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Corporate Administration
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THE CORPORATION OF THE
CITY OF WHITE ROCK
15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6



February 13, 2019

A **SPECIAL MEETING** (1310 Johnston Road) of **CITY COUNCIL** will be held in the **CITY HALL COUNCIL CHAMBERS** located at **15322 Buena Vista Avenue, White Rock, BC**, on February 14, 2019 to begin at **4:00 p.m.** for the transaction of business as listed below.

T. Arthur, Director of Corporate Administration

A G E N D A

1. **CALL MEETING TO ORDER**
2. **ADOPTION OF AGENDA**

RECOMMENDATION

THAT the Corporation of the City of White Rock Council adopt the agenda for its special meeting scheduled for February 14, 2019 as circulated.

3. **CORPORATE REPORT**

- 3.1 **60-DAY EXTENSION OF PERIOD FOR WITHHOLDING A BUILDING PERMIT FOR 1310 JOHNSTON ROAD** Page 3

Corporate report dated February 14, 2019 from the Director of Planning and Development Services titled “60-Day Extension of Period for Withholding a Building Permit for 1310 Johnston Road”.

RECOMMENDATIONS

THAT Council:

1. Receive for information the corporate report dated February 14, 2019, from the Director of Planning and Development, titled “60-Day Extension of Period for Withholding a Building Permit for 1310 Johnston Road;” and
2. Consider the application for a building permit at 1310 Johnston Road and pass the following resolution:

“WHEREAS:

- A. On February 11, 2019, the Council of the City gave first and second readings to the following bylaws:

- (i) A bylaw (the “OCP Amendment”) to amend the “City of White Rock Official Community Plan Bylaw, 2017, No. 2200” by:

1. Replacing Figure 10 thereof with a new Figure 10; and

2. Replacing the excerpt from Figure 10 contained in Section 8.3 (Lower Town Centre) with an excerpt from the new Figure 10;
- (ii) A bylaw (the “Zoning Amendment”) to amend the “White Rock Zoning Bylaw, 2012 No. 2000” as amended, by, *inter alia*:
1. Deleting the existing Section 7.60 “CD-60 Comprehensive Development Zone (1310 Johnston Road)” in Schedule “B” thereof; and
 2. Adding a new Comprehensive Zone to Schedule “B” thereof, as Section 7.61 “CD-61 Comprehensive Development Zone (1310 Johnston Road)”;
 3. Rezoning the following lands:
Lot 1 Except: West 7 Feet, Block 17 Section 11 Township 1 New Westminster District Plan 2793
PID: 004-601-017

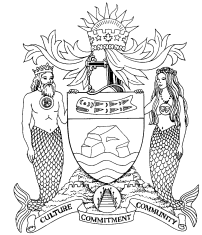
Lot 2 Except: West 7 Feet, Block 17 Section 11 Township 1 New Westminster District Plan 2793
PID: 004-601-050
(collectively “1310 Johnston Road”)

from “CD-60 Comprehensive Development Zone (1310 Johnston Road)” to “CD-61 Comprehensive Development Zone (1310 Johnston Road)”.
- B. Preparation of the OCP Amendment and the Zoning Amendment commenced on November 7, 2018.
- C. Drafts of the proposed OCP Amendment and Zoning Amendment are attached hereto as Appendix “B” and Appendix “C”, respectively.
- D. Building Permit Application No. 020409 (the “BP Application”) was made with respect to 1310 Johnston Road on January 21, 2019.
- E. By resolutions dated February 11, 2019, the Council of the City directed pursuant to section 463(1) of the *Local Government Act* RSBC 2015 c. 1 (the “LGA”) that a building permit in respect of the BP Application be withheld for a period of 30 days beginning on January 21, 2019 (the “30 Day Period”).
- F. Council has considered the BP Application, and wishes to proceed with public consultation concerning the OCP Amendment and the Zoning Amendment.

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. Pursuant to section 463(3) of the LGA, Council hereby directs that a building permit in respect of the BP Application be withheld for a further period of sixty 60 days from the expiry of the 30-Day Period, i.e. for a further period of 60 days beginning on February 20, 2019.
 2. The OCP Amendment and the Zoning Amendment shall be referred to the City’s public consultation process and public hearing.”
4. **CONCLUSION OF THE FEBRUARY 14, 2019 SPECIAL COUNCIL MEETING**

THE CORPORATION OF THE
CITY OF WHITE ROCK
CORPORATE REPORT



DATE: February 14, 2019

TO: Mayor and Council

FROM: Carl Johannsen, Director of Planning and Development Services

SUBJECT: 60-Day Extension of Period for Withholding a Building Permit for 1310 Johnston Road

RECOMMENDATIONS

THAT Council:

1. Receive for information the corporate report dated February 14, 2019, from the Director of Planning and Development, titled “60-Day Extension of Period for Withholding a Building Permit for 1310 Johnston Road;” and
2. Consider the application for a building permit at 1310 Johnston Road and pass the following resolution:

“WHEREAS:

A. On February 11, 2019, the Council of the City gave first and second readings to the following bylaws:

- (i) A bylaw (the “OCP Amendment”) to amend the “City of White Rock Official Community Plan Bylaw, 2017, No. 2200” by:
 1. Replacing Figure 10 thereof with a new Figure 10; and
 2. Replacing the excerpt from Figure 10 contained in Section 8.3 (Lower Town Centre) with an excerpt from the new Figure 10;
- (ii) A bylaw (the “Zoning Amendment”) to amend the “White Rock Zoning Bylaw, 2012 No. 2000” as amended, by, *inter alia*:
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Lot 2 Except: West 7 Feet, Block 17 Section 11 Township 1 New
Westminster District Plan 2793
PID: 004-601-050
(collectively “1310 Johnston Road”)

from “CD-60 Comprehensive Development Zone (1310 Johnston Road)” to
“CD-61 Comprehensive Development Zone (1310 Johnston Road)”.

- B. Preparation of the OCP Amendment and the Zoning Amendment commenced on November 7, 2018.
- C. Drafts of the proposed OCP Amendment and Zoning Amendment are attached hereto as Appendix “B” and Appendix “C”, respectively.
- D. Building Permit Application No. 020409 (the “BP Application”) was made with respect to 1310 Johnston Road on January 21, 2019.
- E. By resolutions dated February 11, 2019, the Council of the City directed pursuant to section 463(1) of the *Local Government Act* RSBC 2015 c. 1 (the “LGA”) that a building permit in respect of the BP Application be withheld for a period of 30 days beginning on January 21, 2019 (the “30 Day Period”).
- F. Council has considered the BP Application, and wishes to proceed with public consultation concerning the OCP Amendment and the Zoning Amendment.

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

1. Pursuant to section 463(3) of the LGA, Council hereby directs that a building permit in respect of the BP Application be withheld for a further period of sixty 60 days from the expiry of the 30-Day Period, i.e. for a further period of 60 days beginning on February 20, 2019.
2. The OCP Amendment and the Zoning Amendment shall be referred to the City’s public consultation process and public hearing.”

INTRODUCTION

Council passed resolutions on November 7, 2018, to direct staff to prepare Official Community Plan (OCP) and Zoning Bylaw amendments to reduce the height and density permitted at 1310 Johnston Road, and further resolved on February 11, 2019, to direct staff to withhold the building permit for 1310 Johnston Road for a period of thirty (30) days beginning on January 21, 2019, the date a complete building permit application for the property was submitted to the City.

As noted in the Regular Council Agenda for February 11, 2019, in order to hold Public Hearings and consider adoption of the proposed OCP and Zoning Bylaw amendments before the applicant would be entitled to the issuance of the submitted building permit (at the end of the initial 30-day period), Council would need to consider the application for the building permit and may extend the withholding period by an additional sixty (60) days, for a total of ninety (90) days from January 21, 2019.

This report provides Council with an opportunity within the 30-day withholding period to consider the application for the building permit and advises Council of the options available in the *Local Government Act* (LGA) regarding this building permit application.

As Council has directed staff to withhold the building permit for thirty (30) days, at a subsequent meeting occurring prior to the 30-day expiry date (February 20, 2019), Council will also need to

consider the application for the permit. At that time, Council may extend this withholding period by an additional sixty (60) days, pursuant to section 463(3) of the *Local Government Act*, in order to have a Public Hearing and consider adoption of the bylaws before the applicant would be entitled to the issuance of the building permit.

PAST PRACTICE / POLICY/LEGISLATION

Section 463, *Local Government Act*

Withholding building permits and business licences that conflict with bylaws in preparation:

- “463 (1) A local government may direct that a building permit be withheld for a period of 30 days, beginning on the day the application for the permit was made, if it passes a resolution identifying what it considers to be a conflict between a development proposed in the application for a building permit and
- (a) an official community plan that is under preparation, or
 - (b) a bylaw, under any of the following, that is under preparation:
 - (i) Division 5 [*Zoning Bylaws*];
 - (ii) Division 12 [*Phased Development Agreements*];
 - (iii) section 523 [*runoff control requirements*];
 - (iv) section 524 [*requirements in relation to flood plain areas*];
 - (v) section 525 [*off-street parking and loading space requirements*].
- (2) Subsection (1) does not apply unless a local government has, by resolution at least 7 days before the application for a building permit, begun the preparation of a plan or bylaw that is in conflict with the application.
- (3) During the 30 day period referred to in subsection (1), the local government must consider the application for the permit and may
- (a) direct the permit be withheld for a further 60 days, or
 - (b) grant the permit, but impose conditions in it that would be in the public interest, having regard to the plan or bylaw that is under preparation.
- (4) If the local government does not adopt a plan or bylaw referred to in subsection (1) within the 60 day period, the owners of the land for which a building permit was withheld under this section are entitled to compensation for damages arising from the withholding of the building permit.
- (5) For the purposes of subsection (4),
- (a) Division 7 [*Expropriation and Compensation*] of Part 8 [*Regional Districts: General Powers and Responsibilities*] of this Act applies in relation to a regional district, and
 - (b) Division 4 [*Expropriation and Compensation*] of Part 3 [*Additional Powers and Limits on Powers*] of the *Community Charter* applies in relation to a municipality.
- (6) In relation to land that is subject to a resolution under subsection (1), the council may direct that a business licence in respect of the same land be withheld for a period not longer than 90 days, if the council considers that the use to which the land would be put and to which the business licence application relates would be contrary to the use that would be permitted by the bylaw that is under preparation.
- (7) Any requirement to approve a permit or licence under this section is subject to section 557 [*Environmental Management Act requirements*].”

DISCUSSION

Local Government Act Section 463 Procedures

Council's resolution on November 7, 2018, under section 463(2) of the LGA, established the basis for withholding the building permit application for 1310 Johnston Road, which was Council's direction to staff to prepare amendments to the Official Community Plan and Zoning Bylaws that would have the legal effect of reducing the permitted height and density for the property.

Council's resolution on February 11, 2018, under section 463(1) of the LGA, then brought into effect the 30-day period where staff have been directed to withhold the building permit. As the application for the building permit was submitted on January 21, 2019, the initial 30-day withholding period would lapse on February 20, 2019 and the building permit application would proceed under the current zoning unless Council extends the building permit withholding period.

Following first and second readings of the bylaws on February 11, 2019, the Public Hearings for the proposed OCP and Zoning Bylaws have been scheduled for February 25, 2019, and following the conclusion of these Public Hearings the bylaws may be considered by Council for third reading and adoption.

Since Council has enacted the 30-day withholding period, section 463(3) requires that Council, within the 30-day withholding period must consider the application for the building permit. Following consideration of the application, Council then has two options. Under section 463(3)(a), and in order to hold the scheduled Public Hearings and consider adoption of the proposed OCP and Zoning Bylaw amendments before the applicant would be entitled to the issuance of the submitted building permit (at the end of the initial 30-day period), Council may direct staff to extend the withholding period by an additional sixty (60) days, for a total of ninety (90) days from January 21, 2019. Alternately, after considering the application for the building permit, Council also has the option under section 463(3)(b) to grant the permit, but impose conditions in it that would be in the public interest, having regard to the plan or bylaw that is under preparation.

Should Council direct staff to extend the withholding period, and then not adopt a bylaw, the owners of the land for which a building permit was withheld are entitled to compensation for damages arising from the withholding of the building permit, as per section 463(4) of the *Local Government Act*. Typical damages can include income losses (from building's being available for occupancy later than planned), increases in construction costs over the period of delay, and financing charges. If compensation is due under these provisions and the City and property owner cannot agree on the amount, the process for resolving the dispute would follow the process in the *Community Charter* dealing with compensation for expropriation of land (section 33). In this case the applicant would also be entitled to the issuance of the building permit.

Consideration of the Building Permit

A complete building permit application consists of architectural drawings and a number of other documents depending on the nature of the building. The Foundation Permit (a Building Permit for the below-grade foundation, underground parkade, elevator/stair core, etc. under the City of White Rock's *Building Bylaw, 2012, No. 1928*) for a complex building such as that proposed for 1310 Johnston Road includes the following elements, all of which were submitted by the applicant on January 21, 2019, in accordance with the City's *Building Bylaw*:

- Building Code Analysis (indicating a 12 storey building with a total area of 7,282 m²)
- Geotechnical Report
- 2 Sealed Copies of the Geotechnical Engineer's Excavation/Shoring Plans

- 2 Sealed Copies of Civil Engineer's Drawings
- 2 Sealed Copies of the Structural Engineer's Drawings up to grade and the ground floor
- 2 Sealed Copies of the Plumbing Drawings up to Grade
- 2 Sealed Copies of the Architectural Drawings up to the First Floor
- Original Copies of the Letters of Assurance for the respective professionals including the CRP (Coordinating Registered Professional)
- Completed Form Bs with a copy of the professionals Liability Insurance
- A recent survey
- A Recent Title Search
- Owner Authorization
- A completed Form A (Owners Acknowledgement of Responsibility and Undertakings)
- Application for a Tree Management Permit
- Application for a Demolition Permit

The architectural drawings for the building foundation (attached as Appendix "A") are consistent with the architectural drawings for foundation of the 12-storey building that were submitted and approved for a Development Permit for the property (Appendix D), and show that there are 108 parking spaces provided for residents and visitors in the underground parkade. This is consistent with the minimum 105 spaces required in the current CD-60 zoning for the property (Appendix E), which would allow for thirty (30) residential units and 431.5 square metres (4,644.6 square feet) of commercial space in a twelve (12) storey building, also consistent with the CD-60 Zone.

As this property is located within the Lower Town Centre Development Permit Area, any new construction on the property would require a Development Permit prior to Building Permit issuance, and the only Development Permit that has been issued is for a twelve (12) storey building as described in the CD-60 zone and attached as Appendix D.

The geotechnical report, by GeoPacific Consultants Ltd. and dated January 7, 2019, indicates that the superstructure (the above ground portion of the building) as reviewed by the geotechnical engineer is designed as fourteen (14) storey residential tower with commercial space on the ground floor. While the engineer may be calculating the number of storeys differently than the Zoning Bylaw (which currently allows up to twelve (12) storeys on this property in the CD-60 zone), due to differences in interpreting mezzanine levels or double height ceilings, regardless the height of the proposed building in the application for the building permit is consistent to the CD-60 Zone, and is clearly in excess of the maximum six (6) storey height limit which is included in the proposed Zoning Amendment Bylaw, No. 2290.

OPTIONS

The following options are available for Council's consideration:

1. Consider the application for a building permit and direct staff to extend the withholding period for the building permit for an additional sixty (60) days; or
2. Consider the application for a building permit and direct that the permit be granted under conditions that Council considers are in the public interest, having regard to the OCP and Zoning Bylaw amendments under preparation, and direct staff to cancel the Public Hearings for the bylaws scheduled for February 25, 2019.

Staff recommend Option 1, according to the recommendations in this corporate report.

CONCLUSION

On February 11, 2019, Council passed a resolution to withhold the building permit for 1310 Johnston Road for a period of thirty (30) days beginning on January 21, 2019, and authorized staff to schedule Public Hearings related to OCP and Zoning Amendment bylaws for the property on February 25, 2019.

According to the *Local Government Act* process where Council is given the authority to withhold building permits, under section 463(3), Council must consider the application for the building permit within the 30-day withholding period.

In order to hold the required public hearings for the OCP Amendment and Zoning Amendment Bylaws and have an opportunity to consider third reading and adoption before the 30-day withholding period lapses, Council may now pass a resolution to direct staff to extend the period of withholding the building permit for 1310 Johnston Road for an additional sixty (60) days.

Respectfully submitted,



Carl Johannsen, MCIP, RPP
Director of Planning and Development Services

Comments from the Chief Administrative Officer:

I concur with the recommendations of this corporate report.



Dan Bottrill
Chief Administrative Officer

- Appendix A: Architectural Drawings for the Building Permit Application at 1310 Johnston Road
- Appendix B: Official Community Plan Amendment Bylaw No. 2289
- Appendix C: Zoning Amendment Bylaw No. 2290
- Appendix D: Development Permit No. 401
- Appendix E: CD-60 Zone (1310 Johnston Road)

APPENDIX A

Architectural Drawings for the Building Permit Application at 1310 Johnston Road

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Number	Date (YY/MM/DD)	By	Description
	2015/07		

Lady Alexandra: Mixed-Use Development

1310 Johnston Road, White Rock

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OQM
 CERTIFIED

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REINBOLD
 engineering group

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 Matt Kojan
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GEOPACIFIC
 VANCOUVER CALGARY

DRAWING LIST

Architectural
 A0-00 TITLE PAGE, LIST OF CONSULTANTS, DRAWING INDEX
 A0-10 CONSTRUCTION ASSEMBLIES & BUILDING CODE ANALYSIS
 A0-20 FIRE SEPARATION & EXIT DIAGRAMS
 A0-40 DOOR SCHEDULES
 A1-10 SITE PLAN
 A2-01 LEVEL P3
 A2-02 LEVEL P2
 A2-03 LEVEL P1
 A2-04 LEVEL 1A
 A4-01 BUILDING SECTIONS
 A5-01 STAIR DETAILS

Civil
 C1 TOPOGRAPHIC SURVEY
 C2 SITE SERVICES KEYPLAN
 C3 ESC PLAN

Shoring
 G-S1 SITE PLAN
 G-S2A NORTH ELEVATION
 G-S2B SECTION A
 G-S2C DETAILS 1, A1
 G-S2D DETAILS B, C
 G-S3A EAST ELEVATION
 G-S3B SECTIONS B, D
 G-S4 SOUTH ELEVATION, SECTIN C, C1
 G-S5 WEST ELEVATION
 G-1 ANCHORED SHOTCRETE DETAILS
 G-2A GENERAL NOTES
 G-2B GENERAL NOTES

Mechanical
 M1-1 MECHANICAL DRAWING LIST AND LEGEN
 M2-1 LEVEL P3 - BELOW GRADE PLUMBING
 M2-2 LEVEL P2- PLUMBING
 M2-3 LEVEL P1- PLUMBING
 M3-1 LEVEL P3- HVAC
 M3-2 LEVEL P2- HVAC
 M3-3 LEVEL P1- HVAC
 M4-1 DOMESTIC WATHER SCHEMATIC
 M4-2 SPRINKLER SCHEMATIC
 M4-3 HVAC SCHEMATIC
 M5-1 DETAILS 1
 M5-2 DETAILS 2
 M5-3 DETAILS 3

Structural
 S1-01 GENERAL NOTES & TYPICAL DETAILS
 S1-02 GENERAL NOTES & TYPICAL DETAILS
 S1-03 GENERAL NOTES & TYPICAL DETAILS
 S1-04 GENERAL NOTES & TYPICAL DETAILS
 S2-01 FOUNDATION PLAN AND PARKING LEVEL P3
 S2-02 PARKING LEVEL P1 PLAN
 S2-03 LEVEL 1A PLAN
 S2-04 LEVEL 1B PLAN
 S2-05 LEVEL 2 PLAN
 S2-06 LEVEL 3 PLAN
 S2-07 LEVEL 4 PLAN
 S2-08 LEVEL 5-1C PLAN
 S2-10 LEVEL 11 FLOOR PLAN SUB PENTHOUSE
 S2-11 LEVEL 12 FLOOR PLAN PENTHOUSE
 S2-12 LEVEL 13 PENTHOUSE ROOF
 S2-13 LEVEL 14 ROOF PLAN
 S3-01 SHEAR WALL SCHEDULE
 S3-02 SHEAR WALL DETAILS
 S4-01 DETAILS



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PROJECT NAME AND ADDRESS
LADY ALEXANDRA

1310 Johnston Road, White Rock, BC
 Lot 1 & 2 EXCEPT THE WEST 7 FEET OF
 EACH, BLK 17, SECTION 11, TOWNSHIP 1

TITLE PAGE, LIST OF
 CONSULTANTS,
 DRAWING INDEX

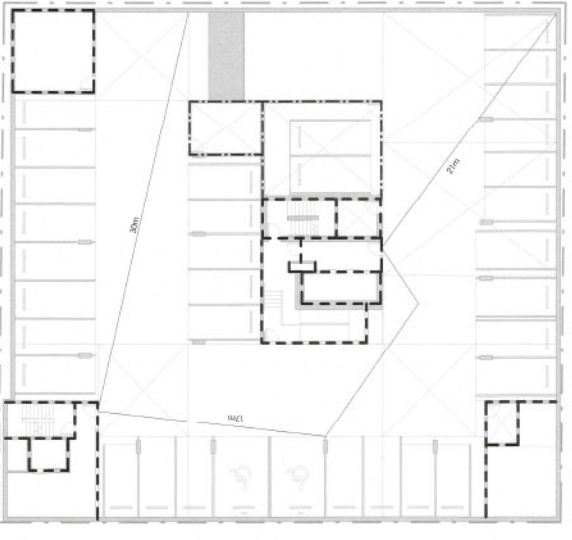
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DATE: 2015/07
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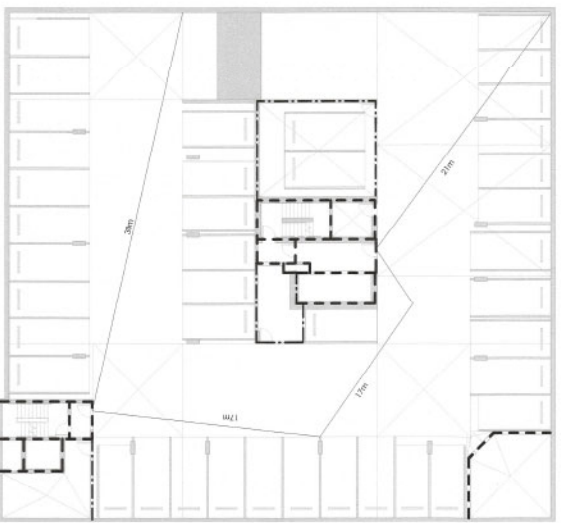
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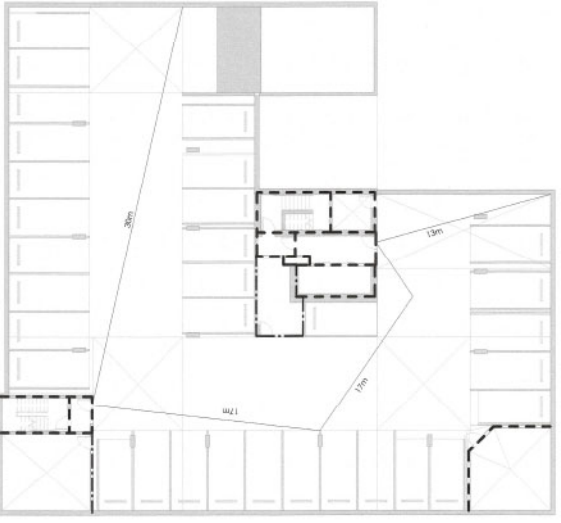
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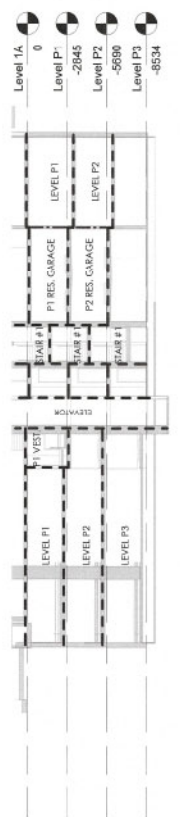
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Fire Separation - Level P1
1 : 200



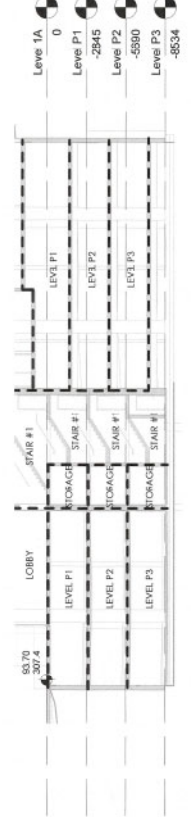
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Fire Separation - Level P2
1 : 200



1
A0.20
Fire Separation - Level P3
1 : 200



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A0.20
Building Section (East-West) Partial
1 : 200



5
A0.20
Building Section (North-South) Partial
1 : 200

FIRE SEPARATIONS - LEGEND
 0 HOUR FIRE RESISTANCE RATING
 1 HOUR FIRE RESISTANCE RATING
 1.5 HOUR FIRE RESISTANCE RATING
 2 HOUR FIRE RESISTANCE RATING

PERMIT TO PRACTICE



ARCHITECT
casola koppe
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PROJECT NAME AND ADDRESS
LADY ALEXANDRA

1310 Johnston Road, White Rock, BC
 Lot 1&2 EXCEPT THE WEST 7 FEET OF
 EACH, B.L.K.17, SECTION 11, TOWNSHIP 1

DRAWING
FIRE SEPARATION & EXIT DIAGRAMS

OWNER #	PER. NO.	Building Permit #
---	1803	---

CHECKED BY: ---
 DRAWN BY: ---
 TITLE CASE (yy/mm) 2019/01
 SCALE AS NOTED

A0.20

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Number	Date	By (Name/ID)	Description
1	2018.02.10	JPF/PYS	Final

PLAN EPP65983

REFERENCE PLAN OF LOT 1 PLAN 2793 EXCEPT THE WEST 7 FEET AND LOT 2 PLAN 2793 EXCEPT THE WEST 7 FEET BOTH OF BLOCK 17 SECTION 11 TOWNSHIP 1 NEW WESTMINSTER DISTRICT

Pursuant to Section 100 (1) (b) of the Land Title Act
BCGS 92G 006



The intended plot size of this plan is 432mm in width
500mm in height (C Size)
when printed at a scale of 1:300



Integrated Survey Area No. 42, White Rock
NAD83 (SRS) 4.0 D.B.C.1 (OTRD)
Grid bearings are derived from observations between geodetic control monuments WRS8027 and 8843856 and are referred to the central meridian of UTM Zone 10.
This plan shows horizontal ground-level distances unless otherwise indicated. Distances are measured along the ground level distances by the average combined factor of 0.9999915. The average combined factor has been determined based on control monuments WRS8027 and 8843856.

The UTM northing and double accuracy indicated have been derived from MASCO's established coordinates and standard deviations for geodetic control monuments WRS8027 and 8843856.

Note:
This plan shows one or more witness posts which are not set on the true corners).

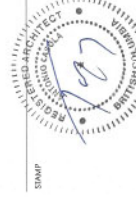
- LEGEND
- INDICATES STANDARD IRON-PIST FOUND
 - INDICATES STANDARD IRON-PIST FOUND
 - LEAD PLAG PLACED
 - CONTROL MONUMENT FOUND
 - UNREGISTERED
 - EHPA ESTIMATED HORIZONTAL POSITIONAL ACCURACY

OLSEN & ASSOCIATES
BRITISH COLUMBIA LAND SURVEYORS
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File No. 179125E

UTM ZONE 10
N=5032417.0
E=114526.893
NAD83 (SRS) 4.0 D.B.C.1 (OTRD)
COMBINED FACTOR 0.9999915
EHPA 4.0

THIS PLAN LIES WITHIN THE METRO
VANCOUVER REGIONAL DISTRICT

The following is represented by
this plan was completed on the
20th day of December, 2018
G.A. Rutherford, B.C.L.S. No. 875



casola koppel
ARCHITECTS
#300-1410 1st St., Calgary, Alberta T2R 0V6
Tel: (403) 267-9790 Fax: (403) 267-9762 info@casola.ca

PROJECT NAME AND ADDRESS:
LADY ALEXANDRA

1310 Johnston Road, White Rock, BC
Lot 1 & 2 EXCEPT THE WEST 7 FEET OF
EACH, BLOCK 17, SECTION 11, TOWNSHIP 1

DRAWING:
SITE SURVEY

DRAWN BY	FOR NO.	DATE	SCALE
RH	1803		AS NOTED
CHECKED BY	TC		
DATE PLOTTED (yymmdd)			
2015107			

A0.30

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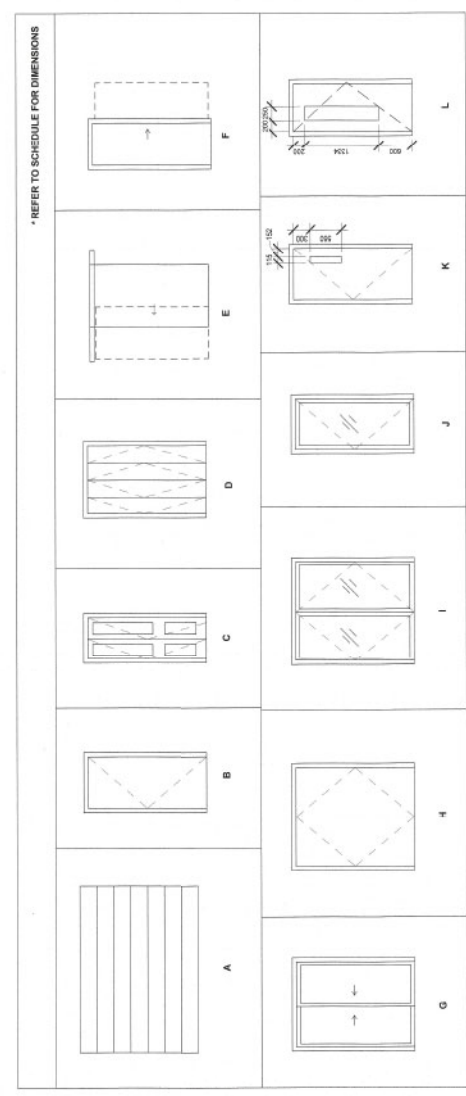
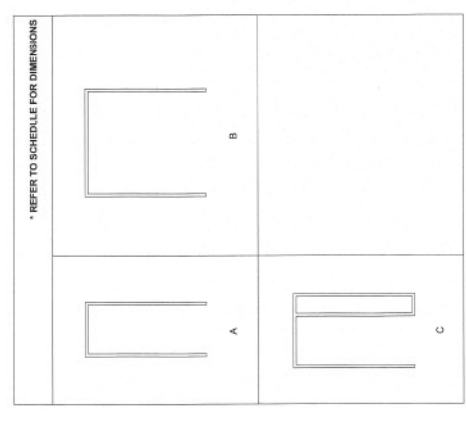
Number	Revised	Description
1	2019-02-12	IF PERM

Door Schedule - Public Spaces

Room Name	Mark	Fire Rating	Door			Frame			Remarks
			Panel Type	Material	Finish	Material	Type	Finish	
P3 RES LOBBY	P301	1.5HR	K	HM	PT	PS	C	PT	GEORGIAN WIRE GLASS
STAIR #1	P302a	1.5HR	K	HM	PT	PS	A	PT	GEORGIAN WIRE GLASS
STAIR #1 VEST.	P302b	1.5HR	K	HM	PT	PS	A	PT	GEORGIAN WIRE GLASS
LEVEL P3	P303a	1.5HR	K	HM	PT	PS	C	PT	GEORGIAN WIRE GLASS
STAIR #2 VEST.	P303b	1.5HR	K	HM	PT	PS	A	PT	GEORGIAN WIRE GLASS
STORAGE	P304	1.0HR	K	HM	PT	PS	C	PT	GEORGIAN WIRE GLASS
MECH ROOM	P306	1.5HR	K	HM	PT	PS	A	PT	GEORGIAN WIRE GLASS
STORAGE	P307	1.0HR	K	HM	PT	PS	A	PT	GEORGIAN WIRE GLASS
P2 RES LOBBY	P201	1.5HR	K	HM	PT	PS	C	PT	GEORGIAN WIRE GLASS
STAIR #1 VEST.	P202a	1.5HR	K	HM	PT	PS	A	PT	GEORGIAN WIRE GLASS
LEVEL P2	P203a	1.5HR	K	HM	PT	PS	A	PT	GEORGIAN WIRE GLASS
STAIR #2 VEST.	P203b	1.5HR	K	HM	PT	PS	A	PT	GEORGIAN WIRE GLASS
STORAGE	P204	1.0HR	K	HM	PT	PS	C	PT	GEORGIAN WIRE GLASS
MECH ROOM	P206	1.5HR	K	HM	PT	PS	A	PT	GEORGIAN WIRE GLASS
STORAGE	P207	1.0HR	K	HM	PT	PS	A	PT	GEORGIAN WIRE GLASS
P2 RES GARAGE	P208a	1.0HR	A	HM	PT	PS	A	PT	OVERHEAD SHUTTER DOOR / DOOR OPERATOR
P2 RES GARAGE	P208b	1.0HR	K	HM	PT	PS	A	PT	GEORGIAN WIRE GLASS
Level P1									
STAIR #1 VEST.	P101a	1.5HR	K	HM	PT	PS	A	PT	GEORGIAN WIRE GLASS
P1 RES LOBBY	P101b	1.5HR	K	HM	PT	PS	C	PT	GEORGIAN WIRE GLASS
P1 VEST.	P102a	1.5HR	K	HM	PT	PS	A	PT	GEORGIAN WIRE GLASS
STAIR #1	P102b	1.5HR	K	HM	PT	PS	A	PT	GEORGIAN WIRE GLASS
LEVEL P1	P103a	1.5HR	K	HM	PT	PS	C	PT	GEORGIAN WIRE GLASS
STAIR #2	P103b	1.5HR	K	HM	PT	PS	A	PT	GEORGIAN WIRE GLASS
STORAGE	P104	1.0HR	K	HM	PT	PS	A	PT	GEORGIAN WIRE GLASS
ELEC ROOM	P105	1.5HR	K	HM	PT	PS	A	PT	GEORGIAN WIRE GLASS
P1 RES GARAGE	P106a	1.0HR	A	HM	PT	PS	A	PT	OVERHEAD SHUTTER DOOR / DOOR OPERATOR
P1 RES GARAGE	P106b	1.0HR	K	HM	PT	PS	A	PT	GEORGIAN WIRE GLASS
LEVEL P1	P107	1.5HR	K	HM	PT	PS	A	PT	GEORGIAN WIRE GLASS
LEVEL P1	P108	1.5HR	K	HM	PT	PS	A	PT	GEORGIAN WIRE GLASS
Level 1A									
PARKADE ENTRY	100	1.5HR		HM	PT	PS	A	PT	OVERHEAD DOOR BY MANUFACTURER

LEGEND
 AL - ALUMINIUM
 AN - ANODISED
 CL - GLAZING
 HM - HOLLOW METAL
 HW - HOLLOW WOOD
 IM - INSULATED METAL
 PS - PRESSED STEEL
 PT - PAINTED
 SCW - SOLID CORE WOOD
 ST - STAINED
 TGL - TEMPERED GLAZING
 VIN - VINYL
 WD - WOOD
 SW - SOLID WOOD
 MDF - MEDIUM DENSITY FIBREBOARD
 SS - STAINLESS STEEL

DOOR GENERAL NOTES
 1. ALL FRAMES OR DOORS WITHIN CONCRETE OR CONCRETE BLOCK 2HR FIRE SEPARATION AND FIRE WALLS ARE TO BE SEALED TO THE WALL WITH EITHER 2HR MASONRY OR CONCRETE ONLY, OTHERWISE NOTED.
 2. ALL THRESHOLDS TO BE ALUMINIUM UNLESS OTHERWISE NOTED.
 3. ALL INSULATED DOORS TO BE DOUBLE GLAZED.
 4. SEE ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR LOCATION OF MAGNETIC LOCKING DEVICES AND AUTOMATIC DOORS TO OPEN UPON ACTIVATION OF FIRE ALARM.



DOOR TYPES & FRAME TYPE LEGEND
 1 : 50

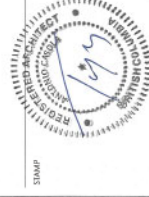
PERMIT TO PRACTICE
 STAMP
 ARCHITECT
casola koppe
 ARCHITECTS
 #300-1410 1st St. Calgary, Alberta T2K 0T6
 403.287.9960 fax 403.287.9962 #casola.ca

PROJECT NAME AND ADDRESS
LADY ALEXANDRA
 1310 Johnston Road, White Rock, BC
 Lot 1&2 EXCEPT; THE WEST 7 FEET OF
 EACH, BLK 17, SECTION 11, TOWNSHIP 1
 DRAWING
DOOR SCHEDULES
 SHEET
A0.40
 SCALE
 AS NOTED

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Number	Date	By	Description
1	2019-09-10	JK	Final

PERMIT TO PRACTICE



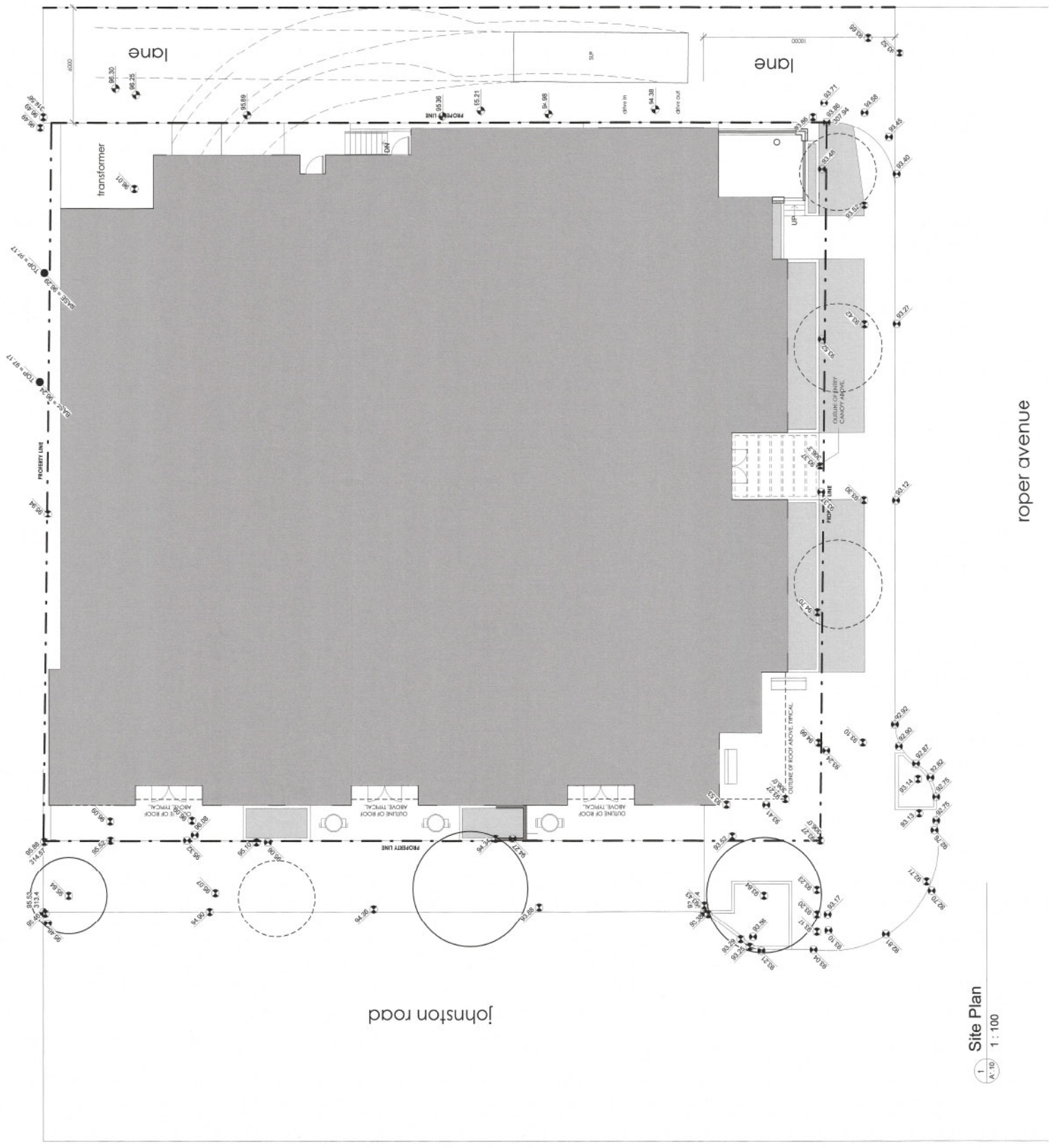
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 box 4031 287 9960 fax 4031 287 9962 r@casolakoppe.com

PROJECT NAME AND ADDRESS
LADY ALEXANDRA

1310 Johnston Road, White Rock, 3C
 Lot 1 & 2 EXCEPT THE WEST 7 FEET OF
 EACH, BLK 17, SECTION 11, TOWNSHIP 1

DRAWING
SITE PLAN

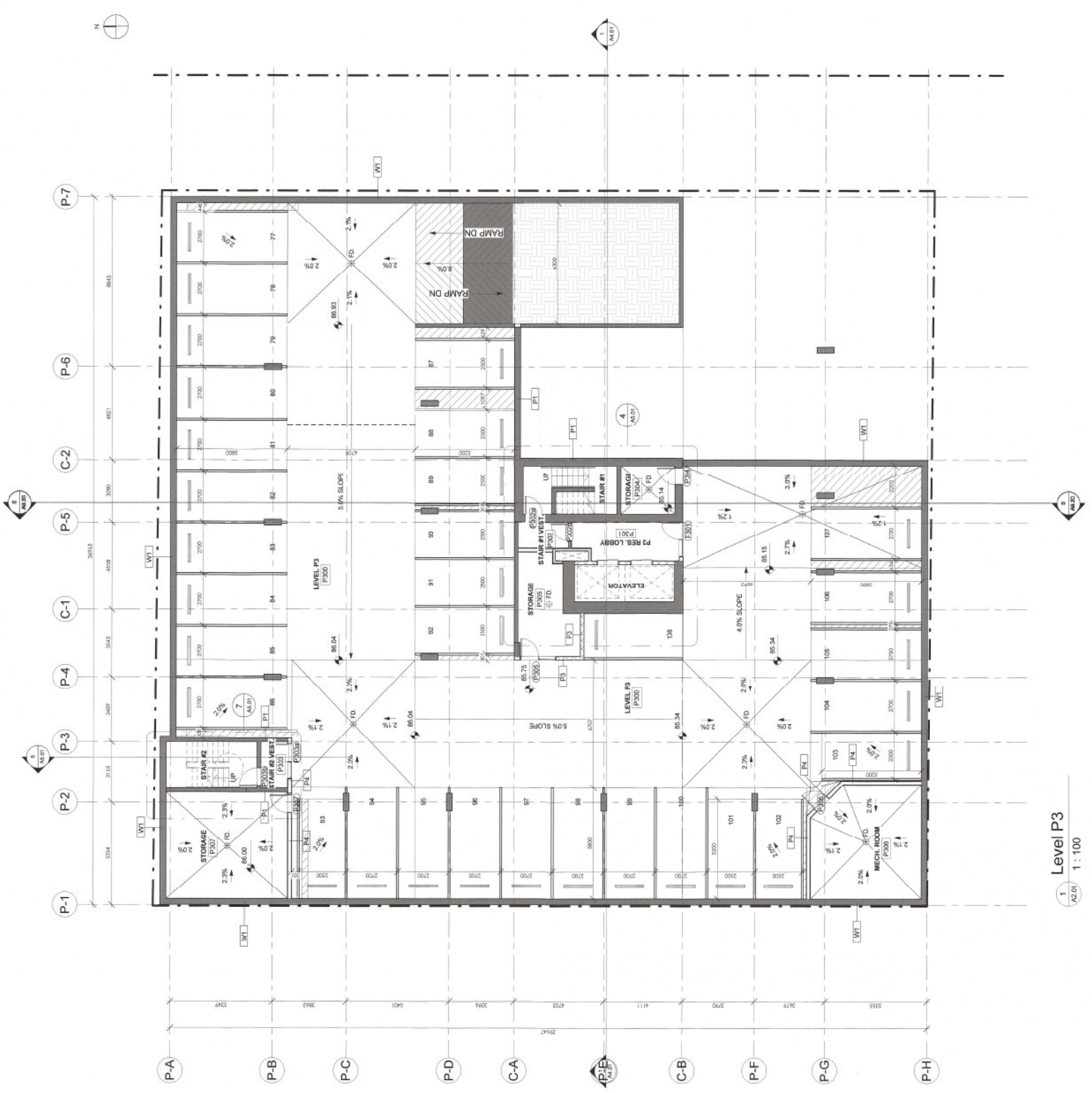
DESIGNED BY	DATE	SCALE
AUTHOR	1803	AS NOTED
CHECKED BY		
CHECKER		
DATE		
2019/09/10		
1		
A1.10		



1 Site Plan
 A.10 1:100

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Number	Date	Description
1	02/15/2019	ISSUE FOR PERMIT



1 Level P3
 A2.01 1:100

PERMITTED TO PRACTICE



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PROJECT NAME AND ADDRESS
LADY ALEXANDRA

1310 Johnston Road, White Rock, BC
 Lot 1&2 EXCEPT THE WEST 7 FEET OF
 EACH, BLK 17, SECTION 11, TOWNSHIP 1

DRAWING
LEVEL P3

Drawn By	DRG NO.	Building Permit
AJUNDA	1803	
Checked By	Scale	Sheet
		A2.01
2015/07/17		
2015/07/17		
AS NOTED		

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Number	Scale	Revision	Description
1	1:100	1	Issue for Permit

PERMIT TO PRACTICE



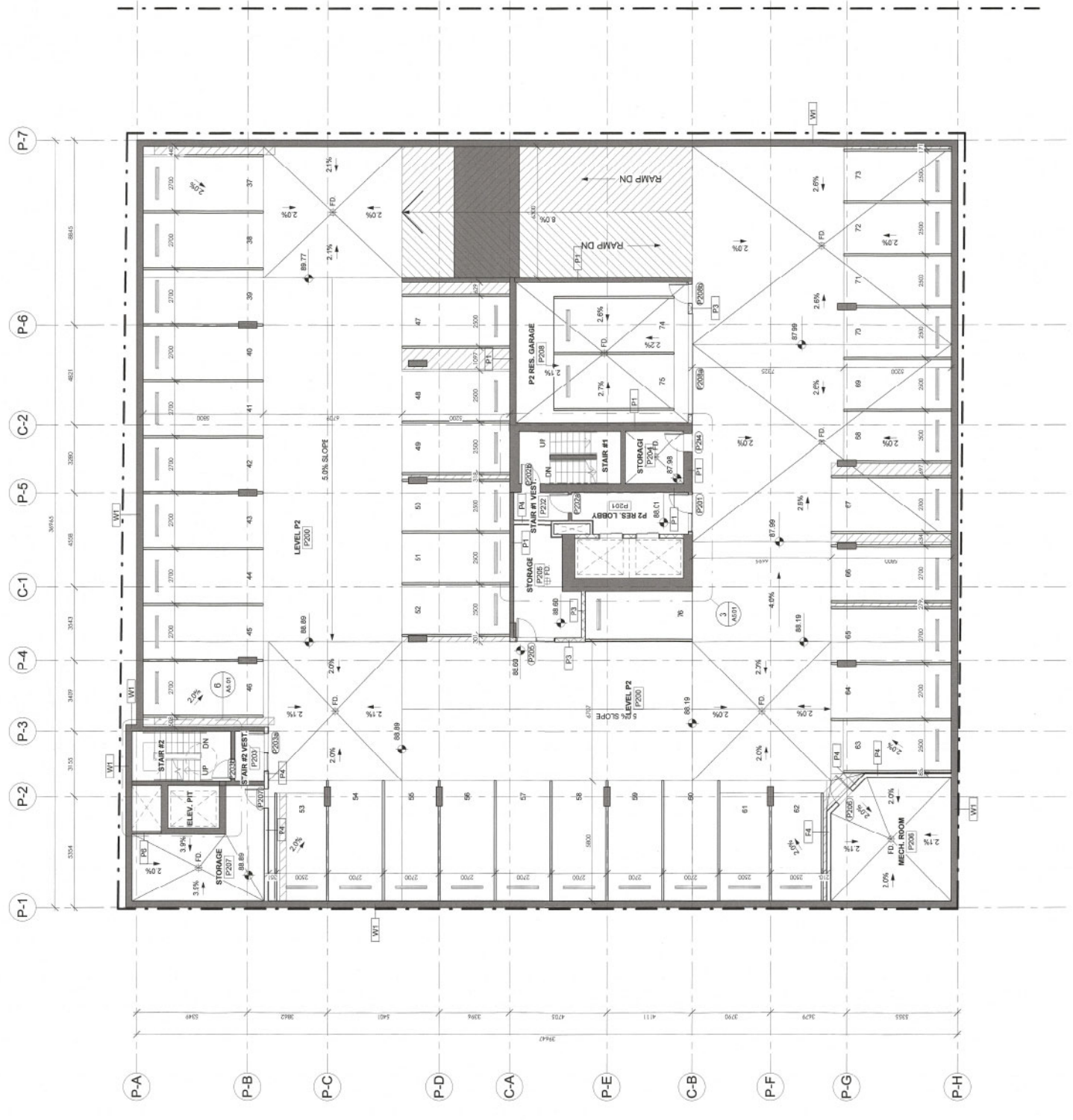
ARCHITECT
casola & koppe
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 box #03 257940 box #03 387942, Highgate, CO

PROJECT NAME AND ADDRESS:
LADY ALEXANDRA
 1310 Johnston Road, White Rock, BC
 Lot 1&2 EXCEPT THE WEST 7 FEET OF
 EACH, BLK 17, SECTION 11, TOWNSHIP 1

DRAWING:
LEVEL P2

Drawn by	CA No.	Building Permit
Author	1803	*
Checked by		1487
Checker		
Issue Date		2015/07
Scale		AS NOTED

A2.02



Level P2
 1:100

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Number	Date	By (Name/ID)	Description
1	2019.03.13	HR/PA/SL	Issue for Permit

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PROJECT NAME AND ADDRESS
LADY ALEXANDRA
 1310 Johnston Road, White Rock, BC
 Lot 1&2 EXCEPT THE WEST 7 FEET OF
 EACH, BLK 17, SECTION 11, TOWNSHIP 1

DRAWING
LEVEL P1

DATE OF ISSUE	1803
AUTHOR	HR/PA/SL
CHECKED BY	HR/PA/SL
DATE OF CHECK	2019.07
SCALE	AS NOTED

A2.03




1 Level P1
 A2.03 1/100

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Revision	Description
1	Issue for Permit

PERMIT TO PRACTICE



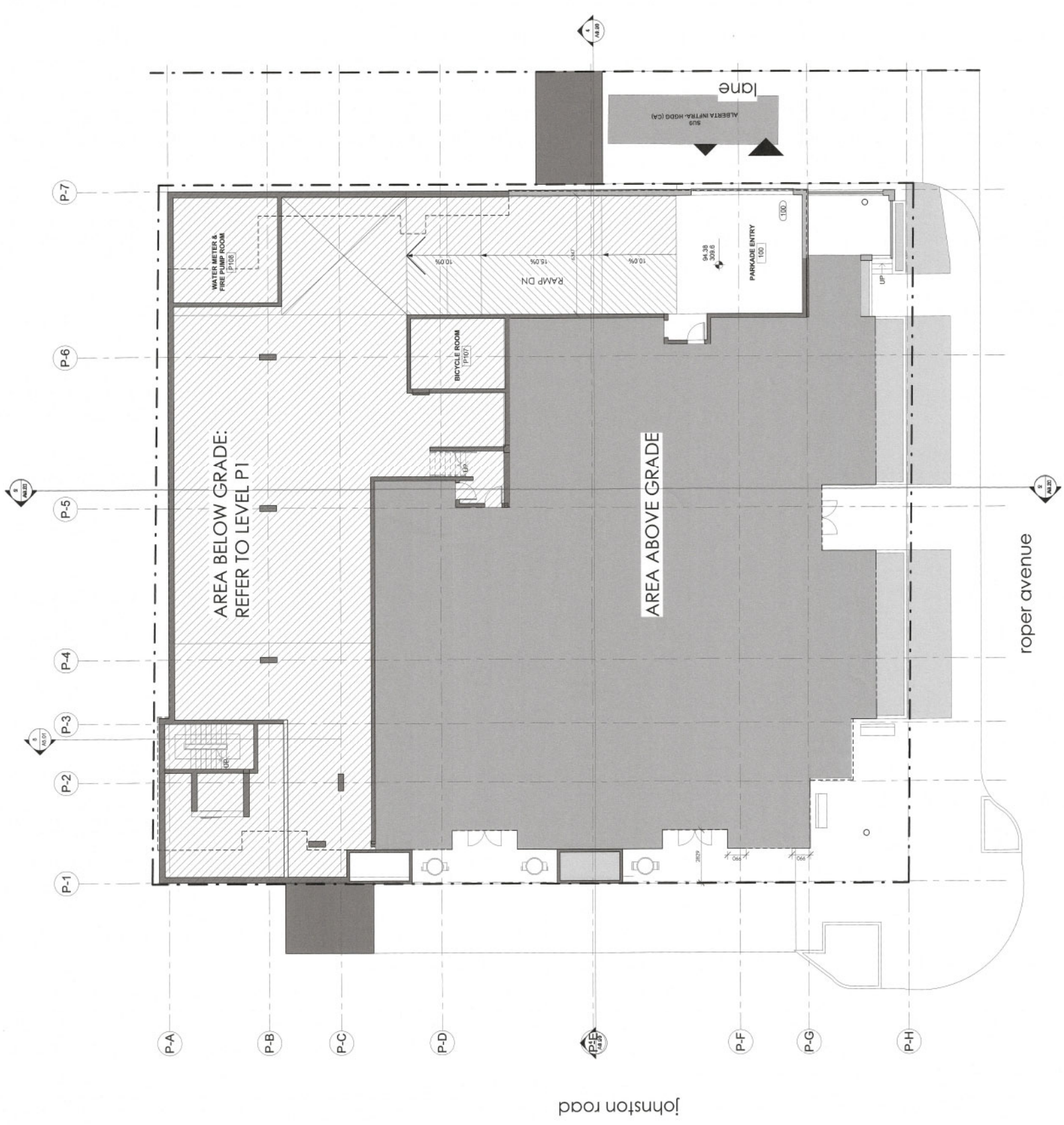
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PROJECT NAME AND ADDRESS
LADY ALEXANDRA
 1310 Johnston Road, White Rock, BC
 VANCOUVER REGIONAL DISTRICT OF
 EACH, BLK 17, SECTION 11, TOWNSHIP 1

DRAWING
LEVEL 1A

DRAWN BY	JOB NO.	Building Permit
Autor	1803	
CHECKED BY		SHEET
Checker		
ISSUE DATE (Permit)		
2015/07		
SCALE		
AS NOTED		

A2.04

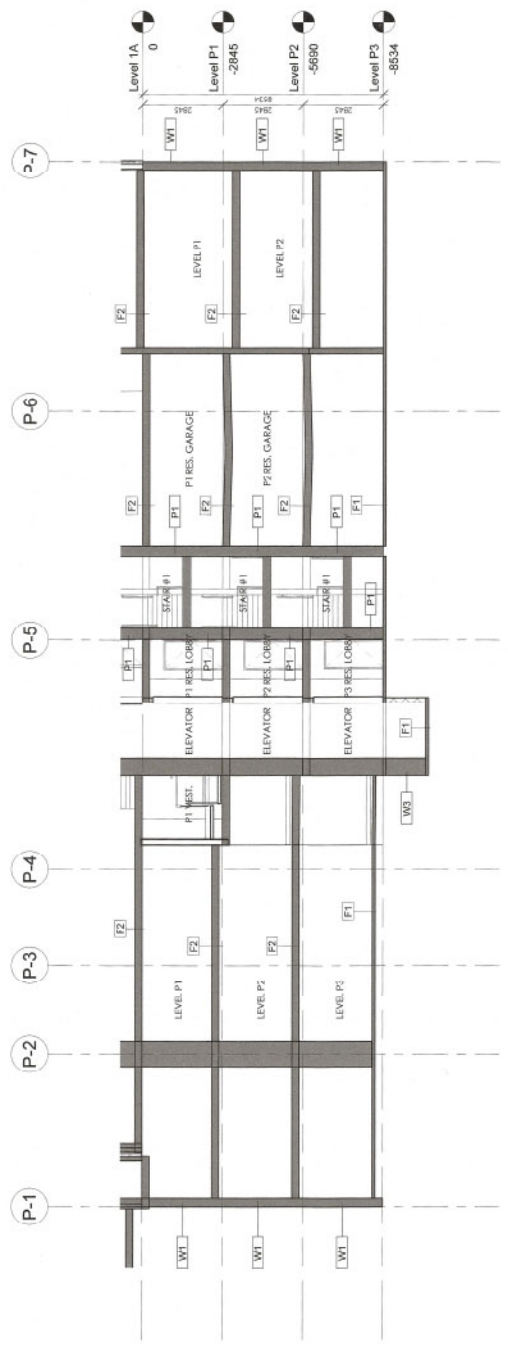


1 Level 1A
 A2.04 1:100

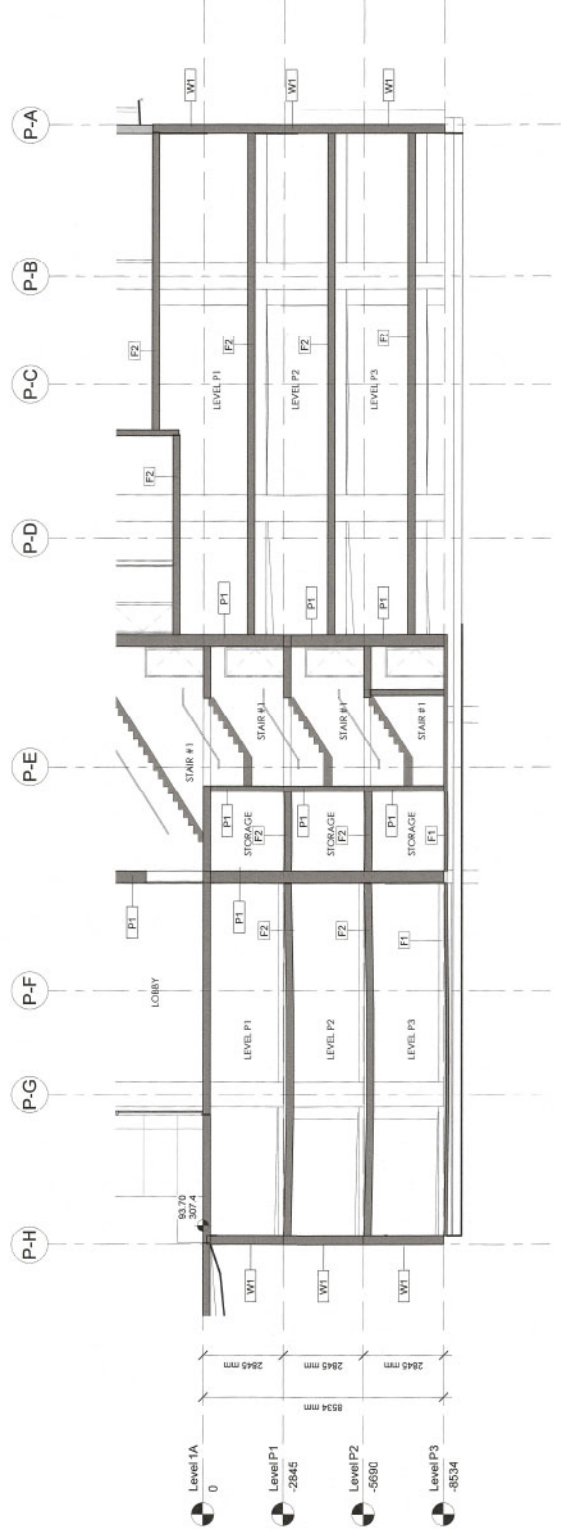
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Revisions	Description
1	Issue for Construction

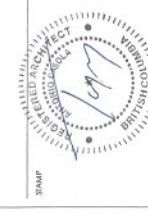


1 BUILDING SECTION (EAST-WEST)
A4.01 1 : 100



2 BUILDING SECTION (NORTH-SOUTH)
A4.01 1 : 100

PERMIT TO PRACTICE



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PROJECT NAME AND ADDRESS
LADY ALEXANDRA

1310 Johnston Road, White Rock, BC
Lot 1&2 EXCEPT THE WEST 7 FEET OF
EACH, BLK 17, SECTION 11, TOWNSHIP 1

DRAWING
BUILDING SECTIONS

DESIGNED BY	FOR NO.	Address/Permit #
AUTHOR	1803	
CHECKED BY		SHEET
CHECKER		
DATE PLOTTED (YYYYMMDD)		
2015/07		
SCALE		A4.01
		AS NOTED

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 4. The drawings are prepared in accordance with the current practice of the profession.
 5. The drawings are prepared in accordance with the current practice of the profession.

Number	Date	Description
1	2019.04.01	Final

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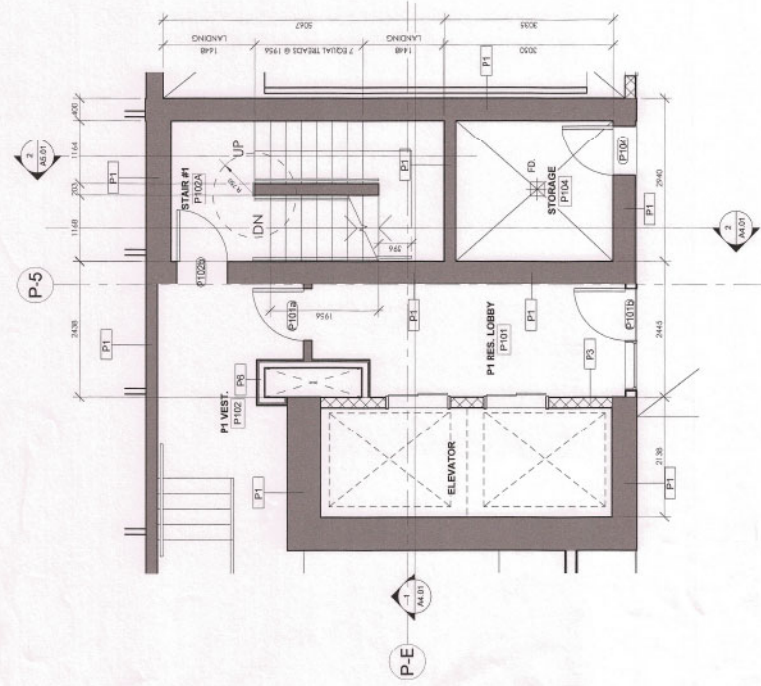
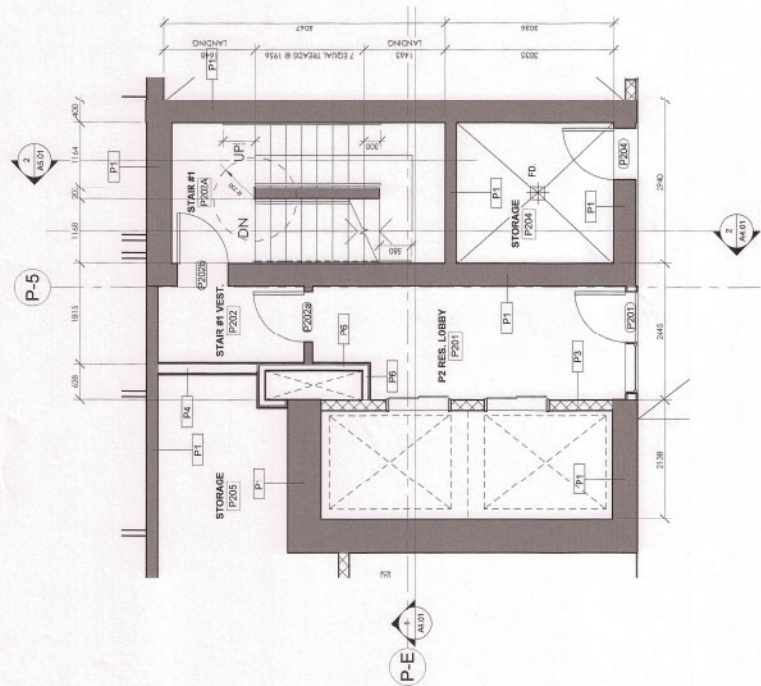
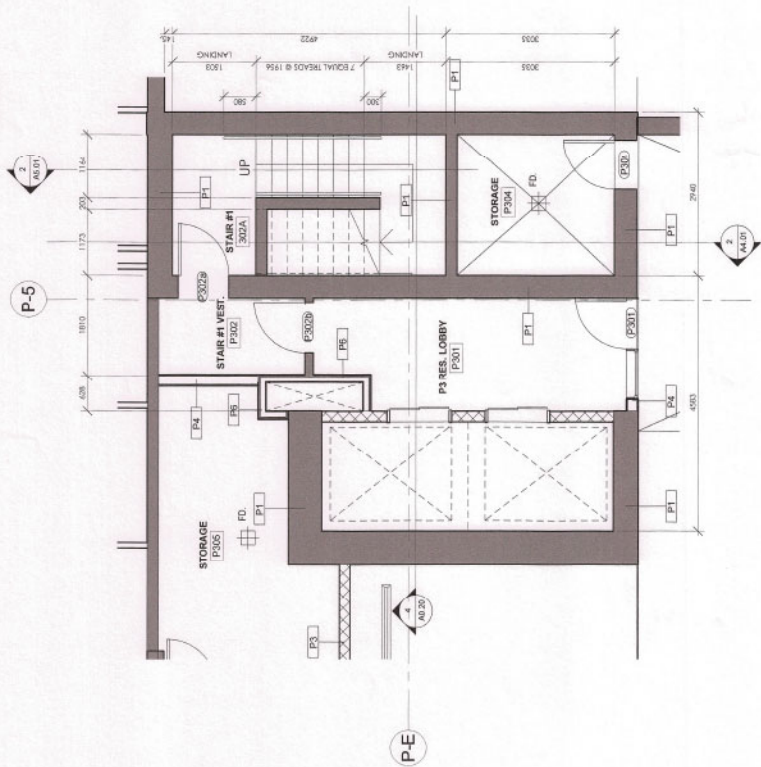
PROJECT NAME AND ADDRESS
LADY ALEXANDRA
 1310 Johnston Road, White Rock, BC
 Lot 1&2 EXCEPT THE WEST 7 FEET OF
 EACH, BLK 17, SECTION 11, TOWNSHIP 1
 DRAWING
STAIR DETAILS

DATE OF DRAWING
 2019.07

CHECKED BY
 19/ET

DRAWING NUMBER
 1803

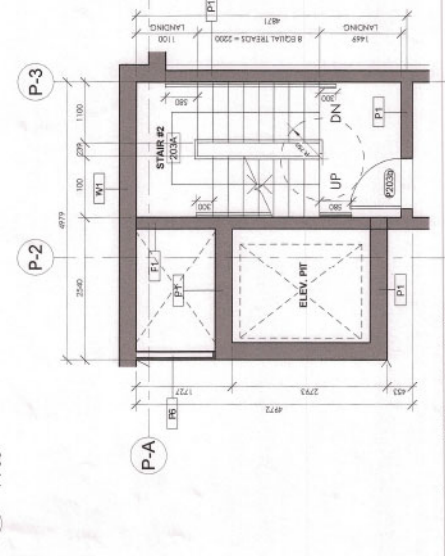
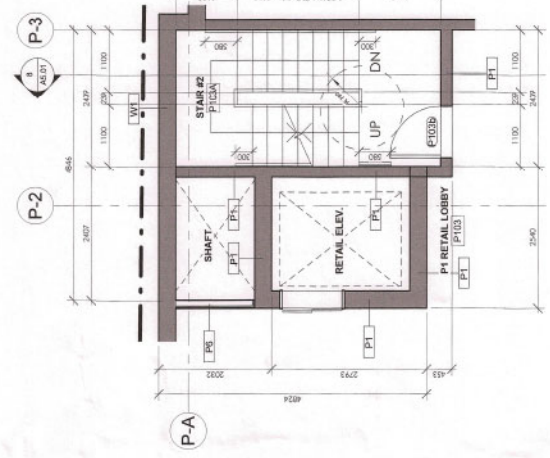
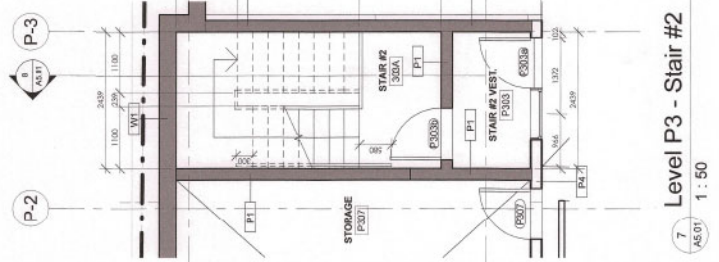
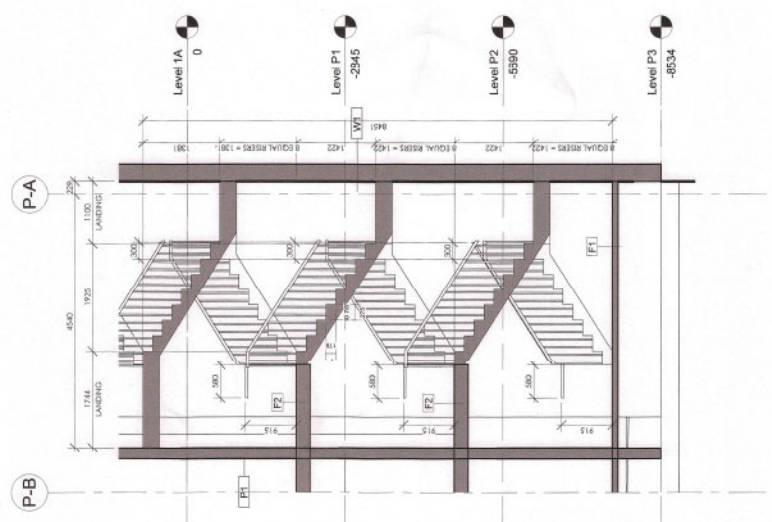
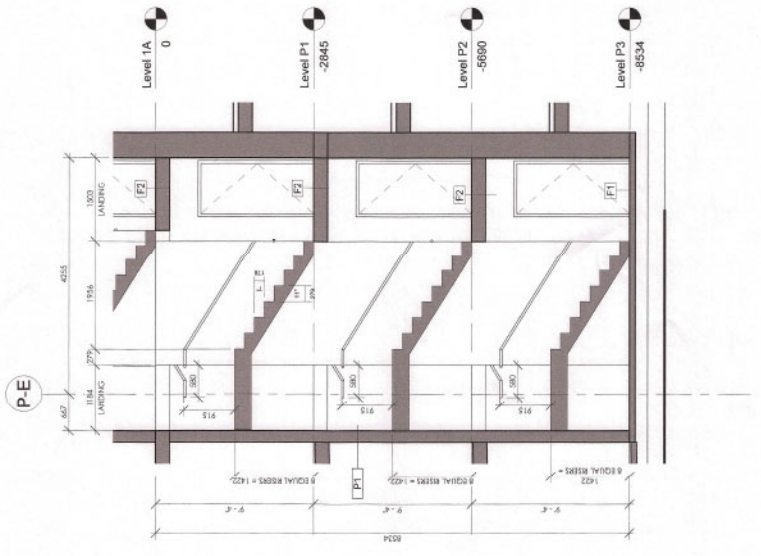
SCALE
A5.01



Level P3 - Stair #1
 4 AS.01 1:50

Level P2 - Stair #1
 3 AS.01 1:50

Level P1 - Stair #1
 1 AS.01 1:50



Stair #1 Section
 2 AS.01 1:50

Stair #2 Section
 8 AS.01 1:50

Level P2 - Stair #2
 6 AS.01 1:50

**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2289**



A Bylaw to amend the
“City of White Rock Official Community Plan Bylaw, 2017, No. 2200”

WHEREAS pursuant to Part 14, Division 4 of the *Local Government Act* in relation to Official Community Plans, the Council of the City of White Rock is empowered to establish objectives and policies to guide decisions on planning and land use management;

AND WHEREAS a Public hearing was held in accordance with the *Local Government Act*, and notice of such Hearing has been given as required;

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

1. The existing Figure 10 Conceptual Height Transitions in Section 8.0 (Land Use) is deleted and replacing in its entirety with a new Figure 10 Conceptual Height Transitions as shown on Schedule “1” attached herein and forming part of this bylaw.
2. The excerpt of Figure 10 Conceptual Height Transitions in Section 8.3 (Lower Town Centre) is deleted and replacing in its entirety with an excerpt of the new Figure 10 Conceptual Height Transitions as shown on Schedule “2” attached herein and forming part of this bylaw.
3. This Bylaw may be cited for all purposes as the “Official Community Plan Bylaw, 207, No. 2210, Amendment No. 1 (1300 Block Johnston Road), 2019, No. 2289”.

PUBLIC INFORMATION MEETING on the	17 th day of	January, 2019
RECEIVED FIRST READING on the	11 th day of	February, 2019
RECEIVED SECOND READING on the	11 th day of	February, 2019
PUBLIC HEARING held on the	day of	
RECEIVED THIRD READING on the	day of	
RECONSIDERED AND FINALLY ADOPTED on the	day of	

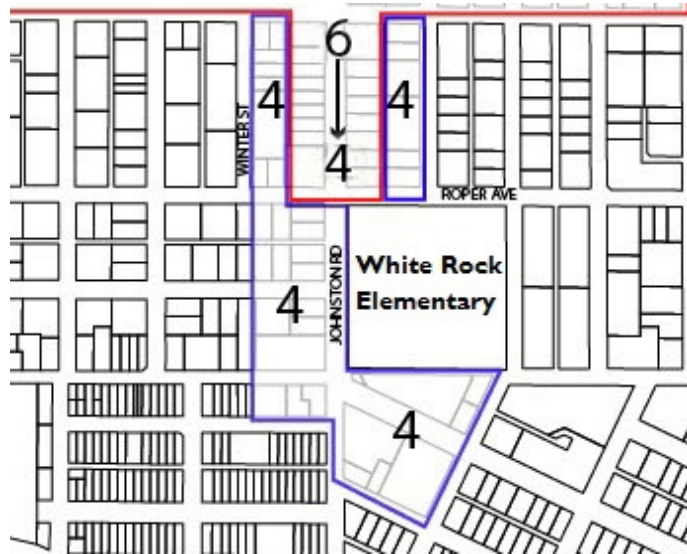
Mayor

Director of Corporate Administration

Schedule "1"



Schedule "2"



**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2290**



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:

1. That Schedule "B" – Comprehensive Development Zones' of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended, be amended as follows:
 - (1) By deleting the from the Table of Contents for Schedule "B" (Comprehensive Development Zones) Section 7.60 "CD-60 Comprehensive Development Zone (1310 Johnston Road) in Schedule "B" in its entirety;
 - (2) By adding to the Table of Contents for Schedule "B" (Comprehensive Development Zones) Section 7.61 "CD-61 Comprehensive Development Zone (1310 Johnston Road);"
 - (3) By deleting the existing Section 7.60 "CD-60 Comprehensive Development Zone (1310 Johnston Road) in Schedule "B" in its entirety; and
 - (4) By adding a new Comprehensive Zone to Schedule "B," as Section 7.61 "CD-61 Comprehensive Development Zone (1310 Johnston Road)," attached herein as Schedule "1" and forming part of this bylaw.
2. That Schedule "C" of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended is further amended by rezoning the following lands:

Lot 1 Except: West 7 Feet, Block 17 Section 11 Township 1 New Westminster District Plan 2793
PID: 004-601-017

Lot 2 Except: West 7 Feet, Block 17 Section 11 Township 1 New Westminster District Plan 2793
PID: 004-601-050
(1310 Johnston Road)

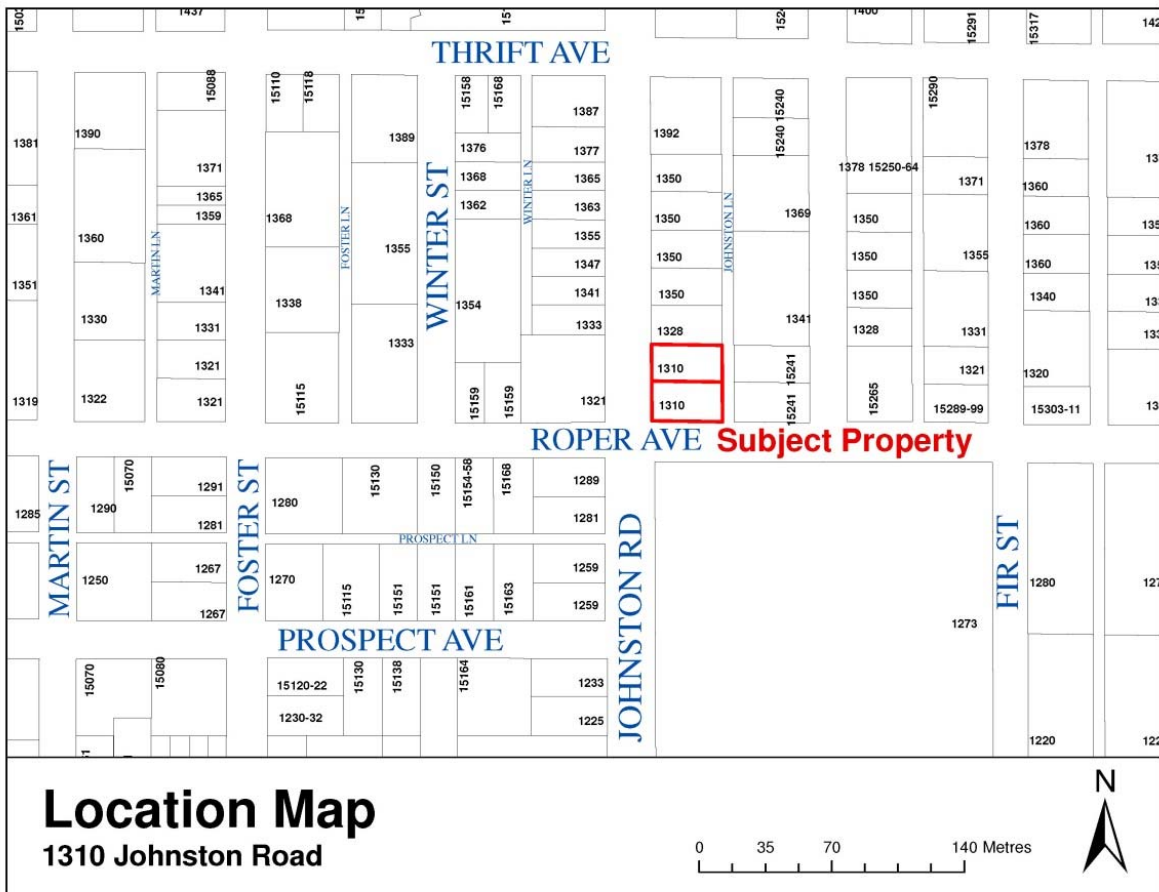
as shown on Schedule "1" attached hereto, from the 'CD-60 Comprehensive Development Zone (1310 Johnston Road)' to the 'CD-61 Comprehensive Development Zone (1310 Johnston Road).'
3. This Bylaw may be cited for all purposes as the "White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-61 Amendment – 1310 Johnston Road) Bylaw, 2019, No. 2290".

PUBLIC INFORMATION MEETING on the	17 th	day of	January, 2019
RECEIVED FIRST READING on the	11 th	day of	February, 2019
RECEIVED SECOND READING on the	11 th	day of	February, 2019
PUBLIC HEARING held on the		day of	
RECEIVED THIRD READING on the		day of	
RECONSIDERED AND FINALLY ADOPTED on the		day of	

Mayor

Director of Corporate Administration

SCHEDULE "1"



SCHEDULE “2”

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

INTENT

The intent of this zone is to accommodate the development of a mixed-use development on a site of approximately 1,516.1 square metres (0.375 acres) in area.

1. Permitted Uses:
 - (a) *multi-unit residential use*
 - (b) *retail service group 1 use*
 - (c) *licensed establishments, including liquor primary, food primary, agent store, u-brew and u-vin*
 - (d) *medical or dental clinic*
 - (e) *accessory home occupation use in accordance with the provisions of section 5.3 and that does not involve clients directly accessing the principal building*

2. Lot Coverage:
 - (a) *lot coverage shall not exceed 80%.*

3. Density:
 - (a) Maximum *gross floor area* shall not exceed 5,306.3 square metres, with a minimum *commercial floor area* of 431.5 square metres, and the maximum number of *dwelling units* shall not exceed 30, comprised as follows:
 - (i) BASE DENSITY: The maximum *gross floor area* shall not exceed 2,653.1 square metres, and the maximum number of dwelling units shall not exceed 11 units
 - (ii) ADDITIONAL (BONUS) DENSITY: Where a contribution of \$850,000 has been provided to the Community Amenity Reserve Fund to assist with the provision of the amenities in the following table, the maximum *gross floor area* shall not exceed 5,306.3 square metres, with a minimum of 431.5 square metres of *commercial floor area*, and the maximum number of dwelling units shall not exceed 30 units

#	Amenity
1	New public open space and walkways
2	Improvement of existing open space and walkways
3	Public art
4	Waterfront improvement, including civic parking facilities
5	Special needs or non-market affordable housing
6	People movement infrastructure to link Uptown to the Waterfront

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

4. Building Height:

- (a) The *principal building* shall not exceed six storeys.

5. Siting Requirements:

- (a) Minimum setbacks are as follows:

- | | |
|--|--------------|
| (i) Setback from front (south) lot line | = 1.7 metres |
| (ii) Setback from rear (north) lot line | = 0.0 metres |
| (iii) Setback from interior side (east) lot line | = 0.0 metres |
| (iv) Setback from exterior side (west) lot line | = 1.8 metres |

- (b) Notwithstanding the above, deck cornices may encroach by up to 0.36 metres into the required front (south) and exterior side (west) lot line setbacks

6. Parking:

Parking shall be provided in accordance with Section 4.14, with the minimum total number of spaces required as follows:

- (a) A minimum of 1.5 spaces per unit shall be provided for the residential *dwelling units*
- (b) A minimum of 0.3 spaces per unit shall be provided for visitors to the residential *dwelling units* and marked as 'visitor'
- (c) A minimum of 15 spaces shall be provided for the *retail service group 1 uses, licensed establishments and medical or dental clinic uses*
- (d) A minimum of two (2) of the required spaces shall be provided for disabled persons parking and shall be clearly marked in accordance with B.C. Building Code requirements

7. Bicycle Parking:

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

- (a) A minimum of 48 Class I spaces shall be provided
- (b) A minimum of 2 Class II spaces shall be provided

8. Loading:

- (a) One (1) off-street loading space shall be provided for the residential use and commercial use, and shall meet the loading space dimension requirements accordance with Section 4.15.3

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



DEVELOPMENT PERMIT NO. 401

1. This Development Permit No. 401 is issued to **GSR Capital Group Inc.** 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 1 Except: West 7 Feet, Block 17 Section 11 Township 1 New Westminster District Plan 2793, PID: 004-601-017

Lot 2 Except: West 7 Feet, Block 17 Section 11 Township 1 New Westminster District Plan 2793, PID: 004-601-050

(1310 Johnston Road)

As indicated on Schedule A (the "Lands").

2. This Development Permit No. 401 is issued pursuant to the authority of Sections 490 and 491 of the *Local Government Act, R.S.B.C. 2015, Chapter 1*, 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 to the date of issuance of this Permit, that relate to "Lower Town Centre Development Permit Area" shall apply to the Lands.
4. Land, buildings, and structures on the Lands shall only be used in accordance with the provisions of the "CD-60 Comprehensive Development Zone" of the "White Rock Zoning Bylaw, 2012, No. 2000" as amended.
5. All buildings and structures to be constructed, repaired, renovated, or sited on the Lands shall be in substantial compliance with the Plans, attached hereto in accordance with the provisions of Section 491 of the *Local Government Act* as Schedules B to E:

Schedule B	Site Plan
Schedule C	Building Elevations
Schedule D	Rendering
Schedule E	Landscape Plans

These Plans form part of this development permit.


6. Terms and Conditions:

- a) The applicant shall grant to the City a statutory right of way satisfactory to the City's CAO on the Lands to provide for public access;
 - 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, and must also submit landscaping securities of \$98,509.55 (125% of the estimated cost of on-site landscaping) to the City prior to the issuance of a building permit;
 - c) Rooftop mechanical equipment shall be screened from view to the acceptance of the Director of Planning and Development Services; and
 - d) The hydro kiosk is to be located to the acceptance of the Director of Planning and Development Services and the Director of Engineering and Municipal Operations.
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*, and the "White Rock Official Community Plan Bylaw, 2017, No. 2220", as amended to the date of issuance of this Development Permit, shall apply to this Development Permit and attachments.
8. If the holder of this Permit does not obtain the required building permits and commence construction of the development by excavating the subject land and constructing foundations of the buildings shown on the Plans 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, and does not have the effect of altering use or density on the Lands.

Authorizing Resolution passed by the Council for the City of White Rock on the 25th day of June, 2018.

This development permit has been executed at White Rock, British Columbia on the 20th day of July 2018.

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

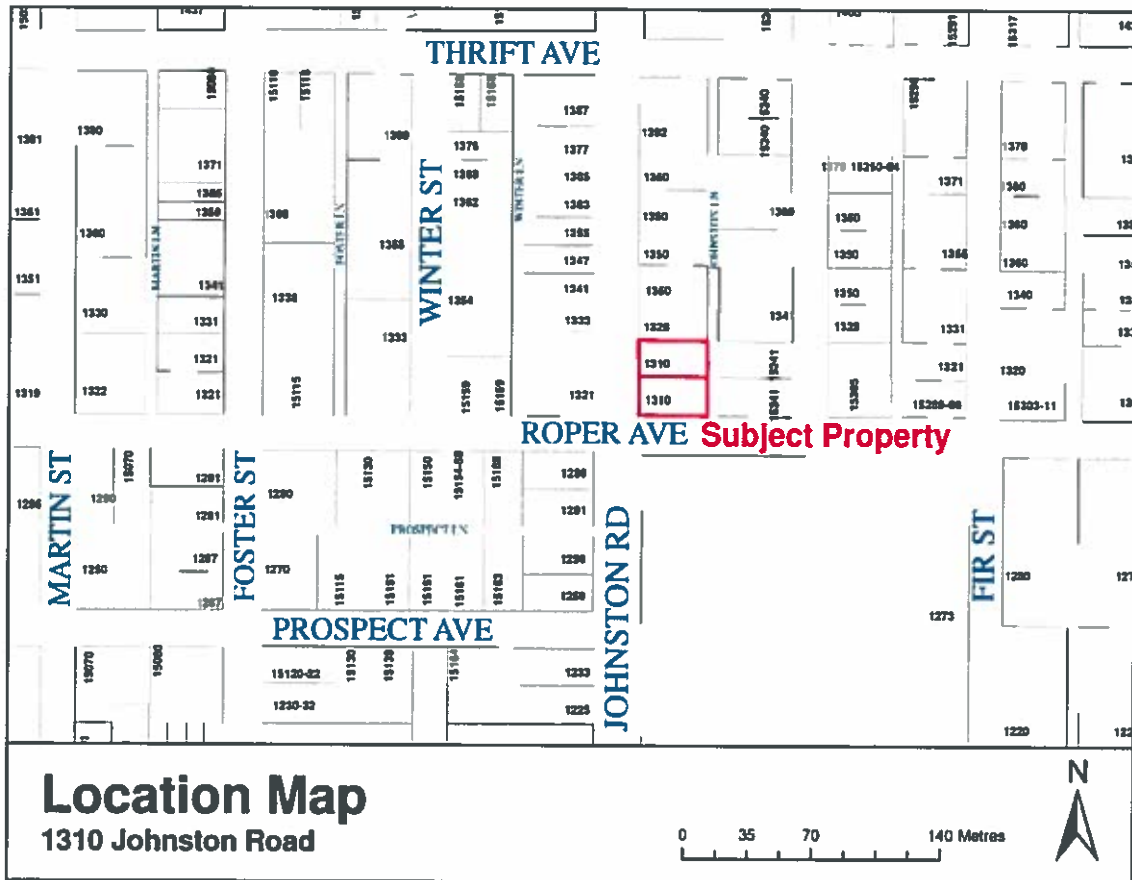


Mayor
Authorized Signatory

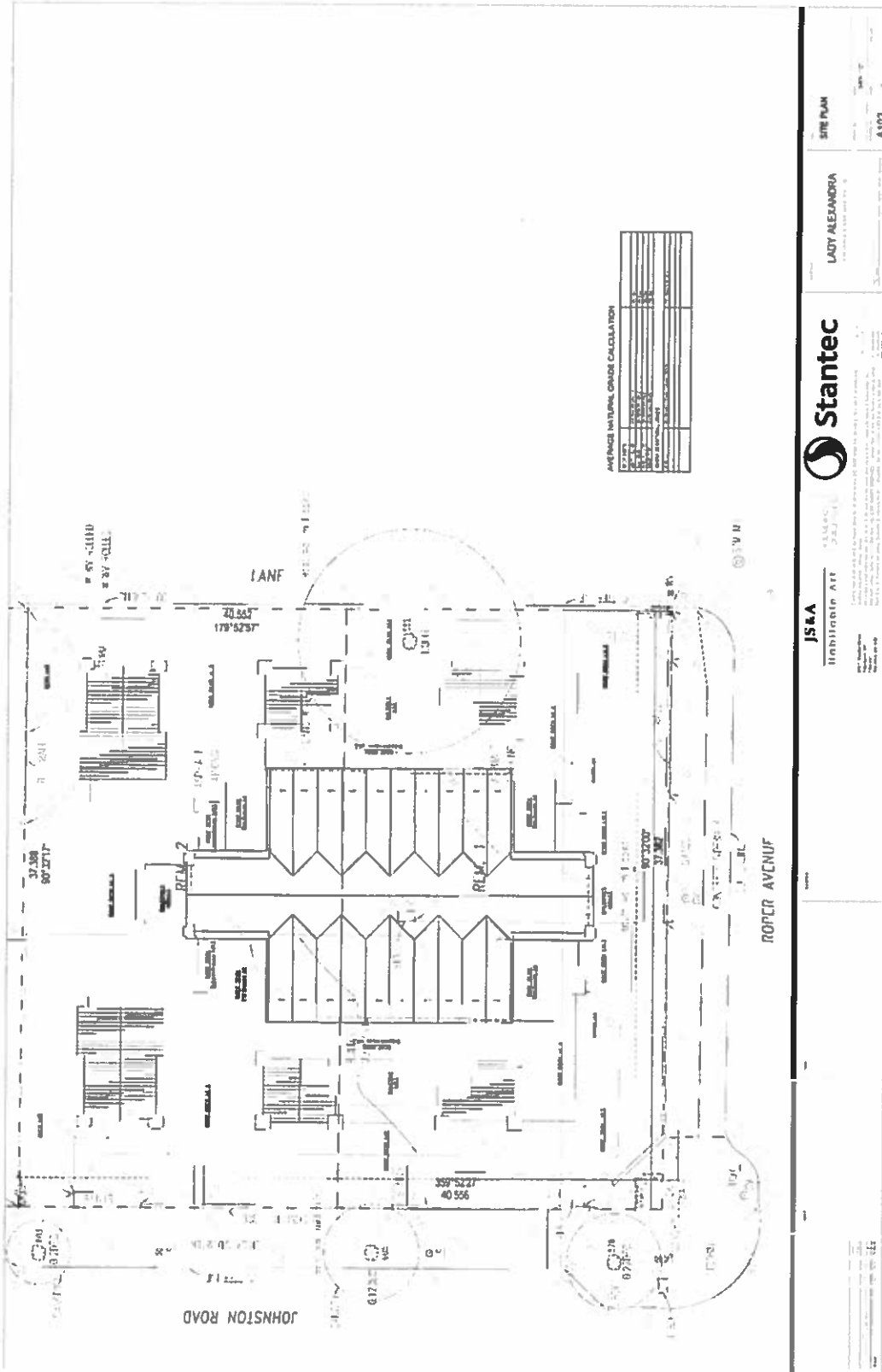


Director of Corporate Administration
Authorized Signatory

Schedule A – Location Map



Schedule B – Site Plan



JS&A
 Irrigation & Landscaping
 1515 S. 10th St., Suite 100
 Phoenix, AZ 85080
 Phone: (602) 998-8888
 Fax: (602) 998-8889
 Email: info@jsa.com

Stantec
 1000 North Central Expressway
 Suite 1000
 Phoenix, AZ 85004
 Phone: (602) 998-8888
 Fax: (602) 998-8889
 Email: info@stantec.com

LADY ALEXANDRA
 1000 North Central Expressway
 Suite 1000
 Phoenix, AZ 85004
 Phone: (602) 998-8888
 Fax: (602) 998-8889
 Email: info@ladyalexandra.com

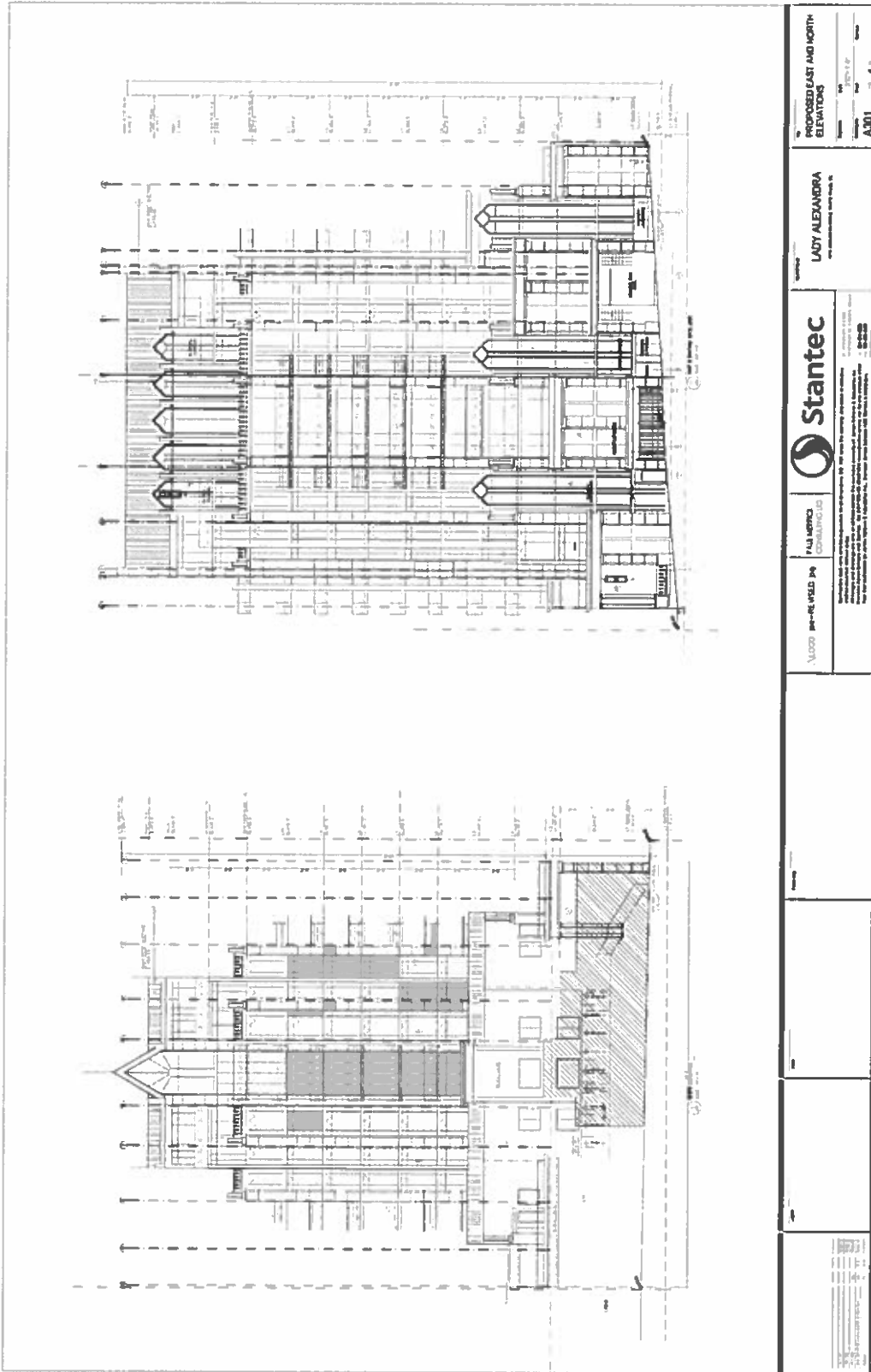
SIN PLAN
 A102

Schedule C – Building Elevations

The image displays architectural drawings for building elevations, including a detailed elevation drawing on the left and a title block on the right. The title block contains the following information:

- PROPOSED WEST AND SOUTH ELEVATIONS**
- LADY ALEXANDRA**
- Stantec**
- PROJ. NO. 14-000000-000**
- DATE: 11/11/14**
- SCALE: 1/8" = 1'-0"**
- PROJECT NO. 1400**

The elevation drawings show a multi-story building with various window styles and architectural details. A legend box is located at the bottom left of the drawing area, containing a list of symbols and their corresponding descriptions.



PROPOSED EAST AND NORTH ELEVATIONS

LADY ALEXANDRA
 1310 JOHNSTON ROAD, N.



PAUL MERRICK CONSULTING INC.
 14000 96th Street NW
 Surrey, BC V3V 2K9
 Tel: 604.581.1111
 Fax: 604.581.1112
 www.stantec.com

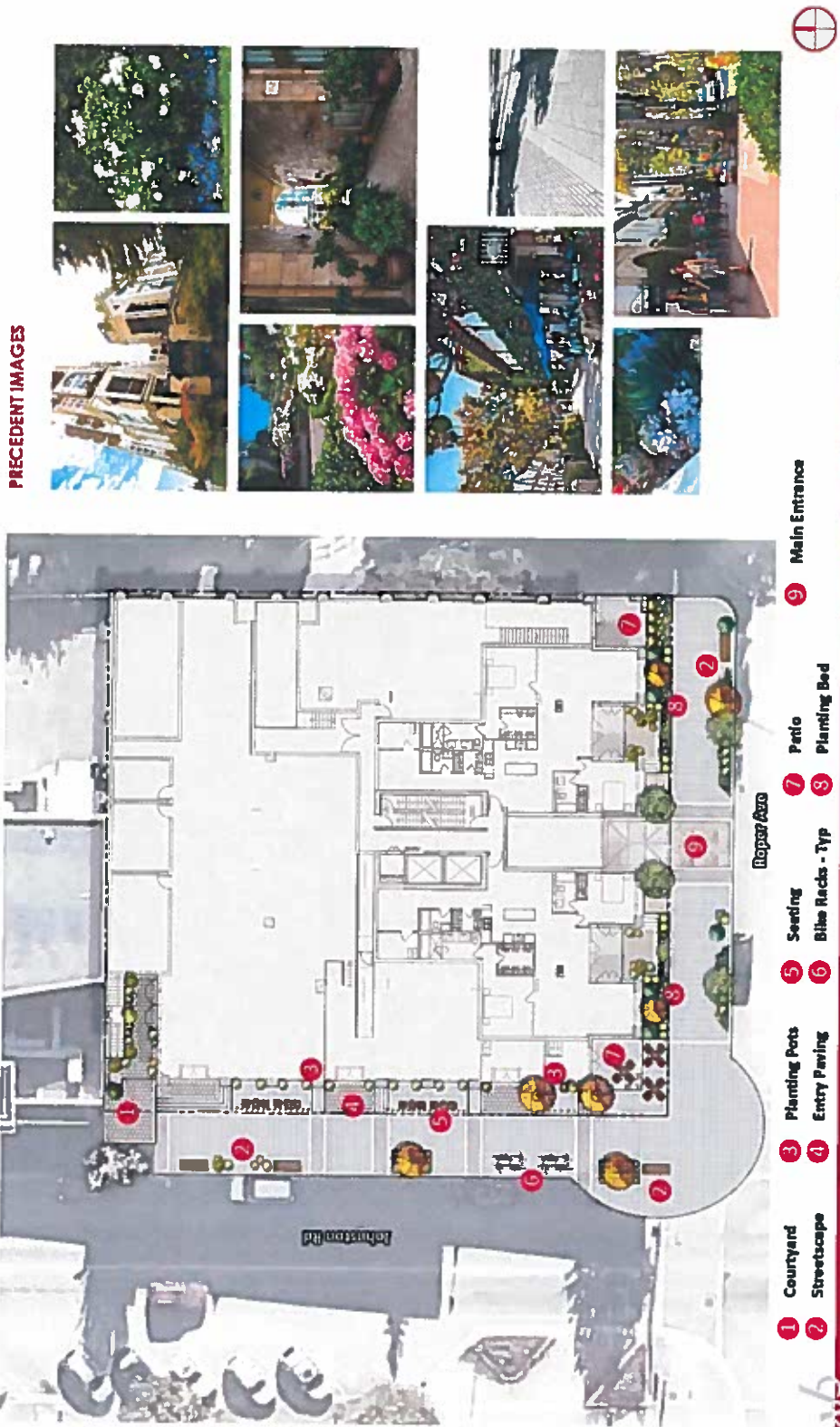
DATE: 10/15/2014
 DRAWN BY: J. BROWN
 CHECKED BY: M. BROWN
 PROJECT NO: 14-0001

NO. 401

Schedule D – Rendering



Schedule E – Landscape Plans



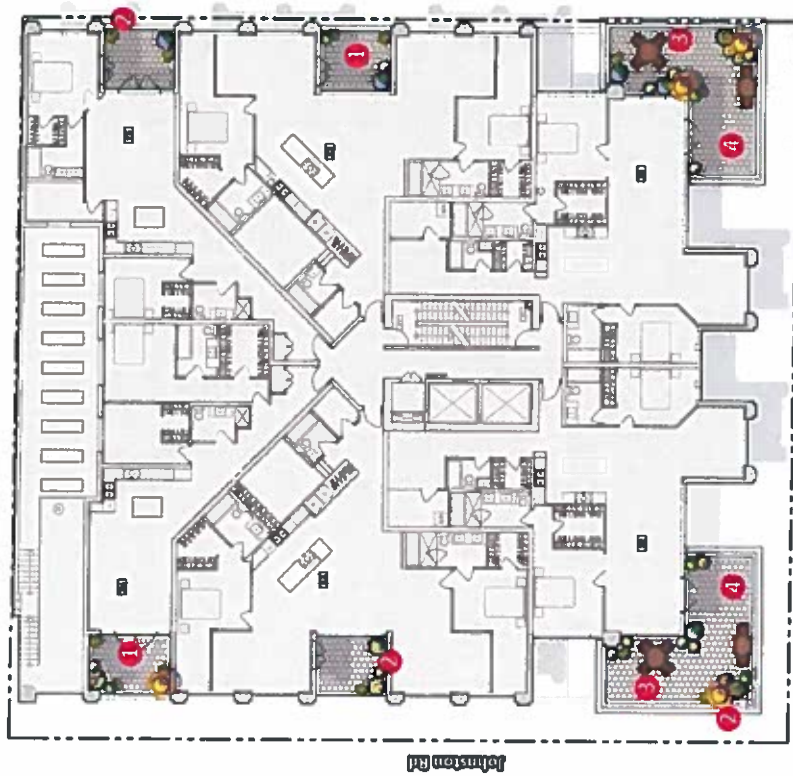
PRECEDENT IMAGES



STREET LEVEL LANDSCAPE CONCEPT PLAN

van der Zalm + associates
April 25, 2017

DP2016-20 - WHITE ROCK TOWER



- 1 Deck - Typ
- 2 Movable Planters
- 3 Patio Table & Chairs
- 4 Deck Paving

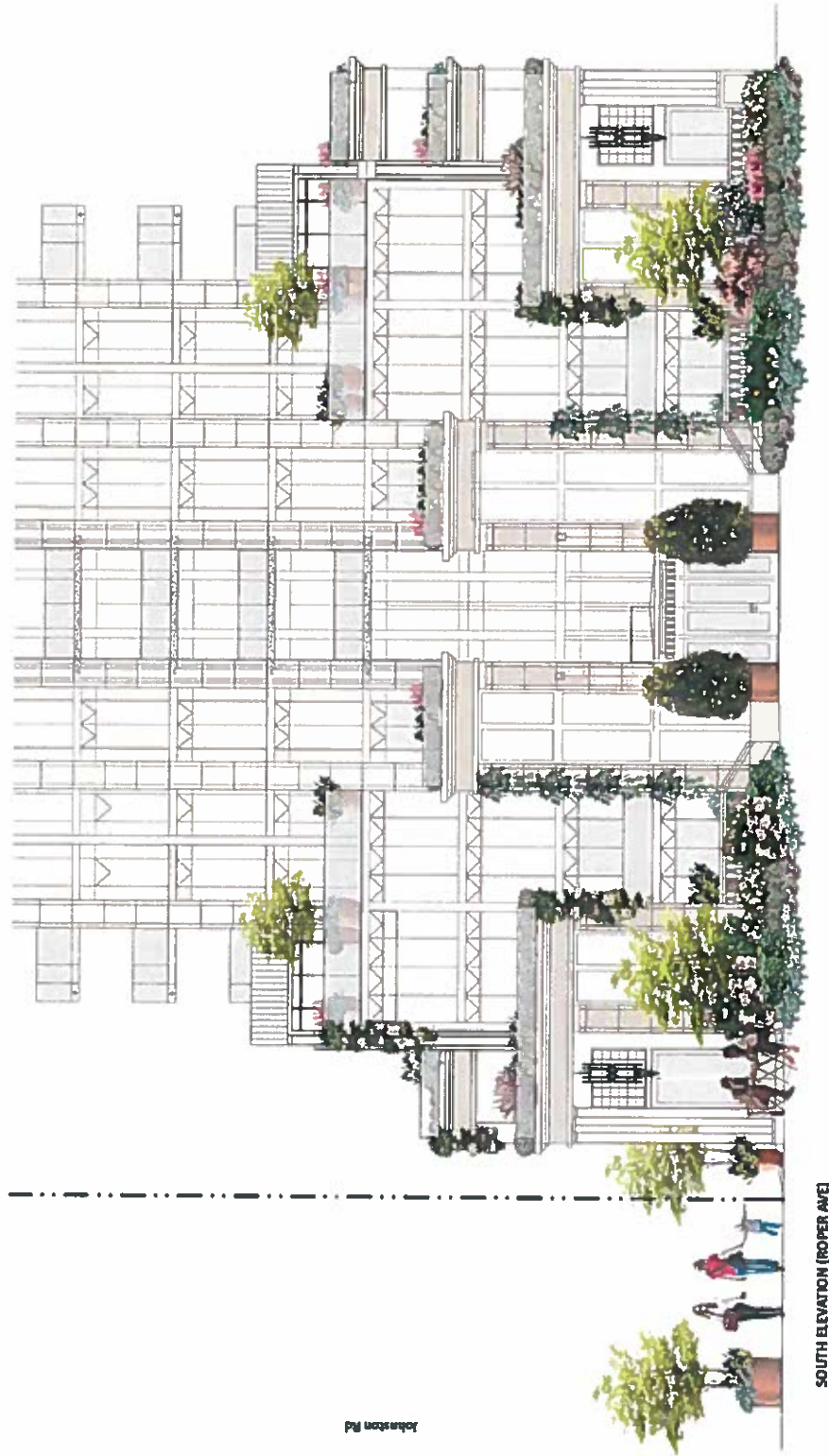


van der Zalm + associates
April 25, 2017

PRECEDENT IMAGES



SECOND LEVEL LANDSCAPE CONCEPT PLAN
DP2016-20 - WHITE ROCK TOWER



SOUTH ELEVATION (ROPER AVE)

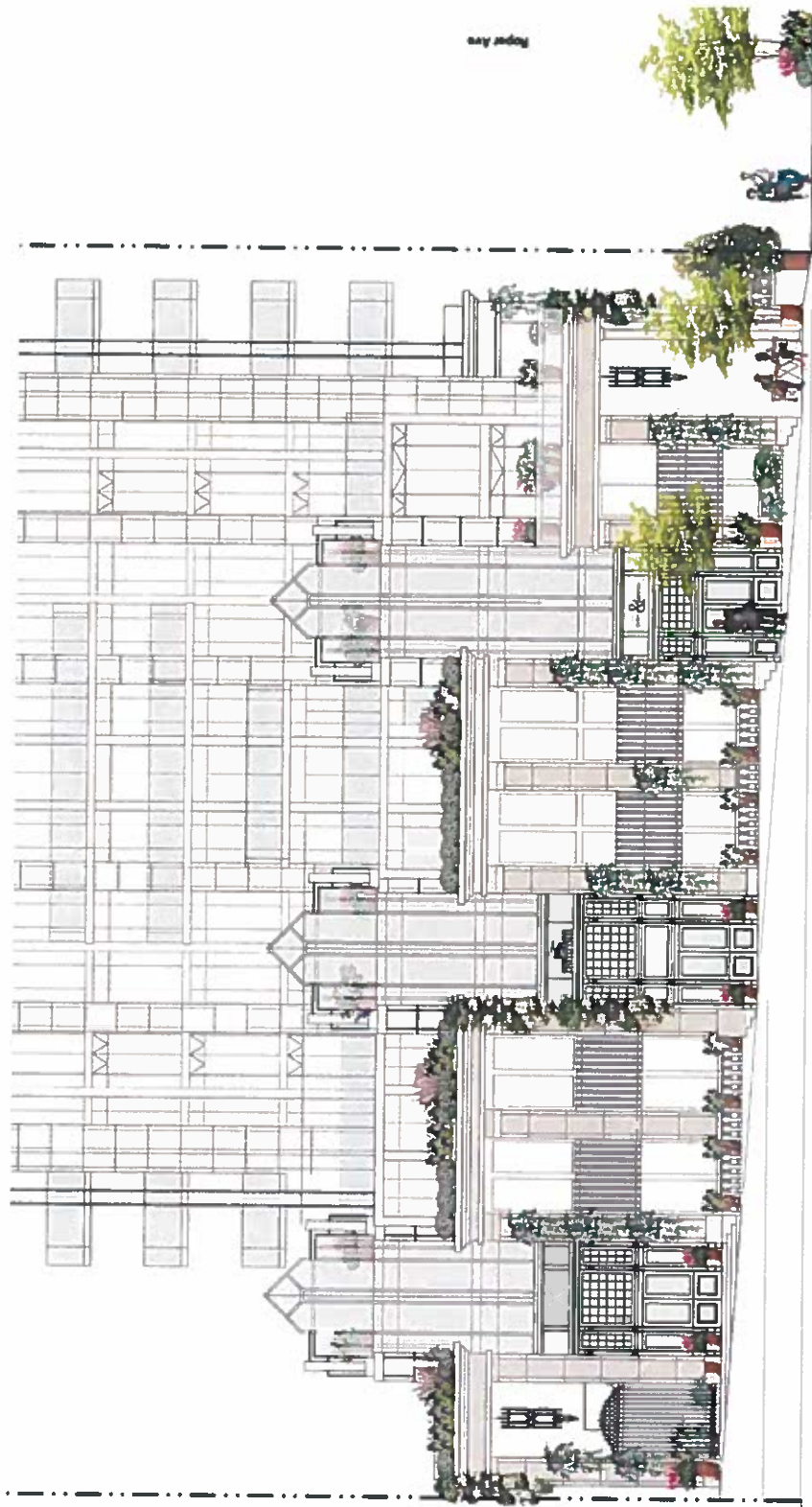


van der Zalm + associates

April 25, 2017

SECTION

DP2016-20 - WHITE ROCK TOWER



WEST ELEVATION (JOHNSTON RD)



van der Zalm + associates

April 25, 2017

SECTION

DP2016-20 - WHITE ROCK TOWER

TREE LOGO

TREE SCHEDULE

SYMBOL	OFFICIAL NAME	COMMON NAME	SIZE	SPACING
1	Tree 1	Japanese Maple	40m x 40m	Plant in clusters
2	Tree 2	White Cedar	40m x 40m	Plant in clusters
3	Tree 3	Cypress	40m x 40m	Plant in clusters
4	Tree 4	Magnolia (Evergreen)	40m x 40m	Plant in clusters
5	Tree 5	Rhododendron	40m x 40m	Plant in clusters
6	Tree 6	Hebe	40m x 40m	Plant in clusters
7	Tree 7	Japanese Maple	40m x 40m	Plant in clusters
8	Tree 8	Cypress	40m x 40m	Plant in clusters
9	Tree 9	Magnolia (Evergreen)	40m x 40m	Plant in clusters
10	Tree 10	Rhododendron	40m x 40m	Plant in clusters
11	Tree 11	Hebe	40m x 40m	Plant in clusters
12	Tree 12	Japanese Maple	40m x 40m	Plant in clusters
13	Tree 13	Cypress	40m x 40m	Plant in clusters
14	Tree 14	Magnolia (Evergreen)	40m x 40m	Plant in clusters
15	Tree 15	Rhododendron	40m x 40m	Plant in clusters



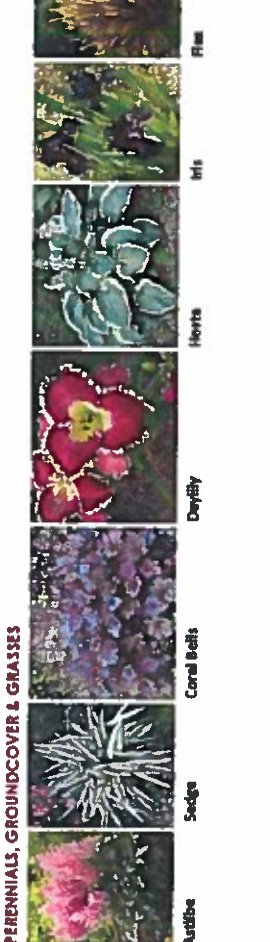
PLANTING SCHEDULE

SYMBOL	OFFICIAL NAME	COMMON NAME	OFFT	SPACING
1	Shrub 1	Balsam Fir	40m x 40m	Plant in clusters
2	Shrub 2	Hibiscus	40m x 40m	Plant in clusters
3	Shrub 3	Hebe	40m x 40m	Plant in clusters
4	Shrub 4	Dwarf Mountain Laurel	40m x 40m	Plant in clusters
5	Shrub 5	Knock Out Rose	40m x 40m	Plant in clusters
6	Shrub 6	Hebe	40m x 40m	Plant in clusters
7	Shrub 7	Hibiscus	40m x 40m	Plant in clusters
8	Shrub 8	Hebe	40m x 40m	Plant in clusters
9	Shrub 9	Dwarf Mountain Laurel	40m x 40m	Plant in clusters
10	Shrub 10	Knock Out Rose	40m x 40m	Plant in clusters
11	Shrub 11	Hebe	40m x 40m	Plant in clusters
12	Shrub 12	Hibiscus	40m x 40m	Plant in clusters
13	Shrub 13	Hebe	40m x 40m	Plant in clusters
14	Shrub 14	Dwarf Mountain Laurel	40m x 40m	Plant in clusters
15	Shrub 15	Knock Out Rose	40m x 40m	Plant in clusters



PERENNIALS, GROUNDCOVER & GRASSES

SYMBOL	OFFICIAL NAME	COMMON NAME	OFFT	SPACING
1	Perennial 1	Autübe	40m x 40m	Plant in clusters
2	Perennial 2	Sage	40m x 40m	Plant in clusters
3	Perennial 3	Coral Belts	40m x 40m	Plant in clusters
4	Perennial 4	Daylily	40m x 40m	Plant in clusters
5	Perennial 5	Hearts	40m x 40m	Plant in clusters
6	Perennial 6	Iris	40m x 40m	Plant in clusters
7	Perennial 7	Flax	40m x 40m	Plant in clusters
8	Perennial 8	Herb-And-Chicks	40m x 40m	Plant in clusters
9	Perennial 9	Clematis	40m x 40m	Plant in clusters
10	Perennial 10	Climbing Hydrangea	40m x 40m	Plant in clusters
11	Perennial 11	Clematis	40m x 40m	Plant in clusters
12	Perennial 12	Climbing Hydrangea	40m x 40m	Plant in clusters



van der Zalm + associates
April 25, 2017

PLANTERS



BENCH



BIKE RACK



TREE GATE



LIGHTING



van der Zalm + associates

April 25, 2017

SITE FURNITURE

DP2016-20 - WHITE ROCK TOWER

7.60 CD-60 COMPREHENSIVE DEVELOPMENT ZONE (1310 Johnston Road)

INTENT

The intent of this zone is to accommodate the development of a mixed-use development on a site of approximately 1,516.1 square metres (0.375 acres) in area.

1. Permitted Uses:
 - (a) *multi-unit residential use*
 - (b) *retail service group 1 use*
 - (c) *licensed establishments, including liquor primary, food primary, agent store, u-brew and u-vin*
 - (d) *medical or dental clinic*
 - (e) *accessory home occupation use in accordance with the provisions of section 5.3 and that does not involve clients directly accessing the principal building*

2. Lot Coverage:
 - (a) *lot coverage shall not exceed 86.8%*

3. Density:
 - (a) Maximum *gross floor area* shall not exceed 7,282.0 square metres, with a minimum *commercial floor area* of 431.5 square metres, and the maximum number of *dwelling units* shall not exceed 30, comprised as follows:
 - (i) **BASE DENSITY:** The maximum *gross floor area* shall not exceed 2,653.1 square metres, and the maximum number of dwelling units shall not exceed 11 units

 - (ii) **ADDITIONAL (BONUS) DENSITY:** Where a contribution of \$1,590,000 has been provided to the Community Amenity Reserve Fund to assist with the provision of the amenities in the following table, the maximum *gross floor area* shall not exceed 7,282.0 square metres, with a minimum of 431.5 square metres of *commercial floor area*, and the maximum number of dwelling units shall not exceed 30 units

#	Amenity
1	New public open space and walkways
2	Improvement of existing open space and walkways
3	Public art
4	Waterfront improvement, including civic parking facilities
5	Special needs or non-market affordable housing
6	People movement infrastructure to link Uptown to the Waterfront

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

4. Building Height:

- (a) The *principal building* shall not exceed 140.2 metres geodetic

5. Siting Requirements:

- (a) Minimum setbacks are as follows:
 - (i) Setback from front (south) lot line = 1.7 metres
 - (ii) Setback from rear (north) lot line = 0.0 metres
 - (iii) Setback from interior side (east) lot line = 0.0 metres
 - (iv) Setback from exterior side (west) lot line = 1.8 metres
- (b) Notwithstanding the above, deck cornices may encroach by up to 0.36 metres into the required front (south) and exterior side (west) lot line setbacks

6. Parking:

Parking shall be provided in accordance with Section 4.14, with the minimum total number of 105 spaces required as follows:

- (a) A minimum of 81 spaces shall be provided for the residential *dwelling units*
- (b) A minimum of 9 spaces shall be provided for visitors to the residential *dwelling units* and marked as 'visitor'
- (c) A minimum of 15 spaces shall be provided for the *retail service group 1 uses, licensed establishments and medical or dental clinic uses*
- (d) A minimum of two (2) of the required 105 spaces shall be provided for disabled persons parking and shall be clearly marked in accordance with B.C. Building Code requirements

7. Bicycle Parking:

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

- (a) A minimum of 48 Class I spaces shall be provided
- (b) A minimum of 2 Class II spaces shall be provided

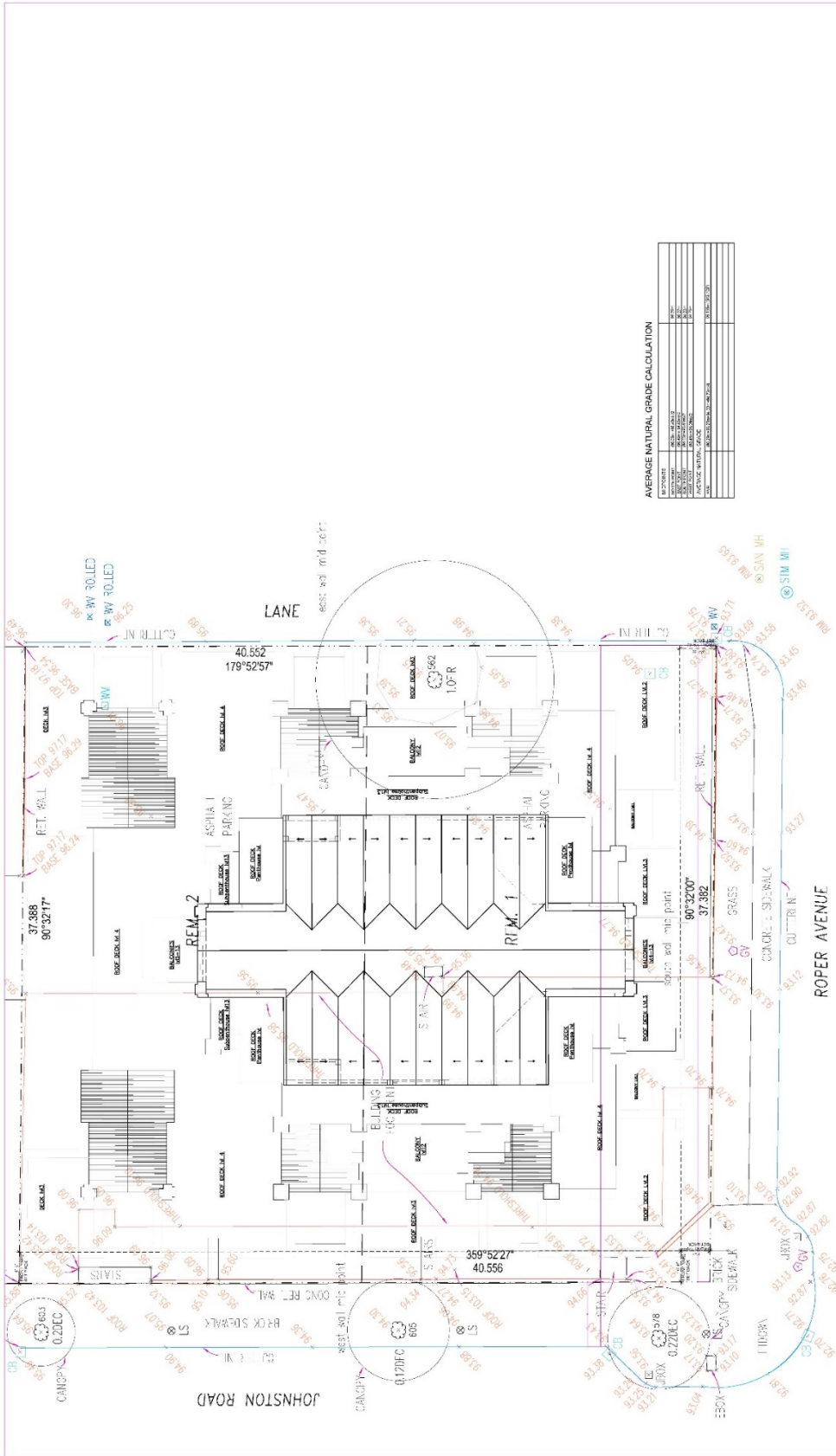
8. Loading:

- (a) One (1) off-street loading space shall be provided for the residential use and commercial use, and shall meet the loading space dimension requirements accordance with Section 4.15.3

9. General:

- (a) Development in this zone that includes the additional (bonus) density referred to in Section 3 shall substantially conform to the Plans prepared by Stantec Architecture dated July 13, 2017 that are attached hereto and on file at the City of White Rock

- (b) Development in this zone that does not include the additional (bonus) density referred to in Section 3 shall be required to obtain a new Major Development Permit



AVERAGE NATURAL GRADE CALCULATION

NO.	DESCRIPTION	AREA	GRADE
1	EXIST. NATURAL GRADE	10,000	100.00
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JS&A
Habitable Art

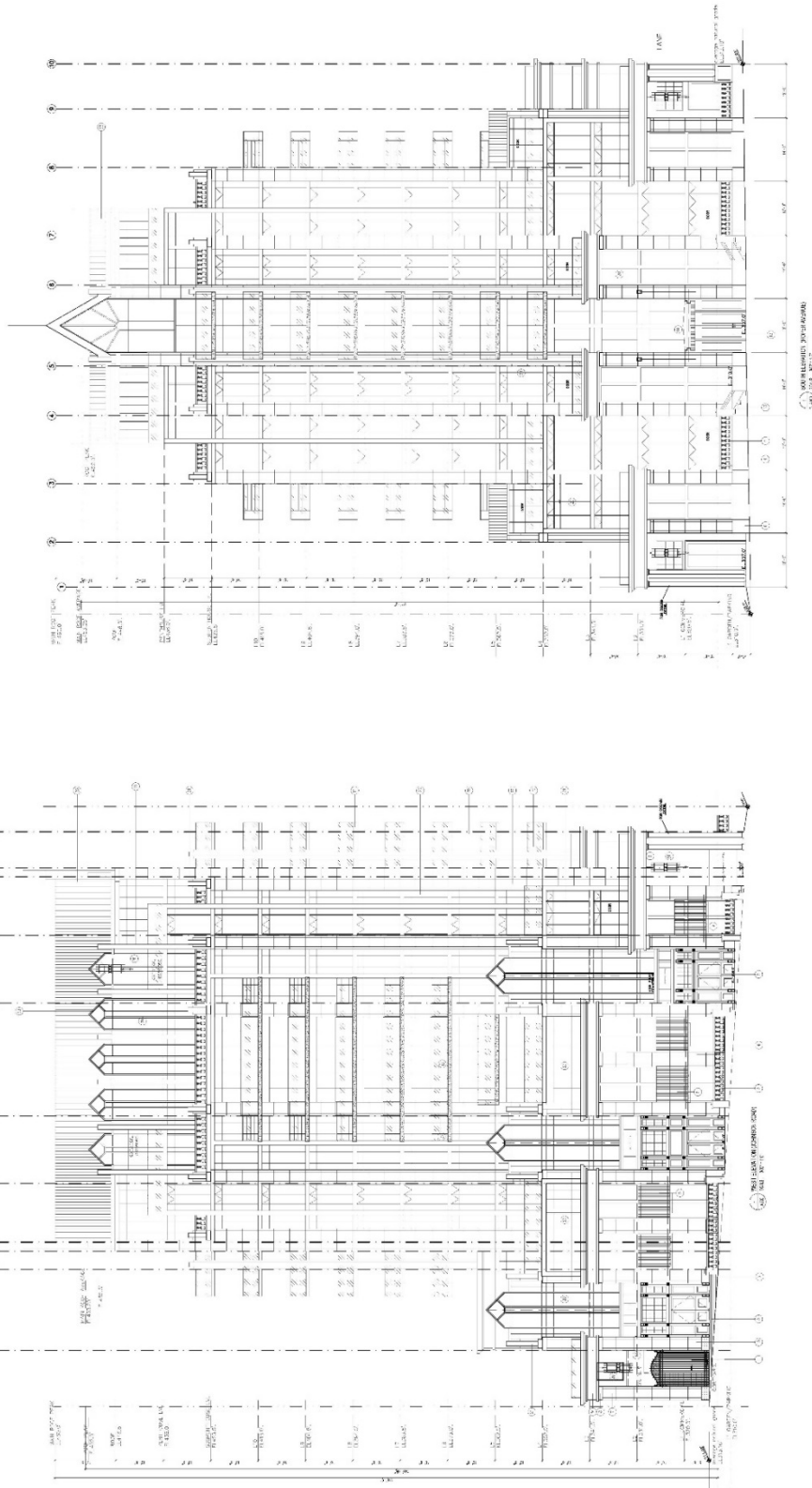
PAUL MESSICK CONSULTING LTD

Stantec

LADY ALEXANDRA

SITE PLAN

DATE: 08/17/2017
SCALE: 1/8" = 1'-0"
SHEET: 3 OF 3
PROJECT: A102




- 1. EXISTING WEST ELEVATION
- 2. EXISTING SOUTH ELEVATION
- 3. EXISTING NORTH ELEVATION
- 4. EXISTING EAST ELEVATION
- 5. EXISTING CORNER ELEVATION
- 6. EXISTING ROOF ELEVATION
- 7. EXISTING FOUNDATION
- 8. EXISTING STRUCTURE
- 9. EXISTING UTILITIES
- 10. EXISTING LANDSCAPE
- 11. EXISTING SITEWORK
- 12. EXISTING SIGNAGE
- 13. EXISTING ACCESSORIES
- 14. EXISTING FURNITURE
- 15. EXISTING PLANTING
- 16. EXISTING WATER
- 17. EXISTING SEWER
- 18. EXISTING ELECTRICAL
- 19. EXISTING TELEPHONE
- 20. EXISTING CABLE
- 21. EXISTING GAS
- 22. EXISTING HEATING
- 23. EXISTING COOLING
- 24. EXISTING VENTILATION
- 25. EXISTING LIGHTING
- 26. EXISTING SAFETY
- 27. EXISTING SECURITY
- 28. EXISTING COMMUNICATIONS
- 29. EXISTING TRANSPORTATION
- 30. EXISTING PUBLIC UTILITIES
- 31. EXISTING PRIVATE UTILITIES
- 32. EXISTING RECORDS
- 33. EXISTING ADJUSTMENTS
- 34. EXISTING CORRECTIONS
- 35. EXISTING DELETIONS
- 36. EXISTING ADDITIONS
- 37. EXISTING MODIFICATIONS
- 38. EXISTING REVISIONS
- 39. EXISTING COMMENTS
- 40. EXISTING NOTES

PROPOSED WEST AND SOUTH
ELEVATIONS

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

PROJECT: LADY ALEXANDRA
10000 W. 10000 S. AVE. S. SALT LAKE CITY, UT 84114

ARCHITECT: A300



STANTEC
A STANTEC COMPANY

PROJECT NO. 11111111
DRAWING NO. 11111111

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

PROJECT: LADY ALEXANDRA
10000 W. 10000 S. AVE. S. SALT LAKE CITY, UT 84114

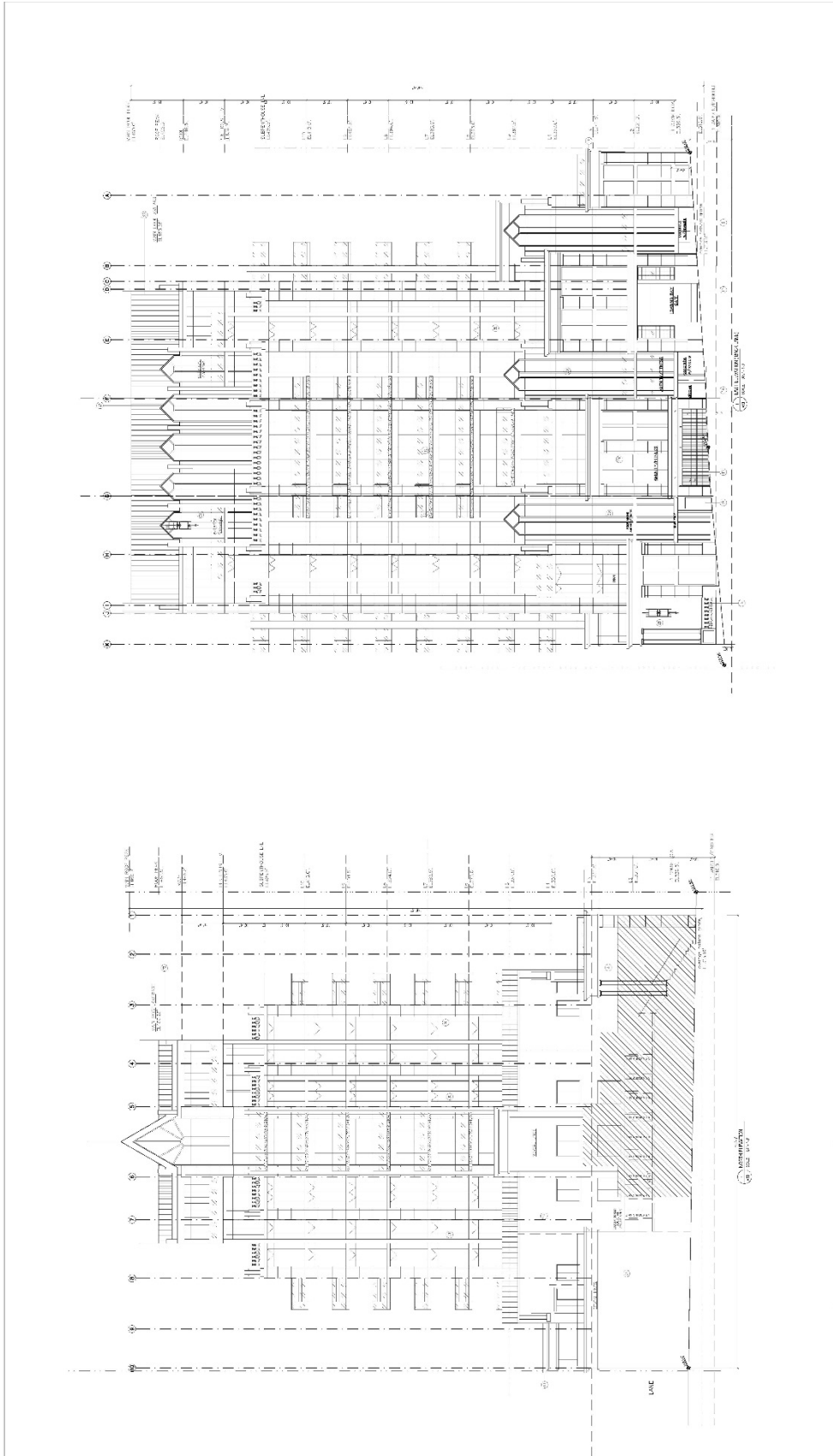
ARCHITECT: A300

PROJECT NO. 11111111
DRAWING NO. 11111111

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

PROJECT: LADY ALEXANDRA
10000 W. 10000 S. AVE. S. SALT LAKE CITY, UT 84114

ARCHITECT: A300



<p>NO. PROPOSED EAST AND NORTH ELEVATIONS</p> <p>DATE: 03/27/12</p> <p>PROJECT: A301</p>	<p>CLIENT: LADY ALEXANDRA</p> <p>103 CARLETON ROAD, ALEXANDRIA, VA</p>	<p>Stantec</p> <p>1000 PENTACON DRIVE, SUITE 1000, ALEXANDRIA, VA 22304</p> <p>TEL: 703.690.7000 FAX: 703.690.7001</p> <p>WWW.STANTEC.COM</p>	<p>DESIGNER: PAUL MURPHY</p> <p>CONSULTANT: PAUL MURPHY CONSULTING LLC</p> <p>1000 PENTACON DRIVE, SUITE 1000, ALEXANDRIA, VA 22304</p> <p>TEL: 703.690.7000 FAX: 703.690.7001</p> <p>WWW.STANTEC.COM</p>	<p>DATE: 03/27/12</p> <p>SCALE: AS SHOWN</p>	<p>PROJECT: A301</p>	<p>DATE: 03/27/12</p>	<p>DATE: 03/27/12</p>
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THE CORPORATION OF THE
CITY OF WHITE ROCK

15322 BUENA VISTA AVENUE, WHITE ROCK, B.C. V4B 1Y6

MEETING NOTICE

Pursuant to the *Community Charter* a **SPECIAL COUNCIL MEETING** has been called to begin at **4:00 P.M.** on **THURSDAY, FEBRUARY 14, 2019.**

DATE: February 14, 2019

MEETING TIME: 4:00 P.M.

LOCATION: WHITE ROCK CITY HALL COUNCIL CHAMBERS –
15322 BUENA VISTA AVENUE, WHITE ROCK BC

PURPOSE:


60-Day Extension of Period for Withholding a Building Permit for 1310 Johnston Road

On February 11, 2019, Council passed a resolution to withhold the building permit for 1310 Johnston Road for a period of thirty (30) days beginning on January 21, 2019, and authorized staff to schedule Public Hearings related to OCP and Zoning Amendment bylaws for the property on February 25, 2019.

According to the *Local Government Act* process where Council is given the authority to withhold building permits, under section 463(3), Council must consider the application for the building permit within the 30 day withholding period.

In order to hold the required public hearings for the OCP Amendment and Zoning Amendment Bylaws and have an opportunity to consider third reading and adoption before the 30 day withholding period lapses, Council must pass a resolution to direct staff to extend the period of withholding the building permit for 1310 Johnston Road for an additional sixty (60) days.

Date: February 13, 2019



Tracey Arthur
Director of Corporate Administration

WHITE ROCK
My City by the Sea!

www.whiterockcity.ca