1732-01-01  
Scale: 1/8" = 1'-0"

No.	Date	Description

All Drawings in this set to be read in conjunction with the project program and specifications. The architect shall be responsible for the coordination of all building systems. The architect shall be responsible for the coordination of all building systems. The architect shall be responsible for the coordination of all building systems.

Scale: As Indicated DWG. NO. **A011**

**REVISION**

No.	Date	Description



Key Value	MATERIAL FINISH	Key Value	MATERIAL FINISH	Key Value	MATERIAL FINISH	Key Value	MATERIAL FINISH
1	POLYURETHANE METAL PAINT - COLOUR: CHARCOAL GREY	4	HAC ARCHITECTURAL METAL SPAN- COLOUR: STEEL	10	PAVING: POLYURETHANE METAL PAINT - COLOUR: CHARCOAL GREY	16	WOOD: FULLY QUARTER SAWN WHITE OAK - FINISH: OIL
2	PAVING: POLYURETHANE METAL PAINT - COLOUR: CHARCOAL GREY	5	INSULATION: POLYURETHANE METAL SPAN - COLOUR: STEEL	11	PAVING: POLYURETHANE METAL PAINT - COLOUR: CHARCOAL GREY	17	WOOD: FULLY QUARTER SAWN WHITE OAK - FINISH: OIL
3	PAVING: POLYURETHANE METAL PAINT - COLOUR: CHARCOAL GREY	6	HAC ARCHITECTURAL METAL SPAN - COLOUR: STEEL	12	PAVING: POLYURETHANE METAL PAINT - COLOUR: CHARCOAL GREY	18	WOOD: FULLY QUARTER SAWN WHITE OAK - FINISH: OIL
4	PAVING: POLYURETHANE METAL PAINT - COLOUR: CHARCOAL GREY	7	INSULATION: POLYURETHANE METAL SPAN - COLOUR: STEEL	13	PAVING: POLYURETHANE METAL PAINT - COLOUR: CHARCOAL GREY	19	WOOD: FULLY QUARTER SAWN WHITE OAK - FINISH: OIL
5	PAVING: POLYURETHANE METAL PAINT - COLOUR: CHARCOAL GREY	8	HAC ARCHITECTURAL METAL SPAN - COLOUR: STEEL	14	PAVING: POLYURETHANE METAL PAINT - COLOUR: CHARCOAL GREY	20	WOOD: FULLY QUARTER SAWN WHITE OAK - FINISH: OIL
6	PAVING: POLYURETHANE METAL PAINT - COLOUR: CHARCOAL GREY	9	INSULATION: POLYURETHANE METAL SPAN - COLOUR: STEEL	15	PAVING: POLYURETHANE METAL PAINT - COLOUR: CHARCOAL GREY	21	WOOD: FULLY QUARTER SAWN WHITE OAK - FINISH: OIL

**ARCHITECTS**  
ANKENMAN MARCHAND

Project:  
1700  
Client:  
RUSSELL AND MAPLE  
1000 West 17th St  
Vancouver, BC V6J 1K5  
RUSSELL AVE. BUILDING  
ELEVATIONS

Process:  
REZONING / DP

Date:  
2018.04.10  
Description:  
RUSSELL AVE. BUILDING  
ELEVATIONS

REVISION

No. 001  
User: Unapproved

Scale:  
1/8" = 1'-0"  
DWG NO:  
A210



Key Value	MATERIAL FINISH	Key Value	MATERIAL FINISH	Key Value	MATERIAL FINISH	Key Value	MATERIAL FINISH
1	PAVING: POLYURETHANE METAL PAINT - COLOUR: CHARCOAL GREY	8	PAVING: POLYURETHANE METAL PAINT - COLOUR: CHARCOAL GREY	14	WOOD: FULLY QUARTER SAWN WHITE OAK - FINISH: OIL	20	WOOD: FULLY QUARTER SAWN WHITE OAK - FINISH: OIL
2	PAVING: POLYURETHANE METAL PAINT - COLOUR: CHARCOAL GREY	9	PAVING: POLYURETHANE METAL PAINT - COLOUR: CHARCOAL GREY	15	WOOD: FULLY QUARTER SAWN WHITE OAK - FINISH: OIL	21	WOOD: FULLY QUARTER SAWN WHITE OAK - FINISH: OIL
3	PAVING: POLYURETHANE METAL PAINT - COLOUR: CHARCOAL GREY	10	PAVING: POLYURETHANE METAL PAINT - COLOUR: CHARCOAL GREY	16	WOOD: FULLY QUARTER SAWN WHITE OAK - FINISH: OIL	22	WOOD: FULLY QUARTER SAWN WHITE OAK - FINISH: OIL
4	PAVING: POLYURETHANE METAL PAINT - COLOUR: CHARCOAL GREY	11	PAVING: POLYURETHANE METAL PAINT - COLOUR: CHARCOAL GREY	17	WOOD: FULLY QUARTER SAWN WHITE OAK - FINISH: OIL	23	WOOD: FULLY QUARTER SAWN WHITE OAK - FINISH: OIL
5	PAVING: POLYURETHANE METAL PAINT - COLOUR: CHARCOAL GREY	12	PAVING: POLYURETHANE METAL PAINT - COLOUR: CHARCOAL GREY	18	WOOD: FULLY QUARTER SAWN WHITE OAK - FINISH: OIL	24	WOOD: FULLY QUARTER SAWN WHITE OAK - FINISH: OIL
6	PAVING: POLYURETHANE METAL PAINT - COLOUR: CHARCOAL GREY	13	PAVING: POLYURETHANE METAL PAINT - COLOUR: CHARCOAL GREY	19	WOOD: FULLY QUARTER SAWN WHITE OAK - FINISH: OIL	25	WOOD: FULLY QUARTER SAWN WHITE OAK - FINISH: OIL

**ARCHITECTS**  
ANKENMAN MARCHAND

Project:  
1700  
Client:  
RUSSELL AND MAPLE  
1000 West 17th St  
Vancouver, BC V6J 1K5  
RUSSELL AVE. BUILDING  
ELEVATIONS

Process:  
REZONING / DP

Date:  
2018.04.10  
Description:  
RUSSELL AVE. BUILDING  
ELEVATIONS

REVISION

No. 001  
User: Unapproved

Scale:  
1/8" = 1'-0"  
DWG NO:  
A220







1. MAPLEST BUILDING BLOCK 3 EAST ELEVATION (COURTYARD)



2. MAPLEST BUILDING BLOCK 3 WEST ELEVATION

Key Note	PAINTS & LOGS	Key Note	WALLPAPER LOGS	Key Note	WALLPAPER LOGS	Key Note	WALLPAPER LOGS
1	PAINT: INTERIORS, CEILING, WALL, - COLOUR: DISCREPANCY	1	WALLPAPER: INTERIORS, WALLS - COLOUR: CLAY	11	WALLPAPER: FROM HIGH WALLS, COLOUR: CLAY	11	WALLPAPER: FROM HIGH WALLS, COLOUR: CLAY
2	PAINT: INTERIORS, CEILING, WALL, - COLOUR: DISCREPANCY	2	WALLPAPER: INTERIORS, WALLS - COLOUR: CLAY	12	WALLPAPER: FROM HIGH WALLS, COLOUR: CLAY	12	WALLPAPER: FROM HIGH WALLS, COLOUR: CLAY
3	PAINT: INTERIORS, CEILING, WALL, - COLOUR: DISCREPANCY	3	WALLPAPER: INTERIORS, WALLS - COLOUR: CLAY	13	WALLPAPER: FROM HIGH WALLS, COLOUR: CLAY	13	WALLPAPER: FROM HIGH WALLS, COLOUR: CLAY
4	PAINT: INTERIORS, CEILING, WALL, - COLOUR: DISCREPANCY	4	WALLPAPER: INTERIORS, WALLS - COLOUR: CLAY	14	WALLPAPER: FROM HIGH WALLS, COLOUR: CLAY	14	WALLPAPER: FROM HIGH WALLS, COLOUR: CLAY
5	PAINT: INTERIORS, CEILING, WALL, - COLOUR: DISCREPANCY	5	WALLPAPER: INTERIORS, WALLS - COLOUR: CLAY	15	WALLPAPER: FROM HIGH WALLS, COLOUR: CLAY	15	WALLPAPER: FROM HIGH WALLS, COLOUR: CLAY
6	PAINT: INTERIORS, CEILING, WALL, - COLOUR: DISCREPANCY	6	WALLPAPER: INTERIORS, WALLS - COLOUR: CLAY	16	WALLPAPER: FROM HIGH WALLS, COLOUR: CLAY	16	WALLPAPER: FROM HIGH WALLS, COLOUR: CLAY
7	PAINT: INTERIORS, CEILING, WALL, - COLOUR: DISCREPANCY	7	WALLPAPER: INTERIORS, WALLS - COLOUR: CLAY	17	WALLPAPER: FROM HIGH WALLS, COLOUR: CLAY	17	WALLPAPER: FROM HIGH WALLS, COLOUR: CLAY
8	PAINT: INTERIORS, CEILING, WALL, - COLOUR: DISCREPANCY	8	WALLPAPER: INTERIORS, WALLS - COLOUR: CLAY	18	WALLPAPER: FROM HIGH WALLS, COLOUR: CLAY	18	WALLPAPER: FROM HIGH WALLS, COLOUR: CLAY
9	PAINT: INTERIORS, CEILING, WALL, - COLOUR: DISCREPANCY	9	WALLPAPER: INTERIORS, WALLS - COLOUR: CLAY	19	WALLPAPER: FROM HIGH WALLS, COLOUR: CLAY	19	WALLPAPER: FROM HIGH WALLS, COLOUR: CLAY
10	PAINT: INTERIORS, CEILING, WALL, - COLOUR: DISCREPANCY	10	WALLPAPER: INTERIORS, WALLS - COLOUR: CLAY	20	WALLPAPER: FROM HIGH WALLS, COLOUR: CLAY	20	WALLPAPER: FROM HIGH WALLS, COLOUR: CLAY

ARCHITECTS  
ANKENMAN MARCHAND

Project:  
1024  
Client:  
RUSSELL AND MAPLE  
1000 10th Ave SE  
Maple, BC V2M 4K8

Project Name:  
MAPLEST BUILDING  
ELEVATIONS

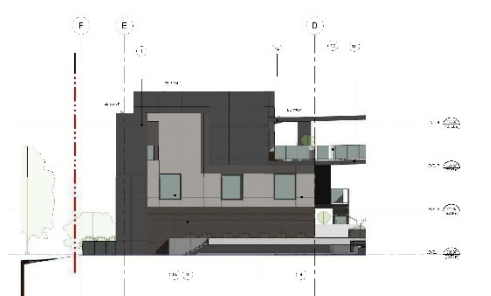
Project Type:  
REZONING / DP

Revised By:  
Date:  
Description:

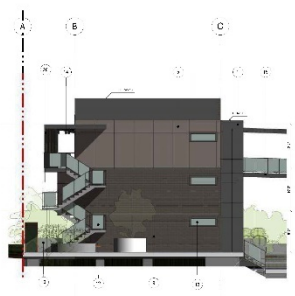
REVISION

No. Date Description

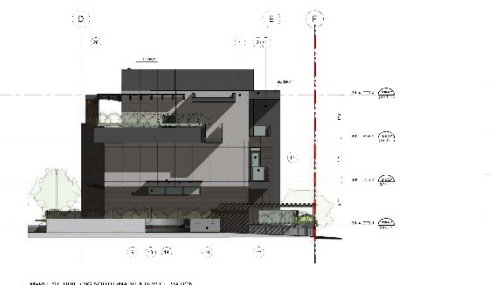
Scale:  
1/8" = 1'-0" DIMS. NO. A250



3. MAPLEST BUILDING NORTH ELEVATION



4. MAPLEST BUILDING SOUTH ELEVATION



5. MAPLEST BUILDING WEST ELEVATION



6. MAPLEST BUILDING EAST ELEVATION

Key Note	PAINTS & LOGS	Key Note	WALLPAPER LOGS	Key Note	WALLPAPER LOGS	Key Note	WALLPAPER LOGS
1	PAINT: INTERIORS, CEILING, WALL, - COLOUR: DISCREPANCY	1	WALLPAPER: INTERIORS, WALLS - COLOUR: CLAY	11	WALLPAPER: FROM HIGH WALLS, COLOUR: CLAY	11	WALLPAPER: FROM HIGH WALLS, COLOUR: CLAY
2	PAINT: INTERIORS, CEILING, WALL, - COLOUR: DISCREPANCY	2	WALLPAPER: INTERIORS, WALLS - COLOUR: CLAY	12	WALLPAPER: FROM HIGH WALLS, COLOUR: CLAY	12	WALLPAPER: FROM HIGH WALLS, COLOUR: CLAY
3	PAINT: INTERIORS, CEILING, WALL, - COLOUR: DISCREPANCY	3	WALLPAPER: INTERIORS, WALLS - COLOUR: CLAY	13	WALLPAPER: FROM HIGH WALLS, COLOUR: CLAY	13	WALLPAPER: FROM HIGH WALLS, COLOUR: CLAY
4	PAINT: INTERIORS, CEILING, WALL, - COLOUR: DISCREPANCY	4	WALLPAPER: INTERIORS, WALLS - COLOUR: CLAY	14	WALLPAPER: FROM HIGH WALLS, COLOUR: CLAY	14	WALLPAPER: FROM HIGH WALLS, COLOUR: CLAY
5	PAINT: INTERIORS, CEILING, WALL, - COLOUR: DISCREPANCY	5	WALLPAPER: INTERIORS, WALLS - COLOUR: CLAY	15	WALLPAPER: FROM HIGH WALLS, COLOUR: CLAY	15	WALLPAPER: FROM HIGH WALLS, COLOUR: CLAY
6	PAINT: INTERIORS, CEILING, WALL, - COLOUR: DISCREPANCY	6	WALLPAPER: INTERIORS, WALLS - COLOUR: CLAY	16	WALLPAPER: FROM HIGH WALLS, COLOUR: CLAY	16	WALLPAPER: FROM HIGH WALLS, COLOUR: CLAY
7	PAINT: INTERIORS, CEILING, WALL, - COLOUR: DISCREPANCY	7	WALLPAPER: INTERIORS, WALLS - COLOUR: CLAY	17	WALLPAPER: FROM HIGH WALLS, COLOUR: CLAY	17	WALLPAPER: FROM HIGH WALLS, COLOUR: CLAY
8	PAINT: INTERIORS, CEILING, WALL, - COLOUR: DISCREPANCY	8	WALLPAPER: INTERIORS, WALLS - COLOUR: CLAY	18	WALLPAPER: FROM HIGH WALLS, COLOUR: CLAY	18	WALLPAPER: FROM HIGH WALLS, COLOUR: CLAY
9	PAINT: INTERIORS, CEILING, WALL, - COLOUR: DISCREPANCY	9	WALLPAPER: INTERIORS, WALLS - COLOUR: CLAY	19	WALLPAPER: FROM HIGH WALLS, COLOUR: CLAY	19	WALLPAPER: FROM HIGH WALLS, COLOUR: CLAY
10	PAINT: INTERIORS, CEILING, WALL, - COLOUR: DISCREPANCY	10	WALLPAPER: INTERIORS, WALLS - COLOUR: CLAY	20	WALLPAPER: FROM HIGH WALLS, COLOUR: CLAY	20	WALLPAPER: FROM HIGH WALLS, COLOUR: CLAY

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No. Date Description

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