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Corporate Administration Office (604) 541-2212
E-mail clerksoffice@whiterockcity.ca



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to that page in the
agenda package

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

January 3, 2019

A **GOVERNANCE AND LEGISLATION COMMITTEE MEETING** will be held in the **CITY HALL COUNCIL CHAMBERS** located at **15322 Buena Vista Avenue, White Rock, BC**, on **MONDAY, JANUARY 7, 2019** to begin at **4:30 p.m.** for the transaction of business as listed below.

T. Arthur, Director of Corporate Administration

A G E N D A

Councillor Fathers, Chairperson

1. CALL MEETING TO ORDER
2. ADOPTION OF AGENDA

RECOMMENDATION

THAT the Governance and Legislation Committee adopt the agenda for January 7, 2019 meeting as circulated.

3. **PLANNING AND DEVELOPMENT SERVICES ORIENTATION**

Director of Planning and Development Services to lead the Committee through an orientation in two (2) parts. A PowerPoint presentation attached for reference. **Page 2**

The following reference materials are provided under a separate cover:

- Official Community Plan
- White Rock Zoning Bylaw (including Schedules A, B, and C)
- Town Centre Urban Design Plan
- Planning Procedures Bylaw

Note: The reference materials noted above are available for view in the Administration Department at City Hall. The materials are also available for view at the following link:

<https://www.whiterockcity.ca/agendacenter/viewfile/agenda/01072019-650>

4:30 p.m. – 6:30 p.m.:

- a. **Planning Policy and Processes**

6:30 p.m. – 7:00 p.m.:

Recess

7:00 p.m. – 9:00 p.m.:

- b. **Building Permits and Processes, Licencing and Bylaw Enforcement**

4. **CONCLUSION OF THE JANUARY 7, 2019 GOVERNANCE AND LEGISLATION COMMITTEE MEETING**

Planning & Development Services Department

Orientation Session

WHITE ROCK
My City by the Sea!

**Planning & Development
Services Department**

What We Do

Planning & D. Applications

Business Licensing

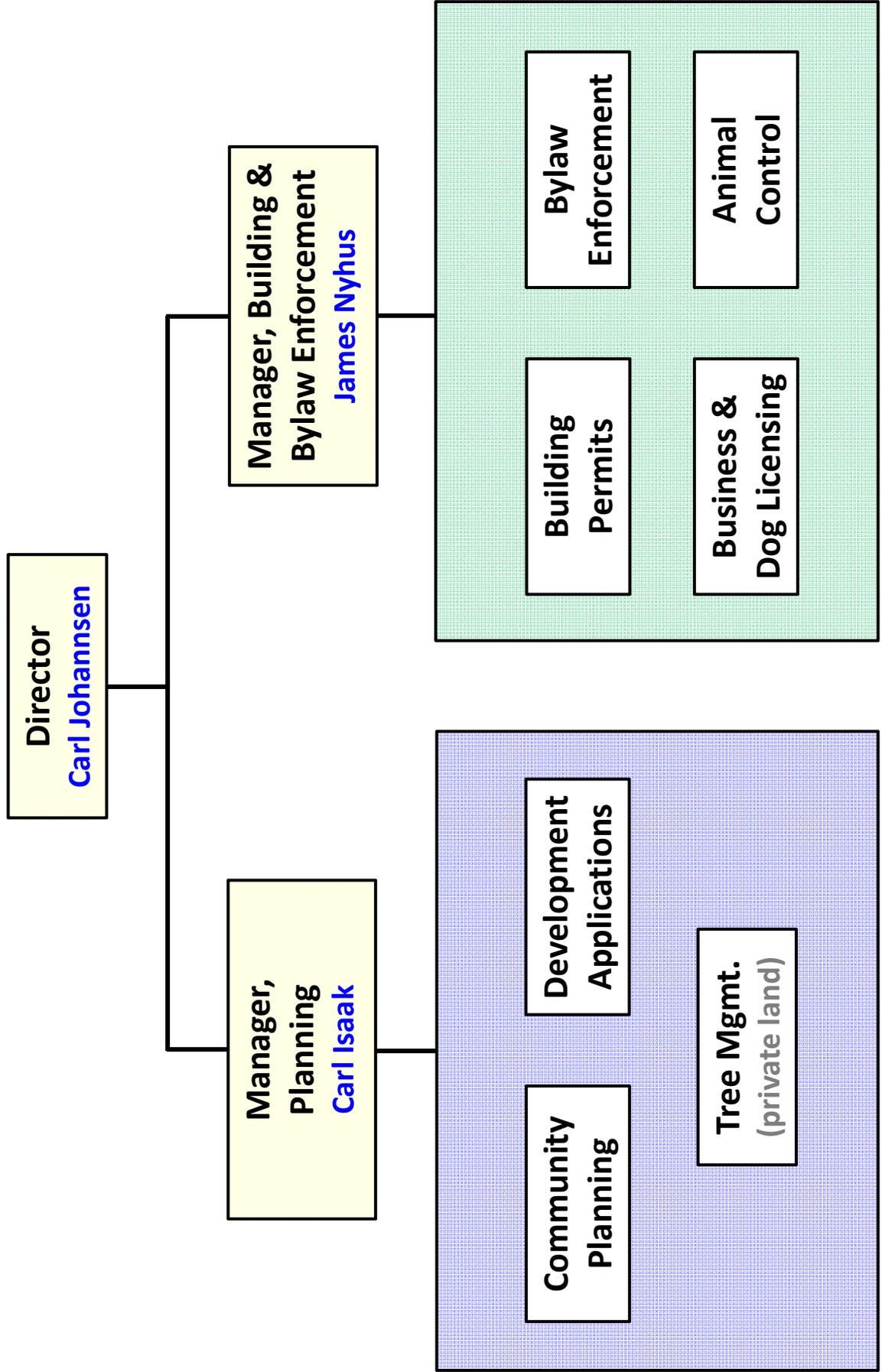
Tree Management
Permits

Bylaw Awareness &
Enforcement

Building Permits &
Building Inspections

Dog Licensing &
Animal Control

Who We Are



Recent Departmental Stats

New Homes, Offices & Shops

- 80 single family home permits (2017)
- Approx. 1200 apartment units (under construction or approved for Building Permit)
- 79,000 square feet new office space (under construction or approved for Building Permit)
 - 50 new shops/retail spaces (net increase of 16 shops)

Building Permit Value

- ~\$370 million in 2018
- \$350 million in 2017

Number of Licenses Issued in 2018

- 2390 Business Licenses (1571 'out of town' businesses)
- 810 Dog Licenses

Orientation Session Agenda

1. Planning: Policy & Processes

- *Local Government Act* context
- Official Community Plan (OCP) & Zoning Bylaw; urban design policy
- Processing development applications

2. Building: Permits & Processes

- Permits & Inspections
- Complex & Standard Building Permit Processes

3. Licencing

- Business Licencing
- Dog Licencing

4. Bylaw Enforcement

- Approach in the community
- Common issues & responses

Planning

1. Provides recommendations on planning & urban design

- Land use planning, Zoning Bylaw updates
- Public realm concepts
- Affordable housing
- Committee support

2. Processes development applications

- OCP Amendments (Council)
- Rezoning, Development Permits (Council)
- Development Variance Permits (Council)
- Board of Variance (Board appointed by Council)
- Subdivisions (Approving Officer – staff appointed by Council)

3. Provides input on regional planning matters

- Metro Vancouver regional planning (Regional Planning Committee)
- Translink planning initiatives

Planning Requires Public Engagement



Committee Involvement

Planning provides support to Council Committees:

- Land Use & Planning Committee
- Economic Investment Committee
- Board of Variance
- Advisory Design Panel
- Rental Housing Task Force (2016)

Planning Requires Research & Analysis



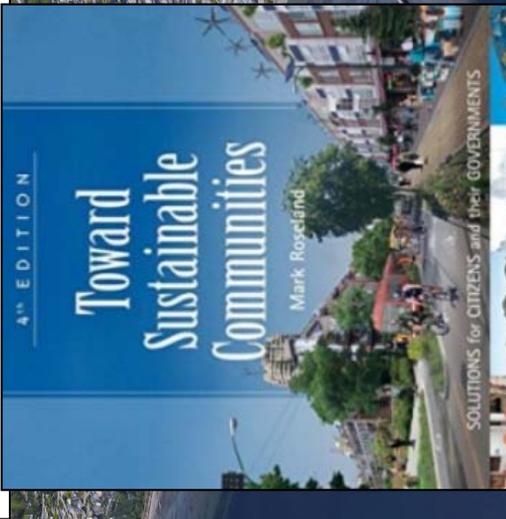
Looking north-west
@2000 feet



2016

C E N S U S

www.census.gc.ca



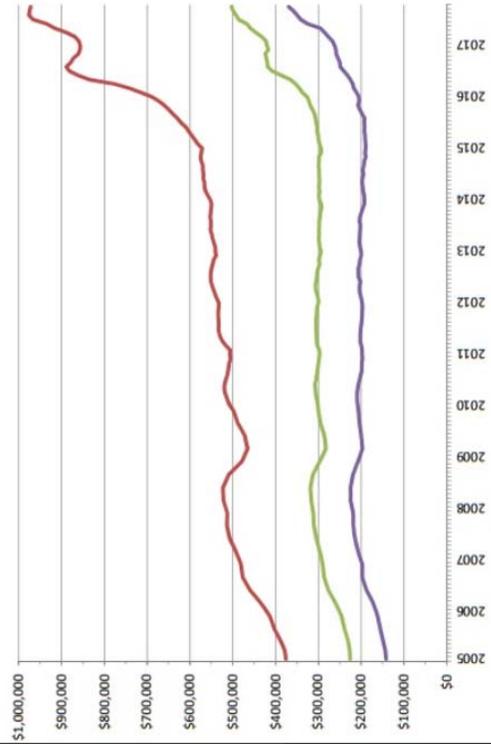
Jan Gehl Cities for People

CITY SENSE AND CITY DESIGN

Writings and Projects of
Kerin Lynch

MLS® Home Price Index Benchmark Prices, Fraser Valley

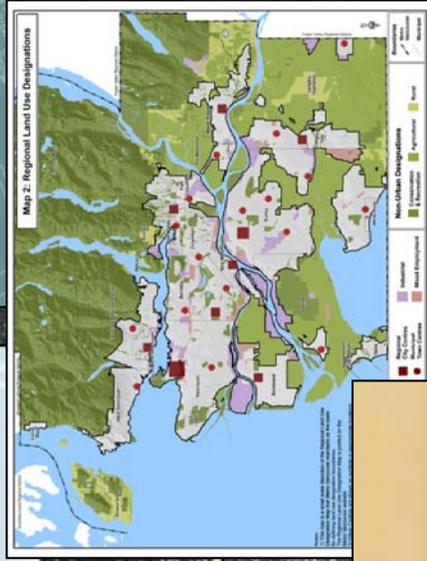
— Detached — Townhouse — Apartment



Urban Land Economics

Jack Harvey & Ernie Jowsey

Sixth Edition



A Pattern Language

Towns · Buildings · Construction

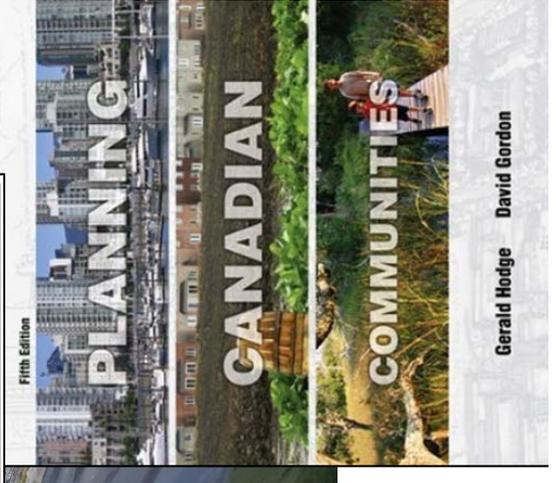
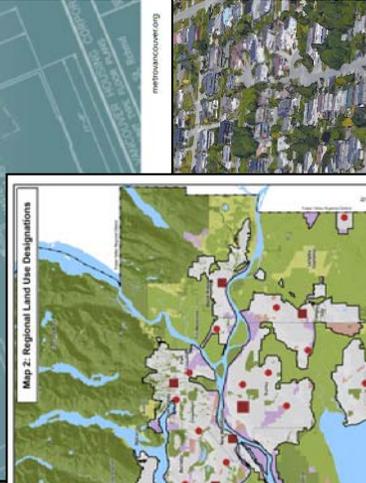


Christopher Alexander
Sara Ishikawa · Murray Silverstein
WITH
Max Jacobson · Ingrid Fiksdahl-King
Shlomo Angel

metrovancover



Regional Affordable Housing Strategy



Zoning Bylaw Update



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City by the Sea!

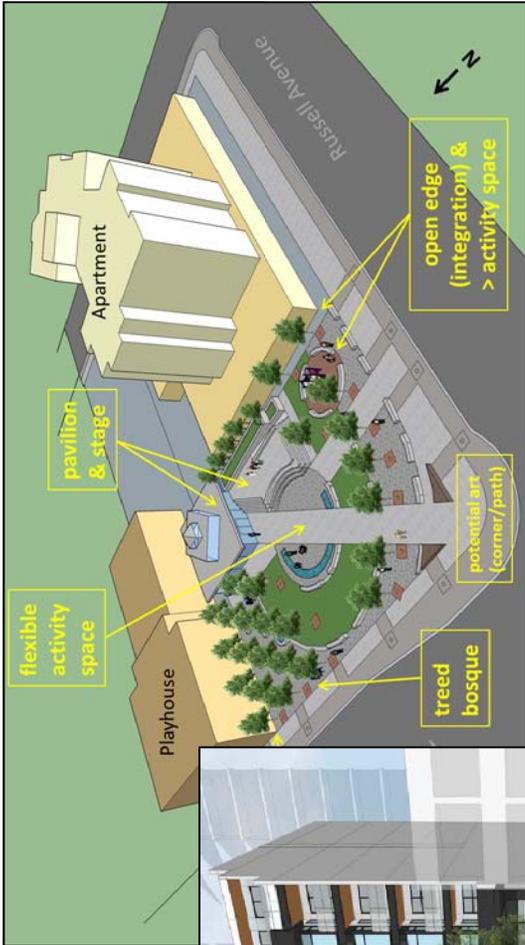
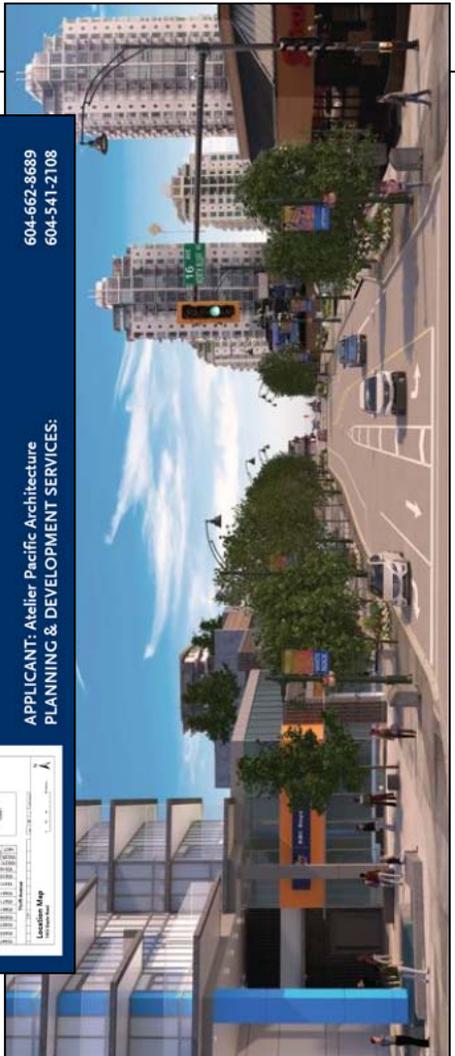
DEVELOPMENT PROPOSAL 18-017

A Zoning Amendment and Major Development Permit application have been submitted to allow the construction of a four-storey multi-unit residential building over one level of underground parking. The proposed use, height, and density is consistent with the Urban Neighbourhood OCP Designation.

Dwelling Units: 54
 Parking Spaces: 81 (65 residential and 16 visitor)
 Building Height: 13.67 metres / 4 storeys
 Gross Floor Area (GFA): 1.49 (4,737 sq.m. / 51,003 sq.ft.)

(These numbers are approximate only and the design may change before final approval)

APPLICANT: Atelier Pacific Architecture
 PLANNING & DEVELOPMENT SERVICES: 604-662-8689 / 604-541-2108



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

POLICY TITLE: TENANT RELOCATION

POLICY NUMBER: PLANNING AND DEVELOPMENT SERVICES No. 514

<i>Date of Council Adoption: June 11, 2018</i>	<i>Date of Last Amendment:</i>
<i>Council Resolution Number: 2018-230</i>	
<i>Originating Department: Planning and Development Services</i>	<i>Date last reviewed by the Governance and Legislation Committee: June 11, 2018</i>

Policy:

Purpose
 The purpose of the Tenant Relocation Policy is to mitigate the impacts resulting from redevelopment of purpose-built rental apartments on current tenants. This policy requires developers to provide advanced notice and assistance to affected individuals above and beyond what is required by the *Residential Tenancy Act*.

The Official Community Plan (OCP) Policy 11.2.3 is the basis for this policy, stating the City will “establish a tenant relocation policy to support those affected by redevelopment of existing rental housing. Plans for relocating existing residents will be the responsibility of the developer.”

The provisions outlined in the Tenant Relocation Policy also support the OCP objectives of supporting new rental housing and redevelopment of rental housing in order to achieve a mix of housing choices that are appropriate and affordable for residents at various stages of their lives.

Application
 This policy applies to all development applications involving the demolition of purpose-built rental housing in a building with three or more units.

This policy does not apply to secondary rental market units, such as single-family residences, secondary suites, coach houses, individual condominium units, or rented structures with less than

Planning & Local Government Act

The Provincial *Local Government Act (LGA)* provides Council the authority to make land use decisions, according to:

'Part 14' – Planning & Land Use Management, which enables Council to consider land use matters, among others:

- Division 3: Public Hearings
- Division 4: Official Community Plans (OCPs)
- Division 5: Zoning Bylaws
- Division 7: Development Permits
- Division 11: Subdivision
- Division 12: Phased Development Agreements
- Division 19: Development Costs Recovery (DCCs)

Council's Foundational Policies

Official Community Plan (OCP)

- the community's *Vision* or 'blueprint' for future growth
- 'objectives & policies to guide decisions on planning & land use'
- 'intended' land uses, transportation, infrastructure, amenities investment

Zoning Bylaw

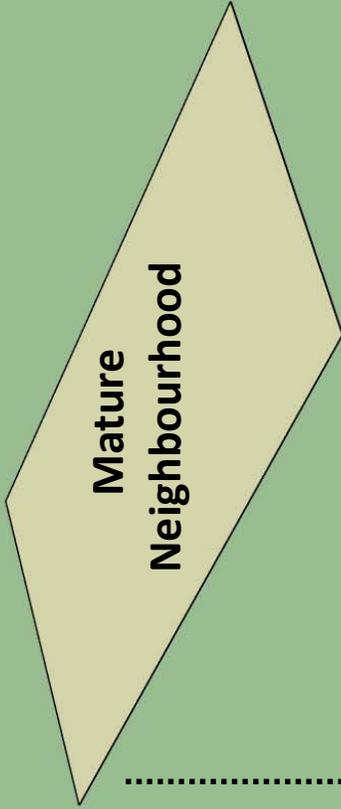
- identifies development 'rights' (ie. use, height, density, lot coverage, setbacks)
- includes definitions and general regulations (ie. required parking, open space)
- implements OCP land uses at a site-specific level, through 'zones'

Council's Foundational Policies

*How does the **OCP** relate to the **Zoning Bylaw**, & vice versa?*

*How does the **OCP** & **Zoning Bylaw** determine
actual 'Built Form'?*

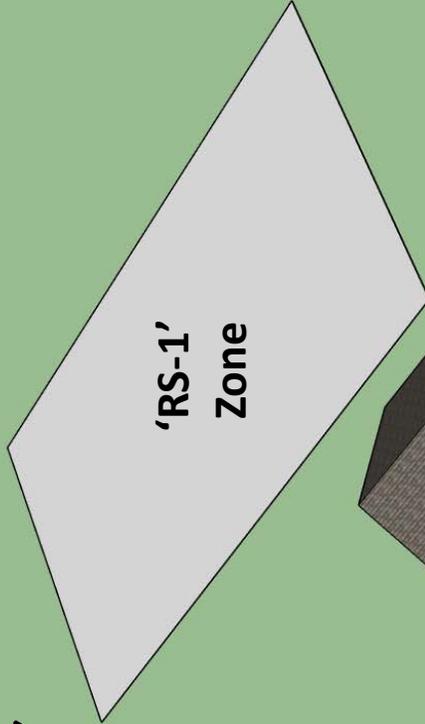
OCP



Land Use (Intended Use)

- 'Mature Neighbourhood'
- Single Family Dwellings (SFD)
- Duplexes, Triplexes
- Secondary Suites (SFDs only)

Zoning Bylaw

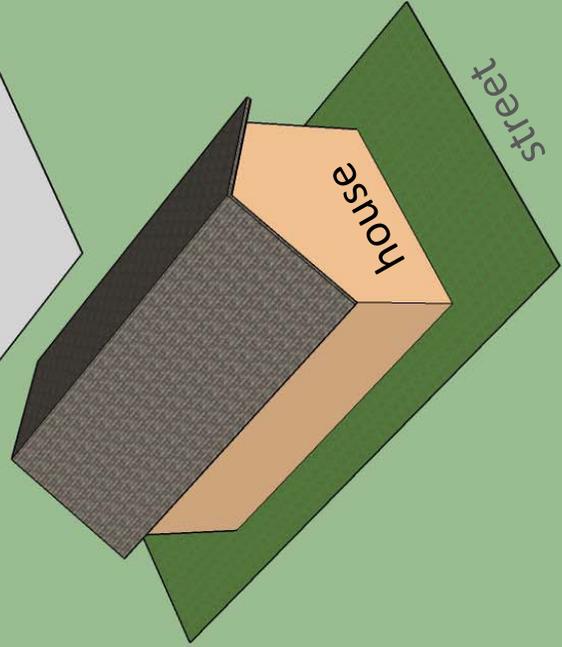


Zoning (Property 'Rights')

RS-1 'One Unit Residential':

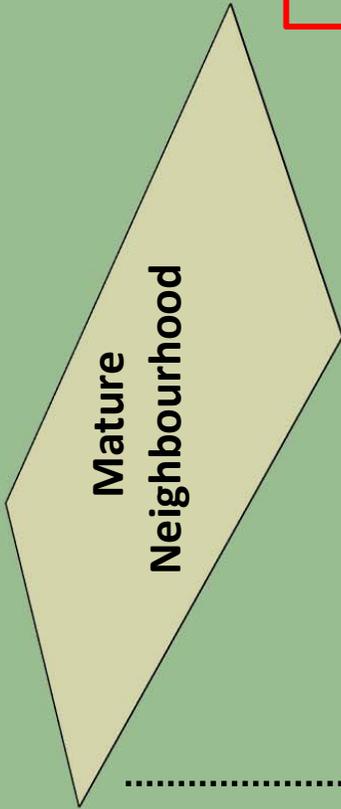
- permitted uses
- density
- height
- setbacks
- lot coverage

Actual Built Form

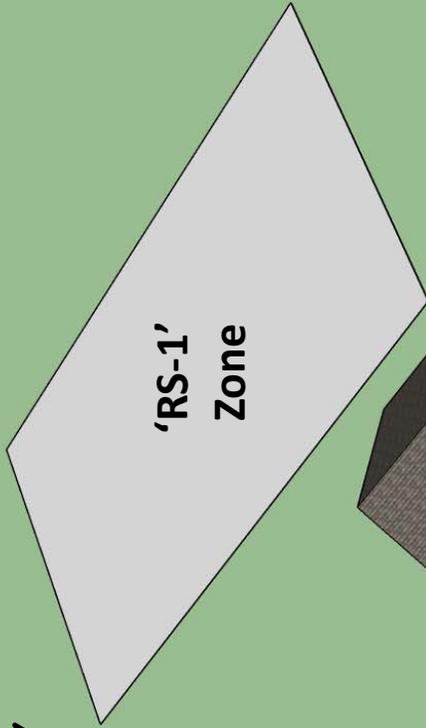


Result = 2 Storey House
(0.5 Floor Area Ratio density,
45% lot coverage)

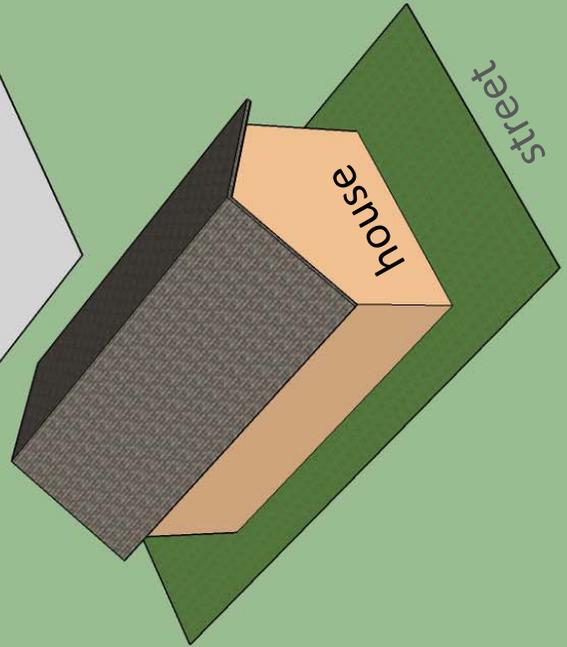
OCP



Zoning Bylaw



Actual Built Form



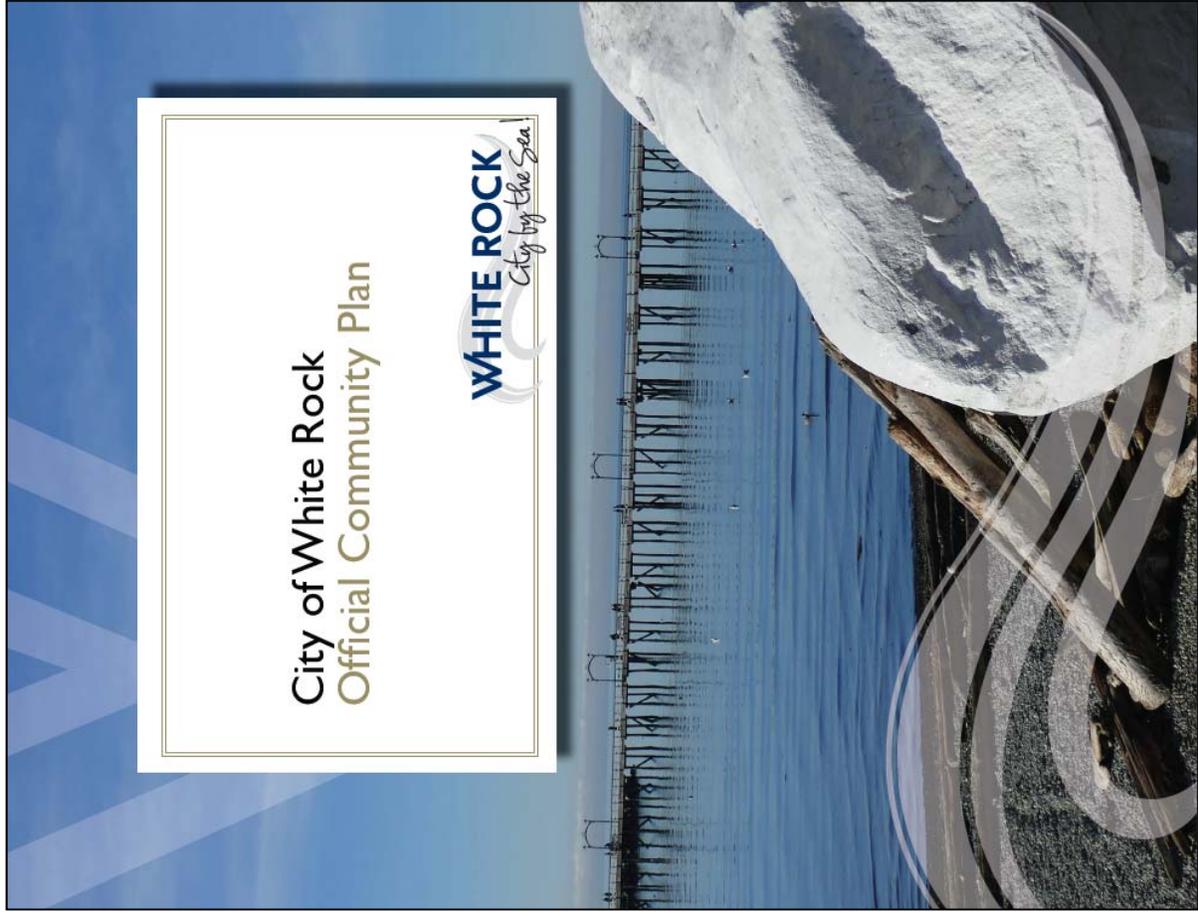
Important differences b/w existing Zoning & Rezoning

Existing Zoning:

- does not need to be consistent with OCP land use

Rezoning:

- must be consistent with OCP land use, or
- OCP must be amended as well



Principle 1

Connect to the Water



Principle 2

Enjoy the Town Centre



Principle 3

Grow Up & Grow Old in the Same Neighbourhood



Principle 4

See the Sea



Principle 5

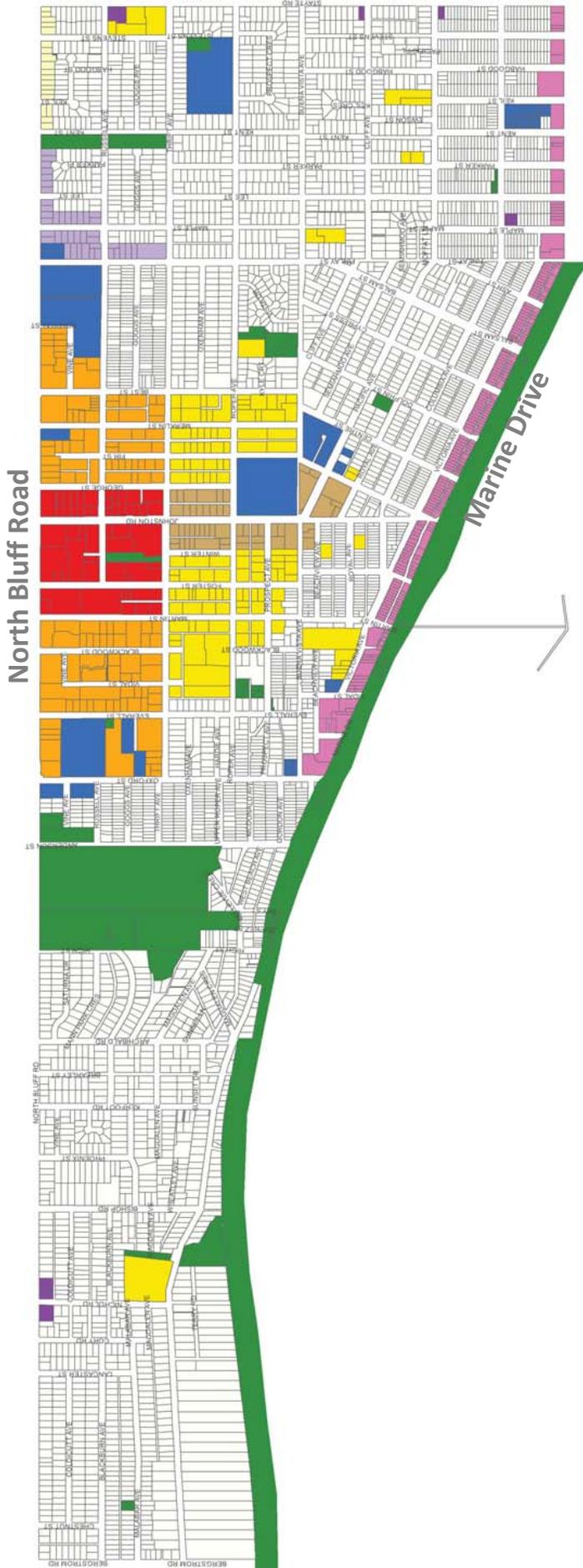
Share the Streets



Principle 6

Live and Play in Green Places

OCP: Growth Structure & Land Use



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OCP: Conceptual Height Transitions

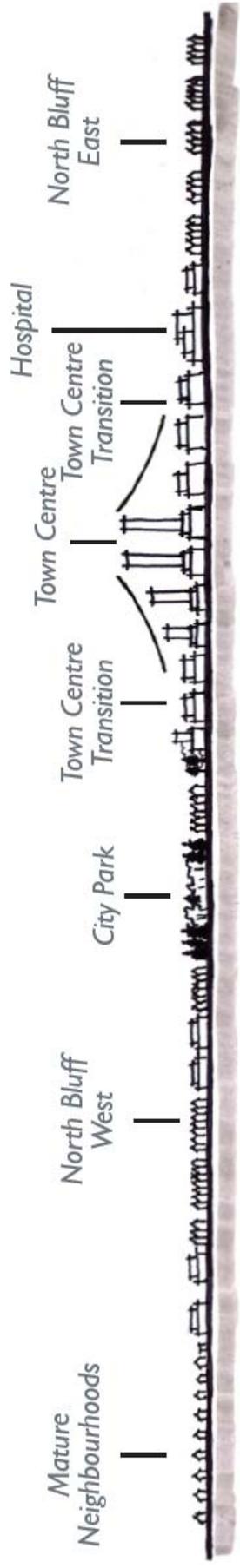


Figure 7 Conceptual Urban Form - East-West Section

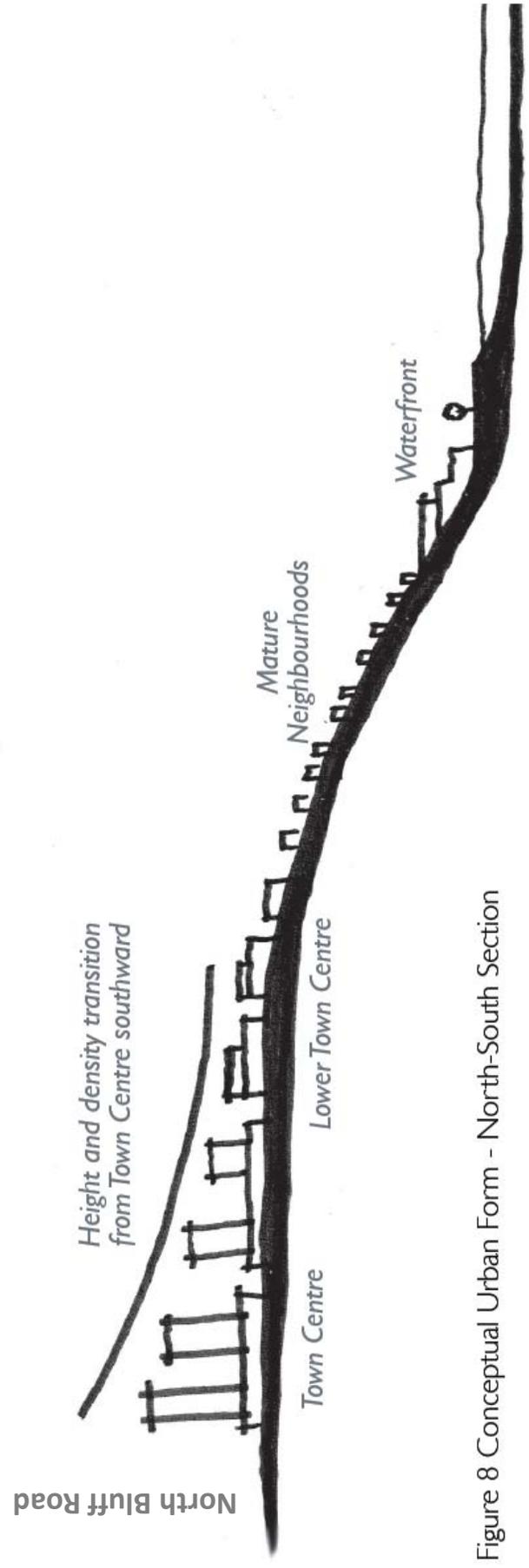
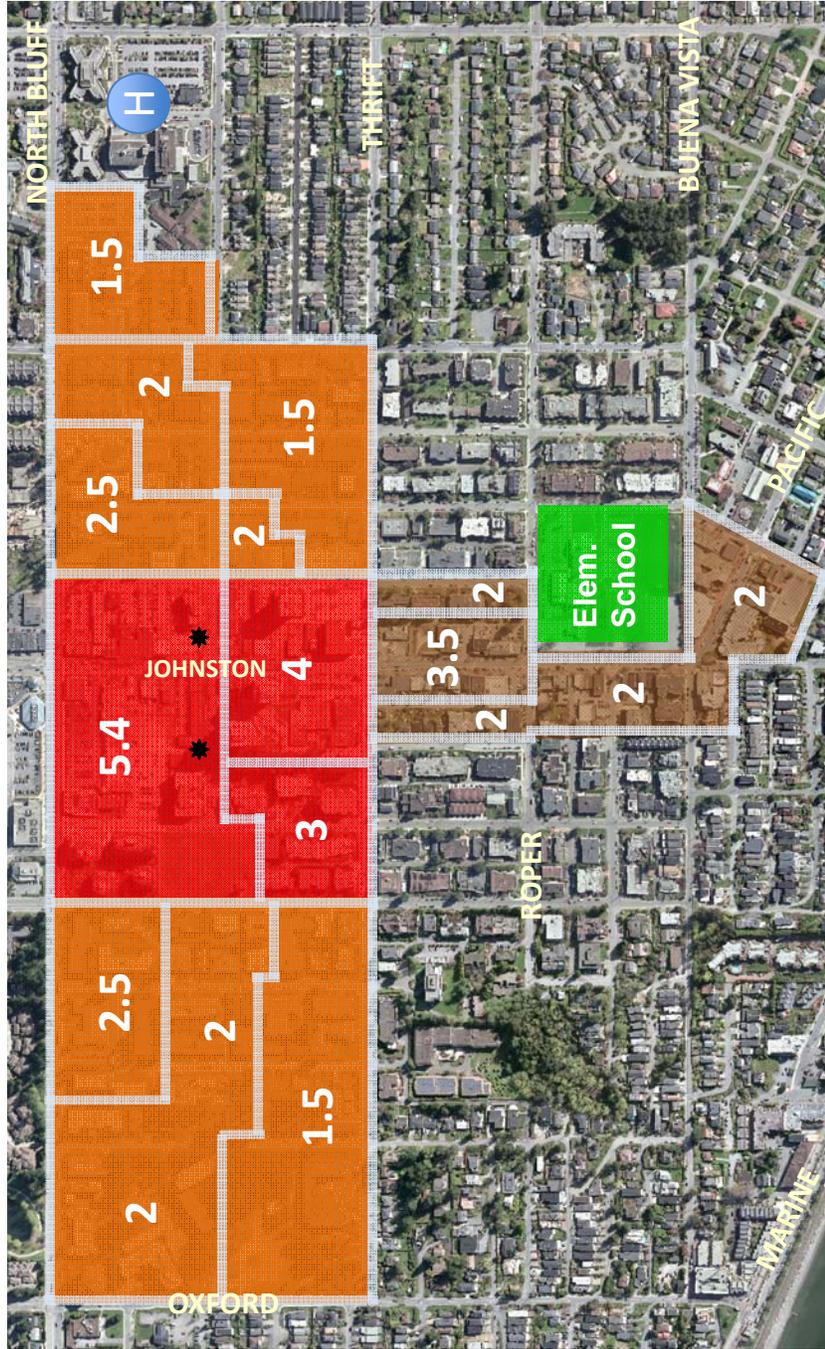
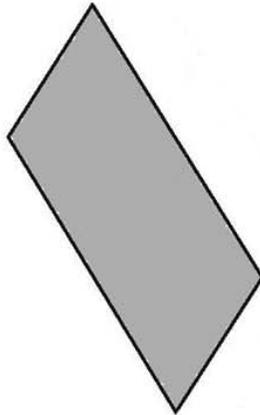


Figure 8 Conceptual Urban Form - North-South Section

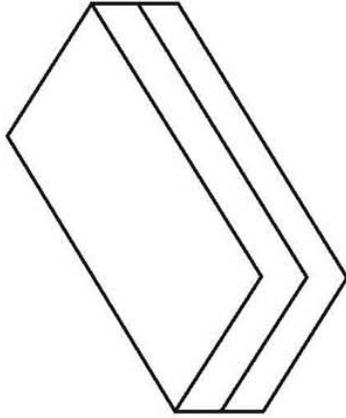
OCP: Densities (Floor Area Ratio or 'FAR')



Floor Area Ratio or 'FAR'



10,000 sq. ft. lot

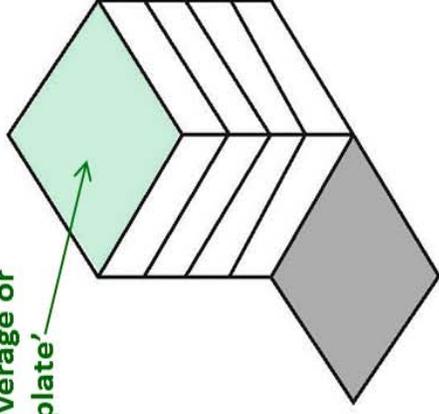


2.0 FAR

20,000 sq. ft. floorspace
(2.0 x 10,000 sq. ft. lot)

100 % lot coverage
= 2 storey height

Lot Coverage or
'Floorplate'



2.0 FAR

20,000 sq. ft. floorspace
(2.0 x 10,000 sq. ft. lot)

50 % lot coverage
= 4 storey height

Floor Area Ratio or 'FAR'

Commentary on the Relationship between FAR, Height and Lot Size

In a general sense FAR influences building height, in terms of higher FARs resulting in taller buildings. For example, the FAR and height guideline maps in the new draft Official Community Plan (OCP) generally correlate, where areas with higher FARs can also accommodate higher buildings, and areas with lower FARs can accommodate lower buildings.

However, it is also important to note, beyond the influence of applying maximum lot coverage(s) to 'shape' density into low-rise, mid-rise and high-rise buildings, that lot size also plays a role in FAR and building height relationships.

Table 2a: Same Building Height and Gross FAR Comparison

Lot Size	Lot Coverage (floor-plate)	Gross Floor Area	Building Height	Gross FAR
30,000 sf	7000 sf	105,000 sf	15 storeys	3.5
20,000 sf	7000 sf	105,000 sf	15 storeys	5.25

For comparison purposes Table 2b shows the building height difference at 3.5 FAR for both lots.

Table 2b: Same Gross FAR and Building Height Comparison

Lot Size	Lot Coverage (floor-plate)	Gross Floor Area	Building Height	Gross FAR
30,000 sf	7000 sf	105,000 sf	15 storeys	3.5
20,000 sf	7000 sf	70,000 sf	10 storeys	3.5

Development Permit Guidelines ('form & character')



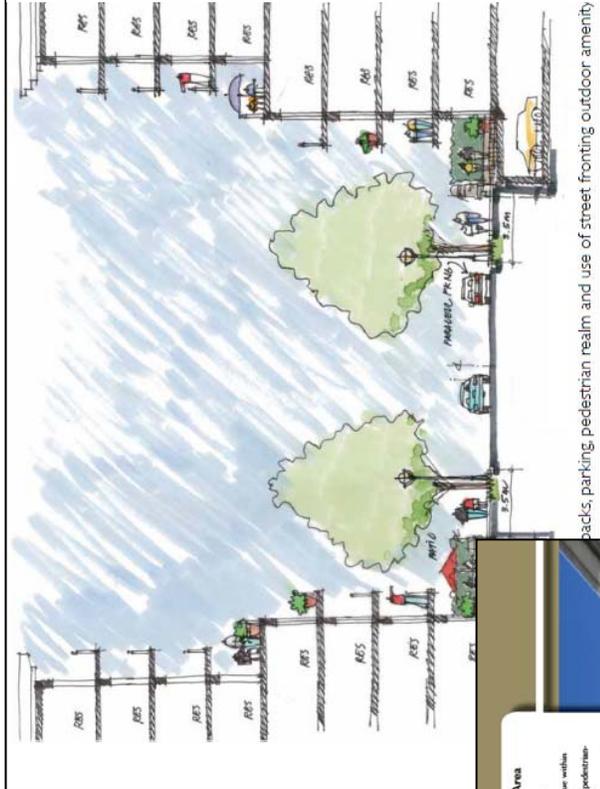
22.3 Town Centre Development Permit Area

- The objectives of the Development Permit Area are to:
- Reinforce Town Centre as the cultural, commercial, and civic heart of White Rock
 - Create a vibrant, walkable, well-connected, pedestrian-oriented environment that fosters vibrant existing buildings
 - Ensure the compatibility of new development with adjacent buildings
 - Conserve energy and water and reduce GHGs
 - Enhance the character of the built environment and public realm as the City of White Rock

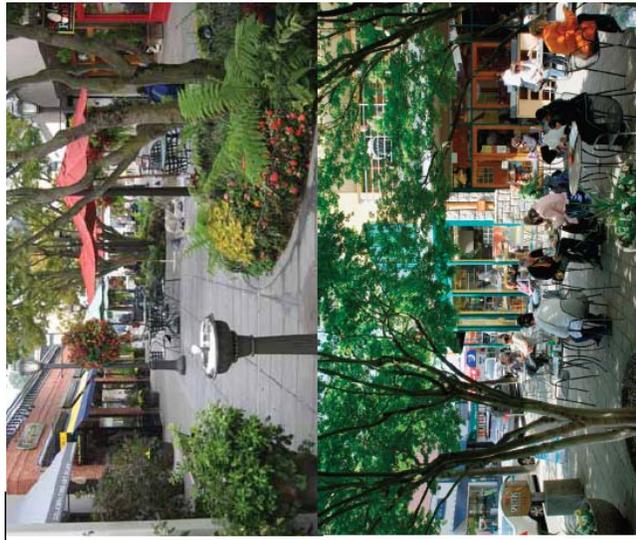


22.5 Waterfront Development Permit Area

- The objectives of this Development Permit Area are to:
- Reinforce the Waterfront as a seaside village unique within the region
 - Create a vibrant, walkable, well-connected, pedestrian-oriented environment that fosters vibrant public life
 - Ensure the compatibility of new development with adjacent buildings
 - Enhance quality of life
 - Conserve energy and water and reduce GHGs
 - Enhance the unique waterfront environment



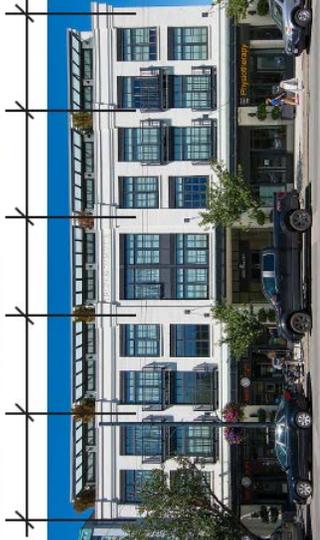
backs, parking, pedestrian realm and use of street fronting outdoor amenity



Guidelines f, h, and i: Through-block pedestrian connections provide a variety of pedestrian routes, public spaces create opportunities to gather, and trees provide shade



Guideline j: Natural materials with rich colours and bold patterns as accents



Guideline f: Facade articulation and narrow store fronts with entrances at regular intervals

Town Centre DP Guidelines



22.3 Town Centre Development Permit Area

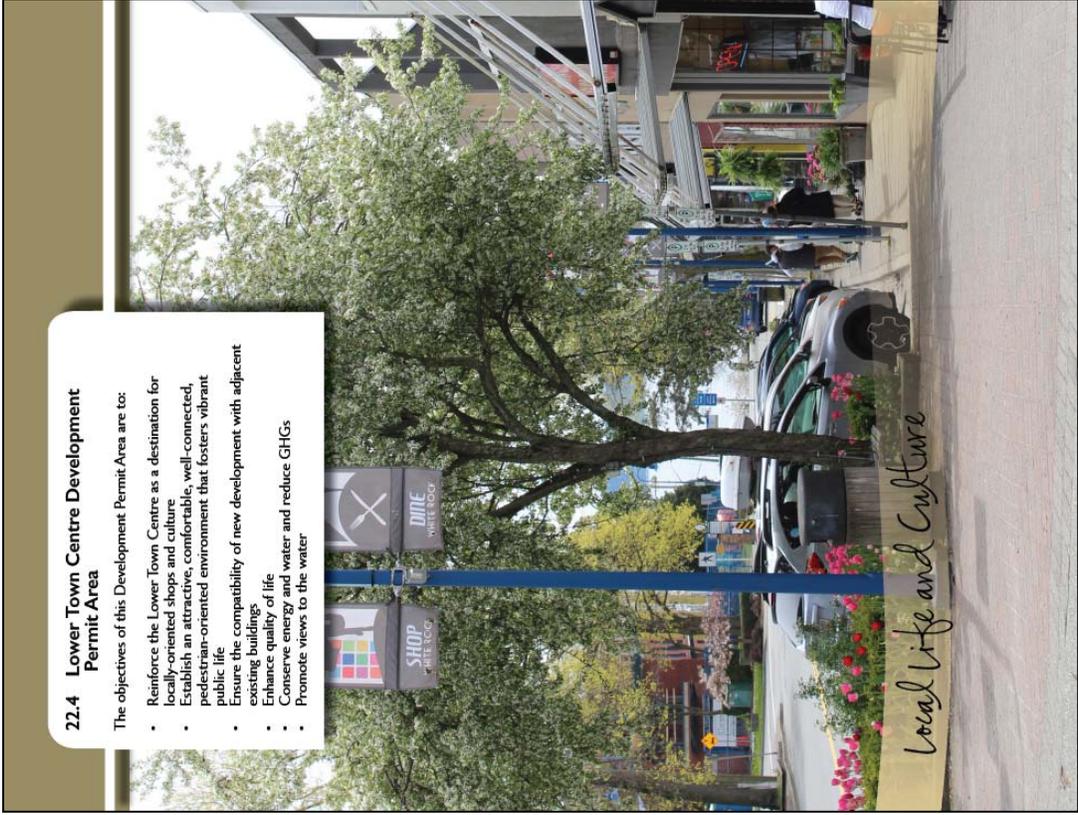
The objectives of this Development Permit Area are to:

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

Objectives:

- Reinforce Town Centre as the cultural, commercial, & 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 & water & reduce GHGs
- Enhance the character of the built environment & public realm in White Rock

Lower Town Centre DP Guidelines



Objectives:

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

Waterfront DP Guidelines



Objectives:

- Reinforce the Waterfront as a seaside village unique within the region
- 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 & water & reduce GHGs
- Enhance the unique waterfront environment

Multi-Family DP Guidelines



22.6 Multi-Family Development Permit Area

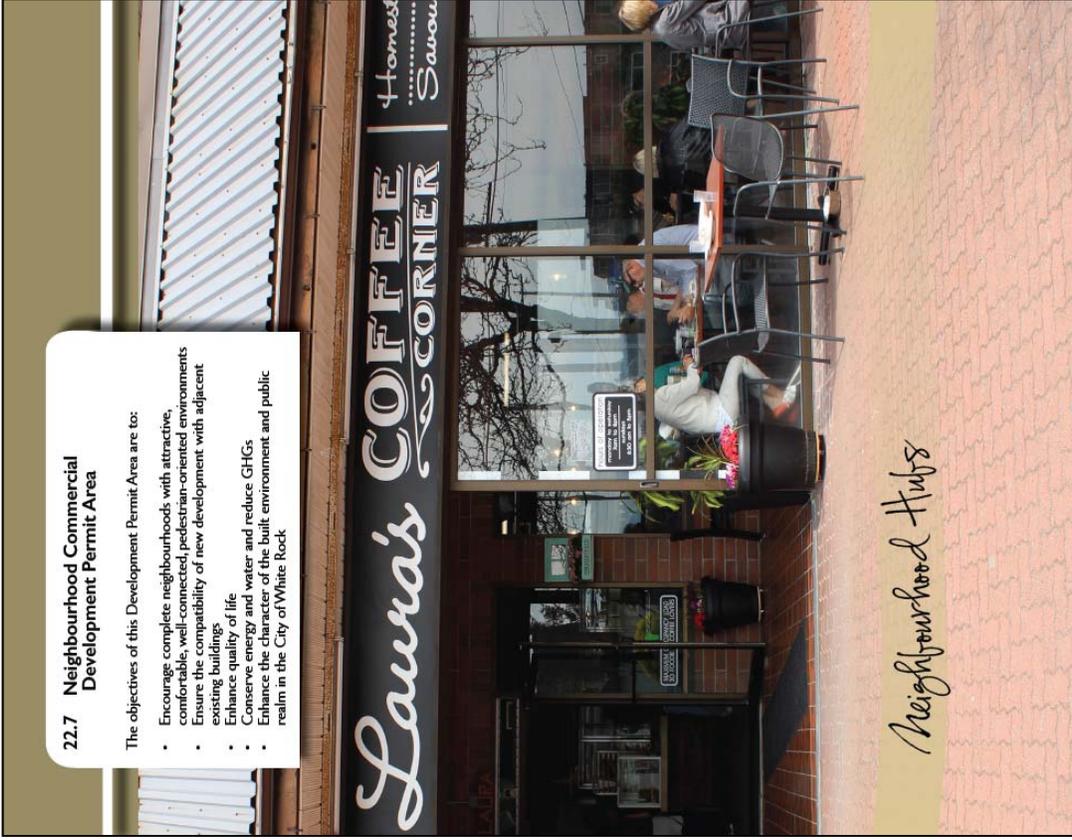
The objectives of this Development Permit Area are to:

- Establish an attractive, comfortable, 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
- Enhance the character of the built environment and public realm in the City of White Rock

Objectives:

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

Neighbourhood Commercial DP Guidelines



Objectives:

- Encourage complete neighbourhoods with attractive, comfortable, well-connected, pedestrian-oriented environments
- Ensure the compatibility of new development with adjacent existing buildings
- Enhance quality of life
- Conserve energy & water & reduce GHGs
- Enhance the character of the built environment & public realm in White Rock

22.7 Neighbourhood Commercial Development Permit Area

The objectives of this Development Permit Area are to:

- Encourage complete neighbourhoods, with attractive, comfortable, well-connected, pedestrian-oriented environments
- Ensure the compatibility of new development with adjacent existing buildings
- Enhance quality of life
- Conserve energy and water and reduce GHGs
- Enhance the character of the built environment and public realm in the City of White Rock

East Side Large Lot Infill DP Guidelines



22.8 East Side Large Lot Infill Development Permit Area

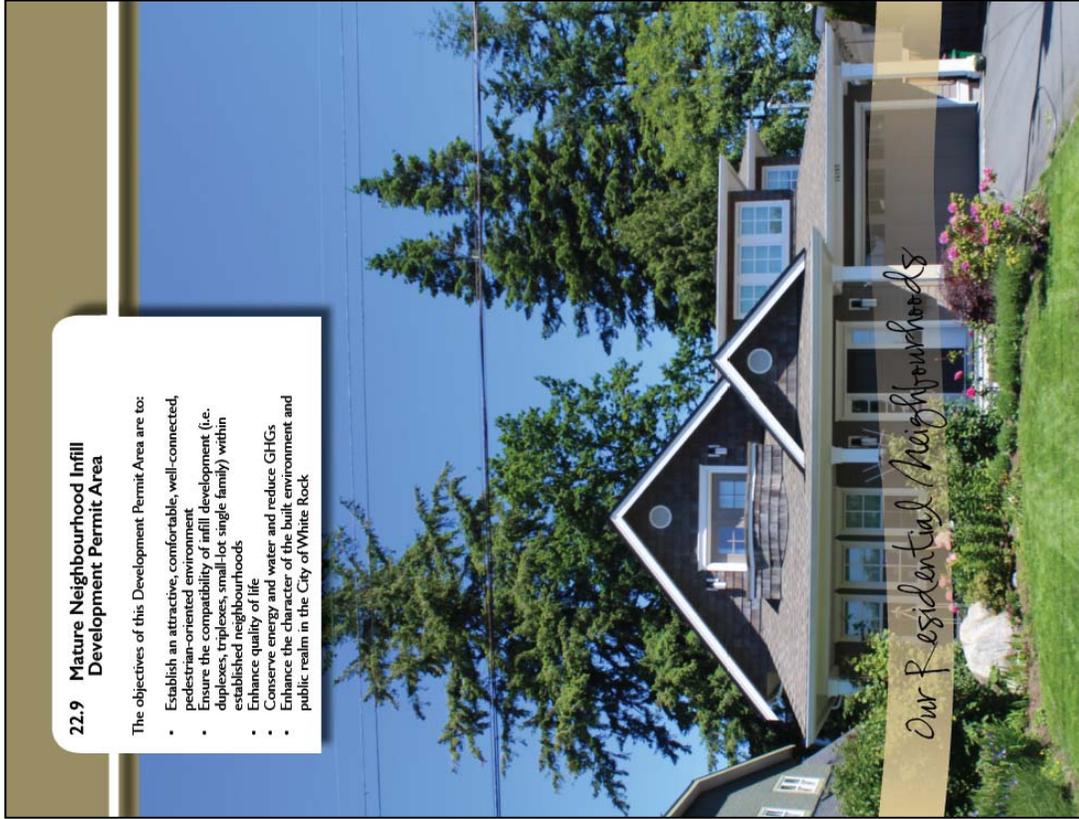
The objectives of this Development Permit Area are to:

- Establish an attractive, comfortable, 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
- Enhance the character of the built environment and public realm in the City of White Rock

Objectives:

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

Mature Neighborhood Infill DP Guidelines



22.9 Mature Neighbourhood Infill Development Permit Area

The objectives of this Development Permit Area are to:

- Establish an attractive, comfortable, well-connected, pedestrian-oriented environment
- Ensure the compatibility of infill development (i.e. duplexes, triplexes, small lot single family) within established neighbourhoods
- Enhance quality of life
- Conserve energy and water and reduce GHGs
- Enhance the character of the built environment and public realm in the City of White Rock

Objectives:

- Establish an attractive, comfortable, well-connected pedestrian-oriented environment
- Ensure the compatibility of infill development (i.e. duplexes, triplexes, small-lot single family) within established neighbourhoods
- Enhance quality of life
- Conserve energy & water & reduce GHGs
- Enhance the character of the built environment & public realm in White Rock

Environmental DP Guidelines

Three Permit Areas/Types

1. Floodplain DP Area

- Applies to areas that have flooding potential

2. Ravine Lands & Significant Trees DP Area

- Ensure the protection of healthy, mature tree stands

3. Watercourse DP Area

- Ensure the protection enhancement of riparian areas adjacent to watercourses

23.0 Development Permit Areas (Environmental)

Guidelines for the following designated Development Permit Areas (DPAs) are intended to protect the natural environment, ecosystems, and biological diversity in White Rock.

23.1 Overview and Authority

The Local Government Act authorizes local governments to designate areas in the Official Community Plan for several purposes including the protection of the natural environment, its ecosystems and biological diversity. Pursuant to section 488(1)(e)(h)(i) of the Local Government Act, the City designates the following Development Permit Areas to achieve objectives for the protection of the natural environment and its ecosystems and biological diversity:

- Environmental (Floodplain) Development Permit Area
- Environmental (Watercourse) Development Permit Area
- Environmental (Ravine Lands and Significant Trees) Development Permit Area

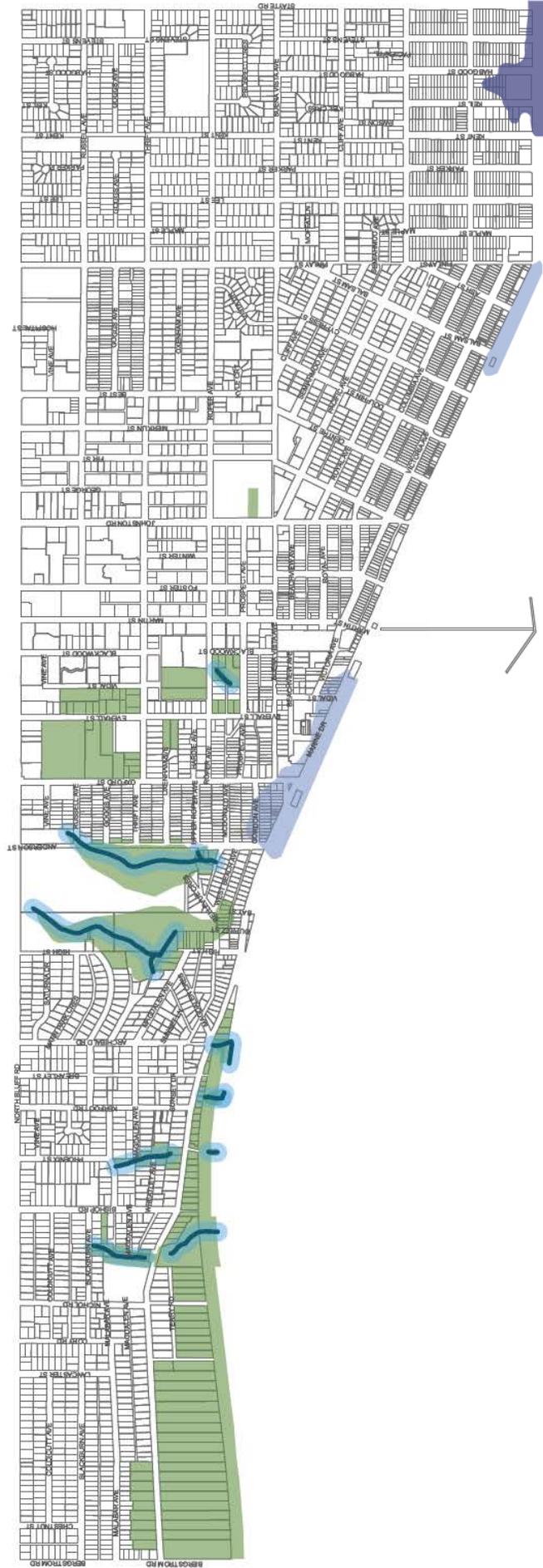
The properties subject to the above Environmental Development Permit Areas are identified on Schedule C. The following Sections outline the information that is required to be submitted by a property owner or applicant prior to any development on a property, including demolition, excavation, tree removal, and construction. Conditions of development and exemptions are also outlined. All definitions in the Province's Riparian Areas Regulation are applicable for the Environmental (Watercourses) Development Permit Area.

23.2 Development Permit Exemptions

The following activities occurring in an Environmental Development Permit Area shall be exempt from the development permit application process:

1. Emergencies – all actions to resolve emergency situations must be reported immediately to the Engineering and Municipal Operations and Development Services departments, as well as the appropriate Federal/Provincial authorities. A Development Permit is not required to authorize procedures to prevent, control, or reduce flooding, erosion, or other immediate threats to life or public or private property, including:
 - a. Emergency actions for flood protection, erosion protection, and clearing of obstructions;
 - b. Emergency works to prevent, repair, or replace public utilities;
 - c. Clearing of an obstruction from a culvert or drainage flow;
 - d. Repairs to safety fences;
 - e. Removal of a hazardous tree that presents a danger to the safety of persons or is likely to damage public or private property, as determined by an ISA Certified Tree Risk Assessor. A tree cutting permit will be required prior to removal.
2. Public Works & Services – the construction, repair and maintenance of works by the City or its authorized agents and contractors are exempt from the formal development approval process. However, development within Riparian Assessment Areas must be completed in accordance with a Riparian Area Assessment.
3. Re-establishment of the Streamside Protection and Enhancement Area by planting native vegetation.
4. Removal of invasive non-native vegetation, provided that a vegetation management plan, prepared by a Qualified Environmental Professional, is provided to and approved by the City.
5. Existing approved developments, including previously approved Development Permits or variances still in effect that were approved prior to adoption of these policies. Modifications to these permits or variances may necessitate a new application.
6. Repairs and renovations to existing buildings and structures on existing foundations that involve no changes to the footprint of the building or structure.

Environmental DP Guidelines



- Environmental (Ravine Lands and Significant Trees) Development Permit Area
- Environmental (Watercourse) Development Permit Area
- Environmental (Floodplain) Development Permit Area
 - Ocean Floodplain - 3.90m Contour Level
 - Campbell River Floodplain - 4.60m Contour Level (Includes Ocean Floodplain)
- Parcel



Data Source: City of White Rock
 Note: Locations of Floodplains and Watercourses shown on this map are approximate

Town Centre Urban Design Plan

“The overall purpose of this plan was to develop a long-term vision for the Town Centre that will result in mixed commercial/residential growth and a healthy business environment.

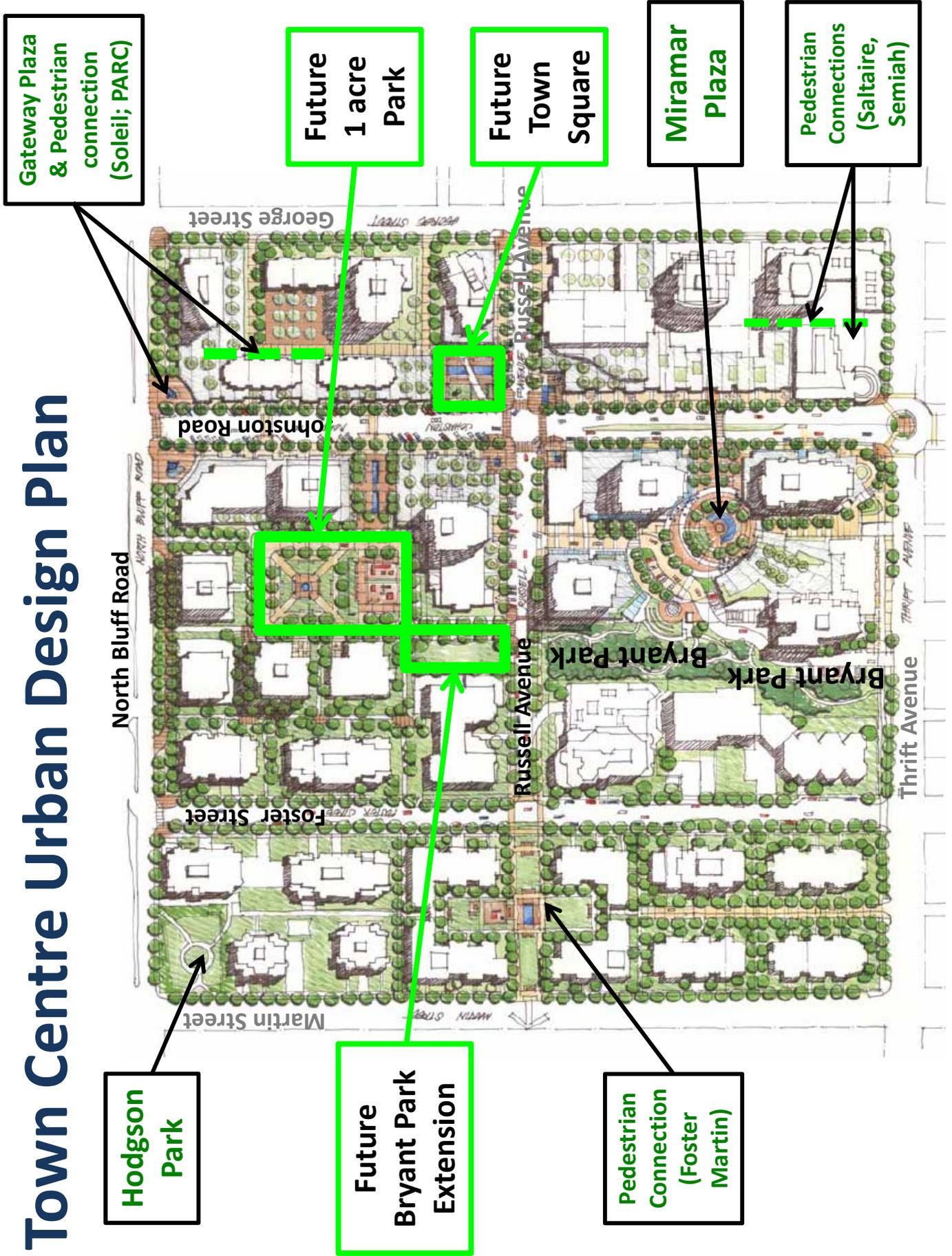
The primary objective was to design an achievable Town Centre Plan that is dynamic, vital and people-friendly.

The Plan will be implemented on an incremental basis over many years, as and when various properties are assembled and/or redeveloped.”



CITY OF WHITE ROCK
TOWN CENTRE URBAN DESIGN PLAN
AUGUST 2011

Town Centre Urban Design Plan



2019 OCP Review

Primary scope components:

- reviewing building heights outside of the Town Centre;
- updating affordable housing policies;
- enhancing design & character guidelines for the Waterfront;
- strengthening policies regarding transit, greenspace & Peace Arch Hospital; and
- developing an OCP scorecard to measure success/track OCP implementation.

Zoning Bylaw

Composed of 3 'Schedules':

1. Schedule A –
 - General Provisions, Definitions
 - Specific Uses, General Zones
2. Schedule B – 'Comprehensive Development'
('CD') Zones
3. Schedule C – Zoning Map

THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW NO. 2000



WHITE ROCK
My City by the Sea!

Schedule 'A' (Zoning Bylaw)

Definitions

3.0 Interpretation & Definitions

3.1 Zone Boundaries

3.1.1 The precise boundaries of each zone shall be interpreted as following the boundary of a lot, the centre line of a road allowance or stream, or as outlined in Schedule "C" – Zone Maps.

3.2 Rules of Interpretation

3.2.1 Words, phrases and terms used in this Bylaw that are neither defined in this Bylaw nor in the *Local Government Act* or the *Community Charter* or the *Interpretation Act* shall be given their usual and customary meaning.

3.2.2 Where the regulations set forth in this Bylaw conflict with the terms and conditions contained in an existing Land Use Contract, the terms and conditions contained in the Land Use Contract shall prevail.

3.3 Definitions

3.3.1 For the purposes of this Bylaw, the following defined words, phrases and terms shall have the meaning assigned to them below, unless the context otherwise requires:

"accessory bed & breakfast use" means a use that is accessory to a one-unit residential use that provides temporary accommodations for the travelling public.

"accessory boarding use" means the use of a room or rooms (similar to sleeping units) in a dwelling unit used for the accommodation of roomers and boarders for periods greater than 30 days with either private or shared sanitary facilities and without separate cooking facilities or equipment; this use shall not be permitted in conjunction with a *hotel, accessory bed & breakfast use, accessory registered secondary suite, accessory vacation rental, care facility, or any other similar commercial or institutional use.*

"accessory child care centre" means a child care centre within the licensee's personal residence where child care is provided for no more than eight (8) children.

"accessory coach house" means a 2nd dwelling unit that is separate from and accessory to a one-unit residential use and is located above an *ancillary building* in the form of either a garage or carport at the rear of the *one-unit residential use.*

"accessory home occupation" means an occupation or profession carried on as a business by a person residing in the same dwelling unit in a manner ancillary to the residential use of the dwelling unit.

"accessory registered secondary suite" means an additional dwelling unit contained within the principal dwelling unit on the site, where the principal dwelling unit is the only other dwelling unit on the site and is a single real estate entity, and that is registered with the City of White Rock as a secondary suite.

Parking Requirements

4.13.6 In the RM-1, RM-2 and RM-3 zones only, where solar panels or other green energy technologies are installed on or within a roof, the maximum height of buildings and structures permitted elsewhere in this Bylaw may be exceeded for solar heating panels by not more than 2.2m (7.22ft).

4.14 Off-Street Parking Requirements

4.14.1 Unless otherwise indicated in this Bylaw, off-street parking spaces must be provided and maintained in accordance with the following standards:

Development Type or Use	Required Parking Spaces
RESIDENTIAL USES	
One-unit residential	2 per dwelling unit, except 1 per dwelling unit for lots zoned RS-3 fronting onto Marine Drive
Two-unit residential	
Three-unit residential	
Townhouse	1 per dwelling unit
Accessory secondary suite	
Accessory coach house	
Accessory vacation rental	
Accessory bed & breakfast	1 per sleeping unit
Accessory boarding use	
Apartment	1.2 per dwelling unit, plus 0.3 per dwelling unit for visitor parking, for a total of 1.5 spaces per dwelling unit
Community Care Facility	1 per 5 units plus 1 for every 2 employees
Accessory Child Care Centre	2 spaces for pick-up and drop-off plus 1 for every 2 employees
COMMERCIAL USES	
Commercial – retail	1 per every 37m ² of commercial (retail) floor area, except 1 per 74m ² of commercial (retail) floor area for lots fronting onto Marine Drive
Commercial – office	1 per every 37m ² of commercial (office) floor area, except 1 per 74m ² of commercial (office) floor area for lots fronting onto Marine Drive
Commercial – restaurant or licensed establishment	1 per every 8 seats available for customer use, except 1 per every 16 seats for lots fronting onto Marine Drive
Hotel/ Motel	1 per sleeping unit
INSTITUTIONAL & CULTURAL USES	
Civic use, Recreational use	1 per every 37m ² of institutional floor area used for a civic or recreational use. For 1174 Fir Street only (lot 1, Block 30, Plan 11883), 0 parking spaces total for

Schedule 'A' (Zoning Bylaw)

RS-1 Zone (single family dwelling)

6.0 General Zones – Uses Permitted & Zone Provisions

6.1 RS-1 One Unit Residential Zone

The intent of this zone is to accommodate *one-unit residential buildings* on lots of 464 square metres (4,995 square feet) or larger.

6.1.1 Permitted Uses:

- 1) a *one-unit residential use* in conjunction with not more than one (1) of the following accessory uses:
 - a) an *accessory child care centre* in accordance with the provisions of Section 5.1.
 - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
 - c) an *accessory registered secondary suite* in accordance with the provisions of Section 5.5.
 - d) an *accessory coach house* in accordance with the provisions of Section 5.6.
 - e) an *accessory bed & breakfast use* in accordance with the provisions of Section 5.7.
 - f) an *accessory vacation rental* in accordance with the provisions of Section 5.8.
- 2) an *accessory home occupation* in conjunction with a *one-unit residential use* and in accordance with the provisions of Section 5.3.
- 3) a *care facility* in accordance with the provisions of Section 5.1.
- 4) notwithstanding the above, on lots with less than the minimum required *lot area*, a *one-unit residential use* only is permitted.

6.1.2 Lot Size:

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

Lot width	15.0m (49.2ft)
Lot depth	27.4m (89.9ft)
Lot area	464.0m ² (4,994.6ft ²)

6.1.3 Lot Coverage:

- 1) The maximum *lot coverage* is as follows:
 - a) 45% for lots with less than or equal to 696 square metres *lot area*,
 - b) 40% for lots with greater than 696 square metres *lot area*.

6.1.4 Floor Area:

- 1) maximum *residential gross floor area* shall not exceed 0.5 times the *lot area*
- 2) maximum permitted floor area of a 2nd storey for a *principal building* shall not exceed 80% of the footprint for the 1st storey including attached garage and that portion of any covered porch, deck or carport. Notwithstanding, existing *principal buildings* constructed or issued a building permit prior to adoption of this bylaw are exempt from this requirement except for proposed major additions which increase the *residential gross floor area* by 50% or more.
- 3) notwithstanding any other provision in this bylaw, only one basement storey is permitted.

6.1.5 Building Heights:

- 1) *principal buildings* shall not exceed a height of 7.7m (25.26ft).
- 2) *ancillary buildings* containing an *accessory coach house* shall not exceed a height of 7.0m for a *building* with a minimum roof slope of 6:12, and shall not exceed a height of 6.0m for a *building* with any lesser roof slope.
- 3) *ancillary buildings* and *structures* shall not exceed a height of 5.0m.

6.1.6 Minimum Setback Requirements:

- 1) *principal buildings* and *ancillary buildings and structures* in the RS-1 zone shall be sited in accordance with the following minimum setback requirements:

Setback	Principal Building	Ancillary Buildings and Structures
Front lot line	7.5m (24.61ft)	Not permitted
Rear lot line	7.5m (24.61ft)	1.5m (4.92ft)
Rear lot line on a lot with an exterior side yard requirement of 7.5m, where the rear lot line abuts the interior side lot line of an adjacent residential lot	3.8m (12.47ft)	1.5m (4.92ft)
Interior side lot line	1.5m (4.92ft)	1.5m (4.92ft)
Interior side lot line (abutting a lane)	2.4m (7.87ft)	2.4m (7.87ft)
Exterior side lot line (where the rear lot line abuts a lane, or where the rear lot line abuts the rear lot line of an adjacent residential lot or abutting an interior or rear lot line for a commercial use)	3.8m (12.47ft)	3.8m (12.47ft)
Exterior side lot line (where the rear lot line abuts the interior side lot line of an adjacent residential lot)	7.5m (24.61ft)	7.5m (24.61ft)

6.1.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 6.1.5 and 6.1.6 above, the following also applies:

- 1) there shall be not more than one *ancillary building* per lot.
- 2) *ancillary buildings* and *structures* shall not be located in any required *front yard* or *exterior side yard area*.
- 3) *Ancillary buildings* and *structures* shall not be sited less than 3.0m from a *principal building* on the same lot.

6.1.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

Schedule 'B' (Zoning Bylaw)

CD-59 (2017) – 'Semiah'

Drawings (excerpt)

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

INTENT
The intent of this zone is to accommodate the development of a multi-unit residential development on a site of approximately 2,451 square metres in area.

- Permitted Uses:**
 - multi-unit residential use
 - accessory home occupation use in accordance with the provisions of section 5.3 and that does not involve clients directly accessing the principal building.
- Lot Coverage:**
 - lot coverage shall not exceed 55%
- Density:**
 - Maximum gross floor area shall not exceed 5.42 times the lot area, comprised as follows:
 - BASE DENSITY:** The maximum gross floor area shall not exceed 4.97 times the lot area
 - ADDITIONAL (BONUS) DENSITY:** Where a contribution of \$352,038 has been provided to the Community Amenity Reserve Fund to assist with the provision of the amenities in the following table, the maximum gross floor area shall not exceed 5.42 times the lot area

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

- Building Height:**
 - The principal building shall not exceed a height of 154.85 metres geodetic

Comprehensive Development Zones Page 220

- Siting Requirements:**
 - Minimum setbacks are as follows:
 - 3.17 metres
 - 7.48 metres
 - 7.48 metres
 - 7.48 metres
 - Setback from front (south) lot line
 - Setback from rear (north) lot line
 - Setback from interior side (west) lot line
 - Setback from exterior side (east) lot line
- Notwithstanding the above, balconies may encroach by up to 1.60 metres into the required front (south) lot line setback, 1.37 metres into the required rear (north) lot line setback, 0.96 metres into the required exterior side (east) lot line setback, and 1.72 metres into the required interior side (west) lot line setback.

- Parking:**

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

- A minimum of 13 spaces shall be provided for the residential dwelling units
- A minimum of 27 spaces shall be provided for visitor parking
- A minimum of five (5) of the required 160 spaces (residential and visitor) shall be provided for disabled persons parking and shall be clearly marked in accordance with B.C. Building Code requirements
- Bicycle Parking:**

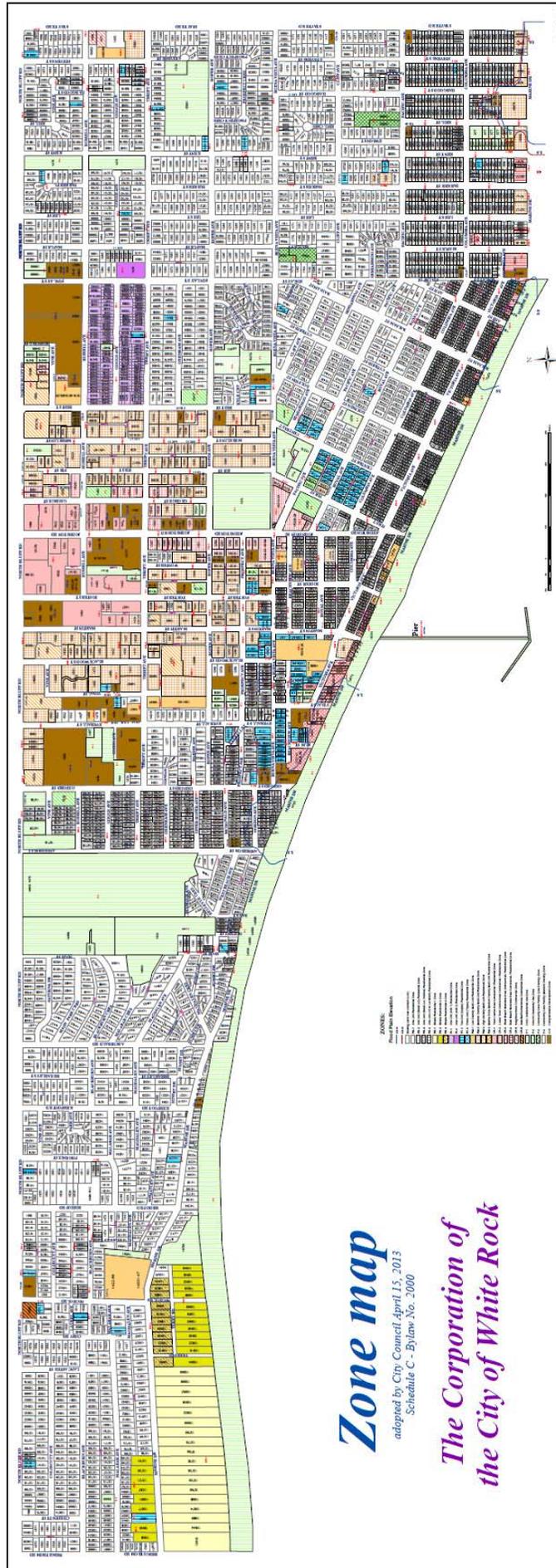
Bicycle parking shall be provided in accordance with Section 4.16, with the minimum number of spaces required as follows:

- A minimum of 91 Class I spaces shall be provided
- A minimum of 19 Class II spaces shall be provided
- Loading:**
- One (1) loading zone shall be provided for residential use in accordance with Section 4.15
- General:**
- Development in this zone that includes the additional (bonus) density referred to in Section 3 shall substantially conform to the Plans prepared by Arno Morris Architecture Inc. dated January 6, 2017 that are attached hereto and on file at the City of White Rock
- 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

Comprehensive Development Zones Page 221



Schedule 'C' (Zoning Bylaw)



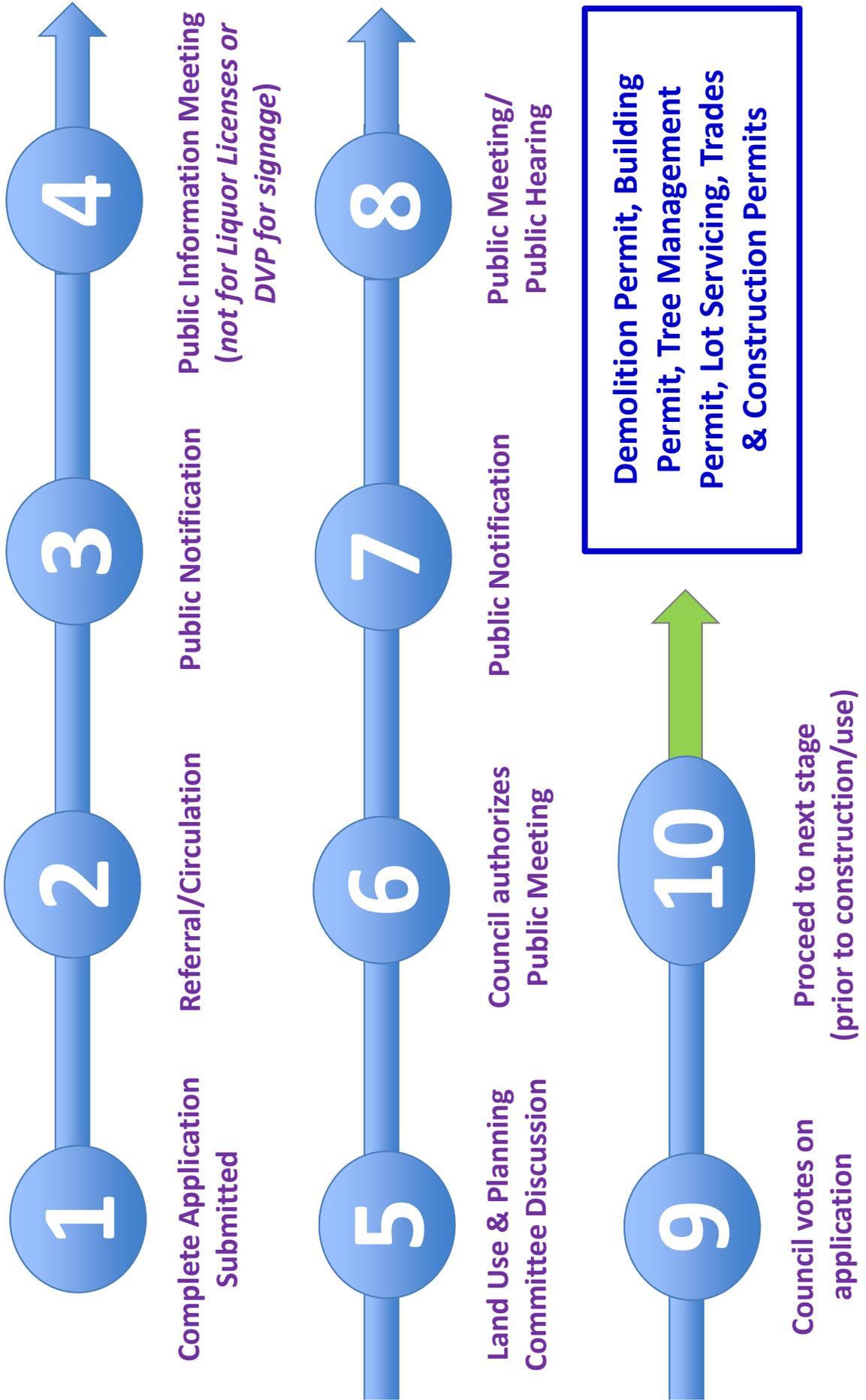
Zone map

adopted by City Council April 15, 2013
Schedule C - Bylaw No. 2000

*The Corporation of
the City of White Rock*

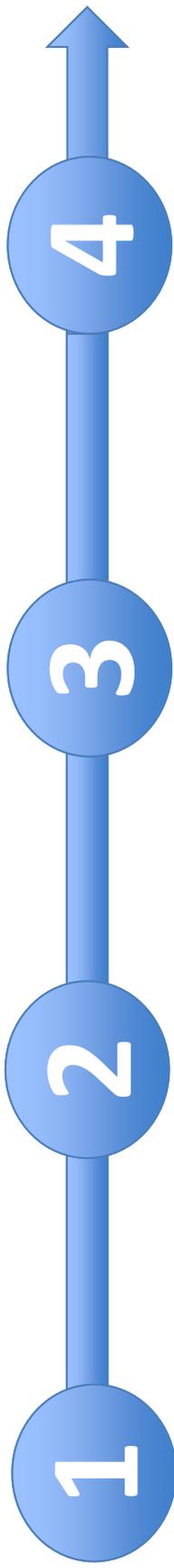
WHITE ROCK
My City by the Sea!

Typical Planning Application Process



1. OCP/Zoning Bylaw Amendment Process

Purpose: changing use and/or density

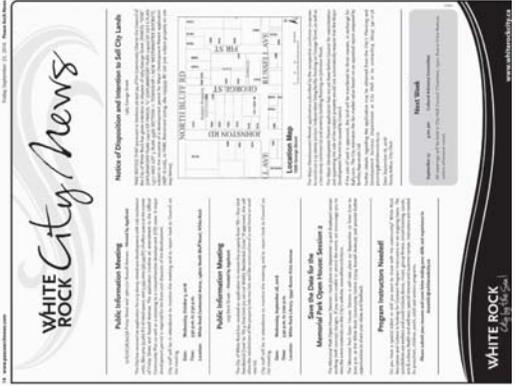


Complete Application Submitted

Referral/Circulation

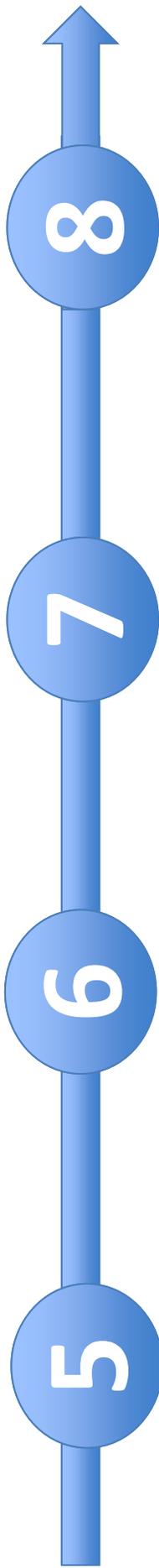
Public Notification

Public Information Meeting



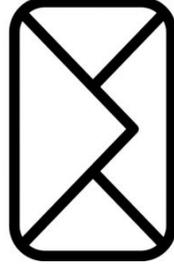
1. OCP/Zoning Bylaw Amendment Process

Purpose: changing use and/or density

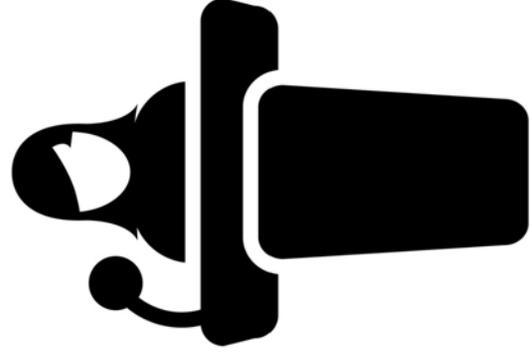
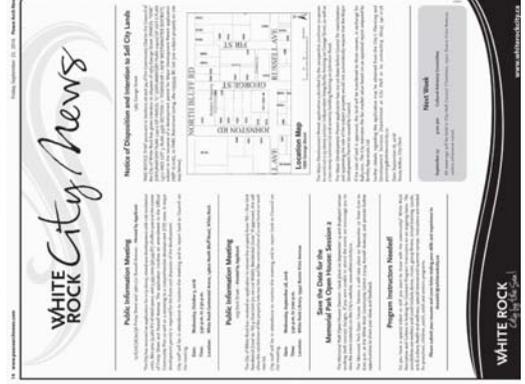


Land Use & Planning Committee Report

Council gives 1st/2nd Bylaw Readings; authorizes Public Hearing



Public Notification



Public Hearing; no new information to Council after Hearing

1. OCP/Zoning Bylaw Amendment Process

Purpose: changing use and/or density



Council votes on
3rd Reading



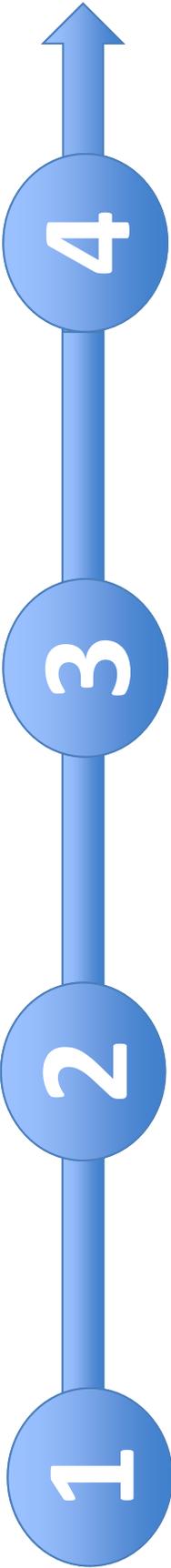
Applicant fulfills
conditions of final
adoption



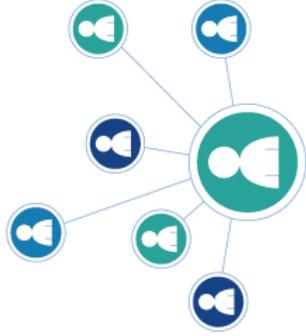
Final adoption
(4th Reading)

2. Development Variance Permit Process

Purpose: other bylaw changes (not use/density)



Complete Application Submitted

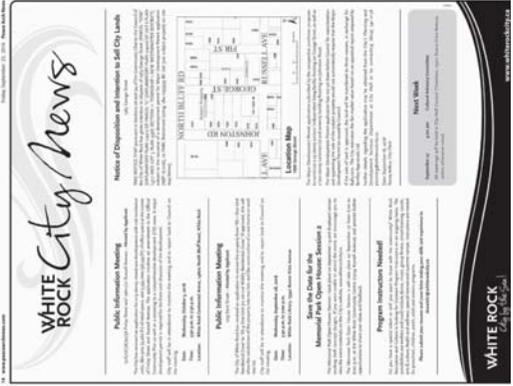


Public Notification



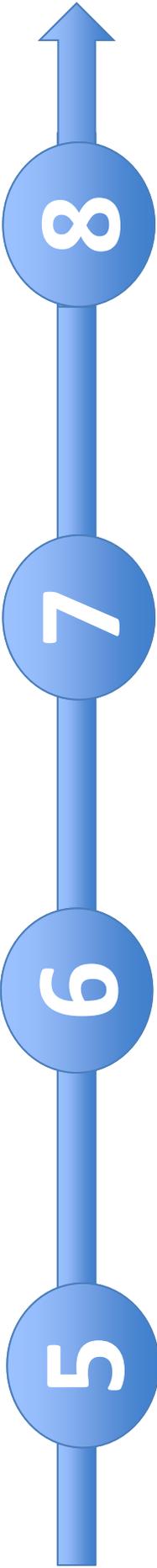
Public Notification

Public Information Meeting (not for DVP for signage)



2. Development Variance Permit Process

Purpose: other bylaw changes (not use/density)



5

6

7

8

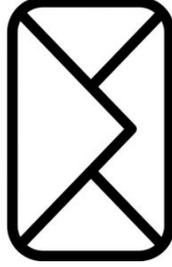
Land Use & Planning
Committee Report &
Discussion



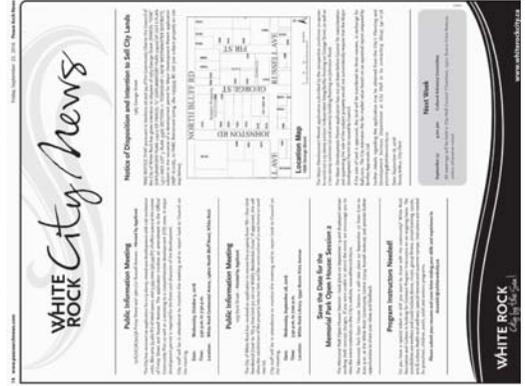
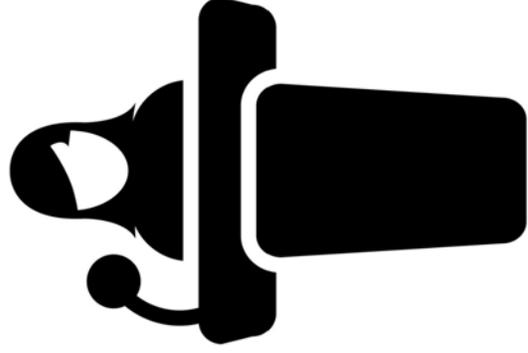
Council authorizes
Public Meeting

Discussion

Public Notification

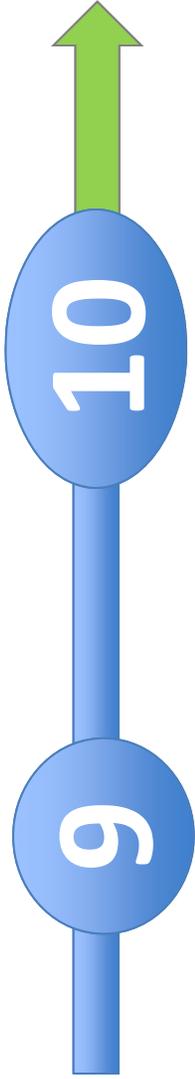


Public Meeting; no new
information to Council
after Meeting



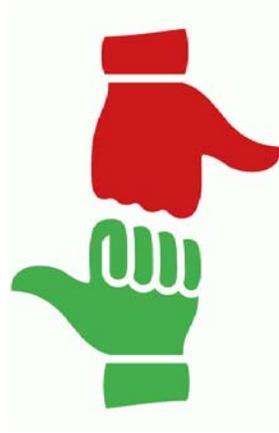
2. Development Variance Permit Process

Purpose: other bylaw changes (not use/density)



Council votes on authorizing DVP issuance

Applicant proceeds to next application (BP, sign, subdivision)

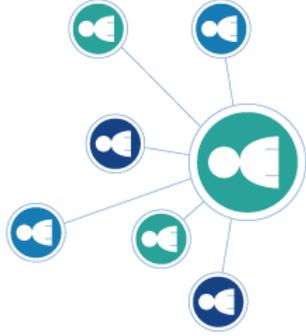


3. Temporary Use Permit Process

Purpose: changing land use for limited time (3 years)



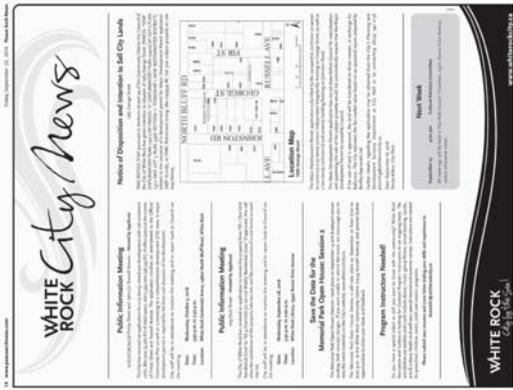
Complete Application Submitted



Referral/Circulation

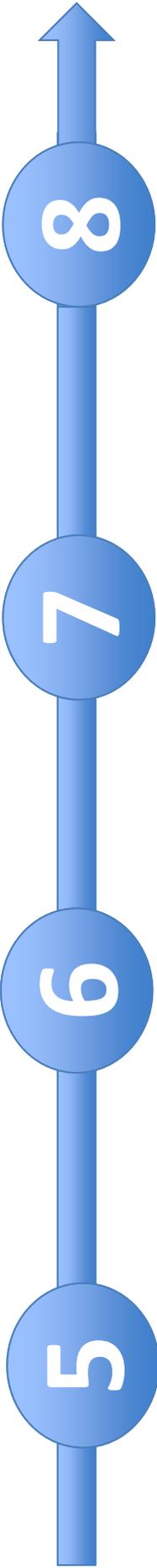
Public Notification

Public Information Meeting



3. Temporary Use Permit Process

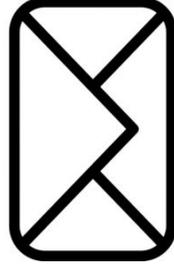
Purpose: changing land use for limited time (3 years)



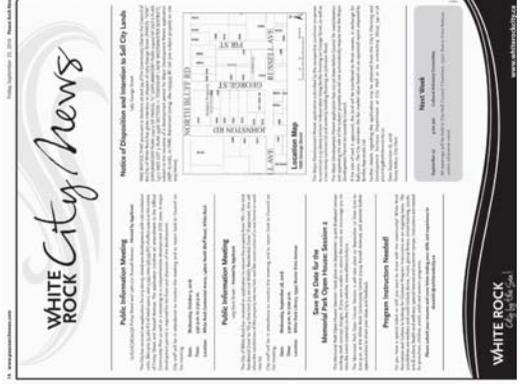
Land Use & Planning Committee Report



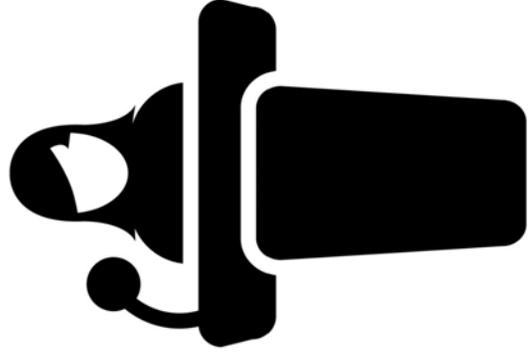
Council authorizes Public Meeting



Public Notification

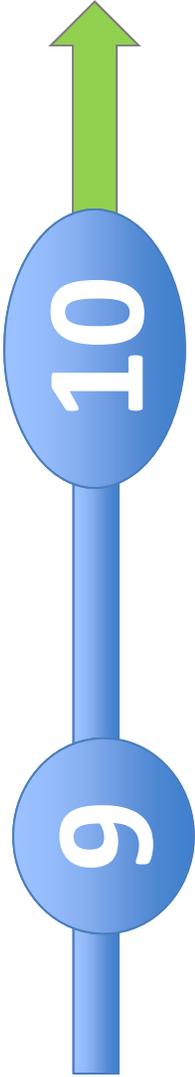


Public Meeting; no new information to Council after Meeting



3. Temporary Use Permit Process

Purpose: changing land use for limited time (3 years)



Council votes on authorizing TUP issuance

Applicant proceeds to next application (BP)



4. Major Development Permit Process

Purpose: form & character only (DP Guidelines)

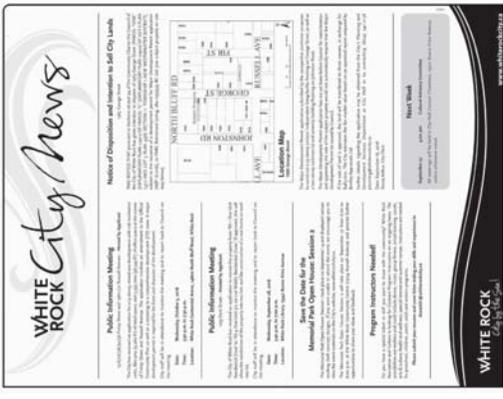
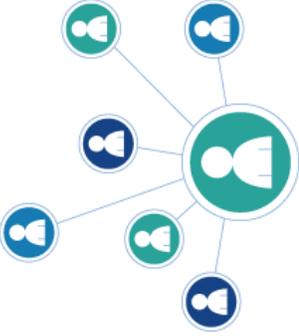


Complete Application Submitted

Referral/Circulation

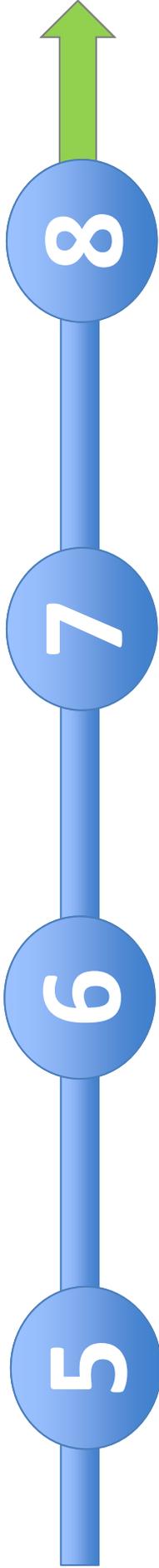
Public Notification

Public Information Meeting

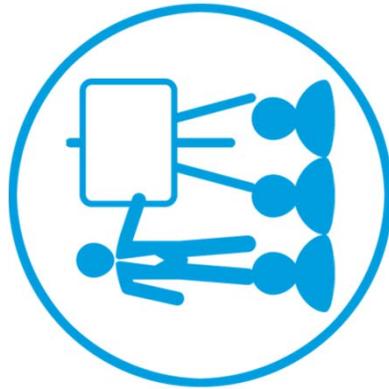


4. Major Development Permit Process

Purpose: form & character only (DP Guidelines)



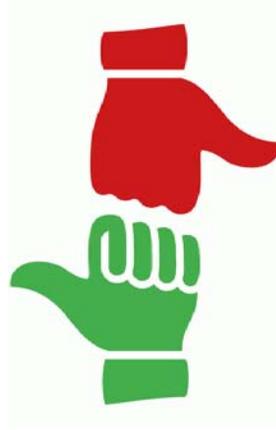
Advisory Design Panel Review(s)



Land Use & Planning Committee Report



Council votes on authorizing DP issuance



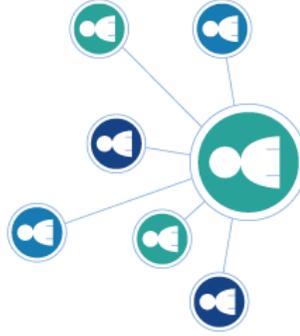
Applicant proceeds to next application (BP)

5. Liquor/Cannabis (proposed) Referrals

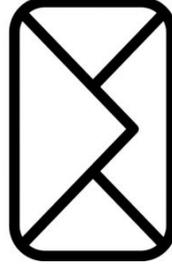
Purpose: local government input on application



Complete Application Submitted

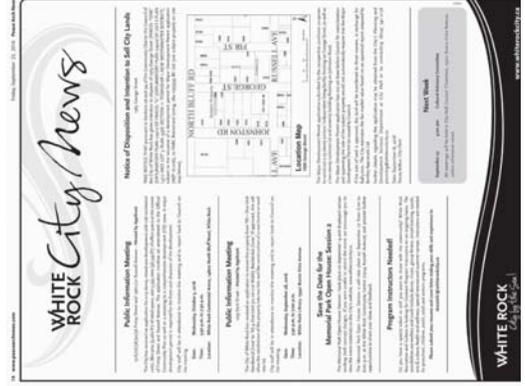


Public Notification Referral/Circulation



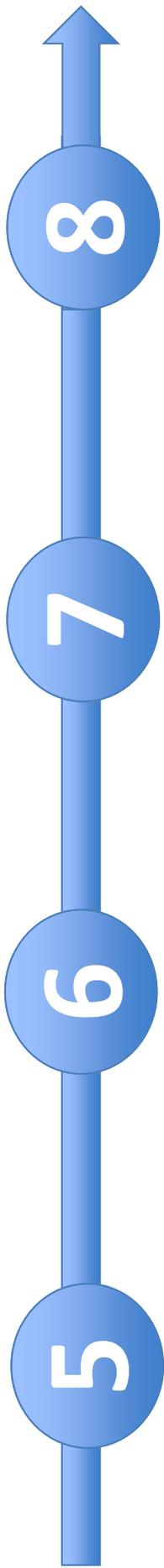
Public Notification

Public Information Meeting (*cannabis only*)



5. Liquor/Cannabis (proposed) Referrals

Purpose: local government input on application

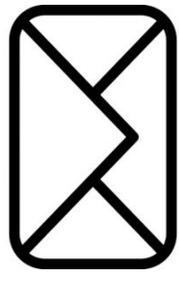


Land Use & Planning Committee Report

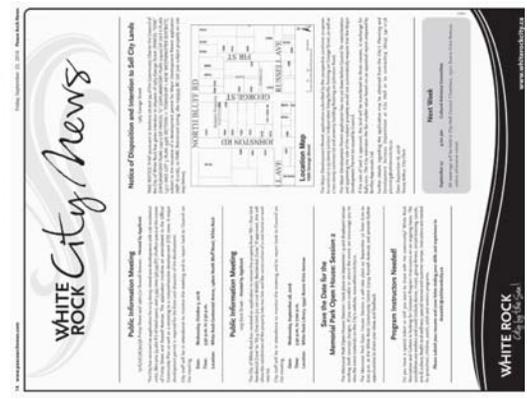
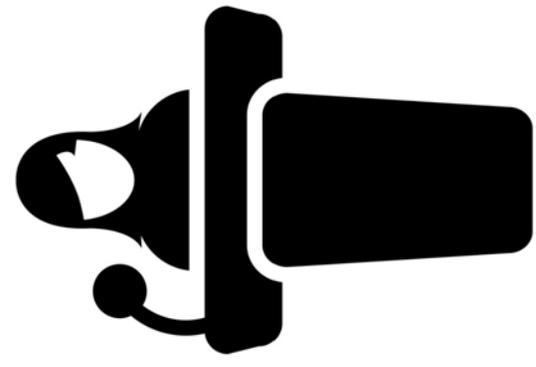
Council authorizes Public Hearing (and Meeting for cannabis stores involving TUP)



Public Notification

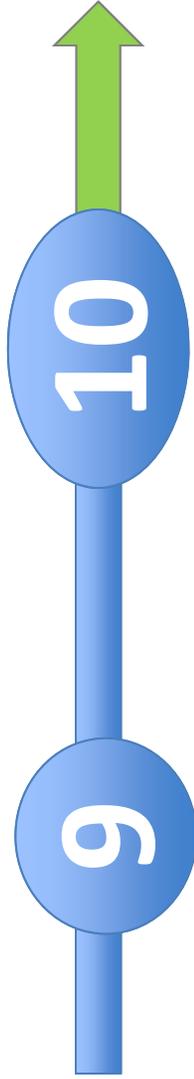


Public Hearing/Meeting
No new information after Hearing/Meeting



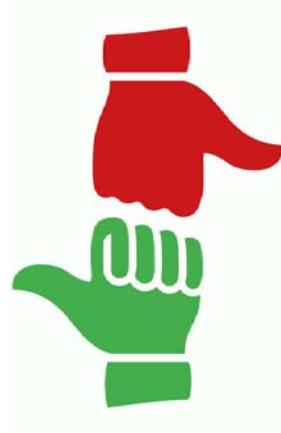
5. Liquor/Cannabis (proposed) Referrals

Purpose: local government input on application



Council votes on authorizing issuance of TUP (cannabis store only), & resolution for response to referral

LCRB Decision. Applicant may proceed to next application (BP/business license)



Building Permits & Inspections

Processes & Inspects Building, Plumbing & Sprinkler Permits for:

- New single family homes
- Renovations & additions to single family homes
- New multi-family, commercial and mixed-use buildings
- Renovations in existing multi-family buildings
- ‘Tenant Improvements’ (commercial retail units)

Plan Review, the Plans Examiner will check the application for:

- Conformance to the Zoning Bylaw (setbacks, height, lot coverage, FAR)
- Conformance to other applicable City Bylaws, such as the Fire Sprinkler System Bylaw
 - [BC Building Code](#)
 - [BC Plumbing Code](#)

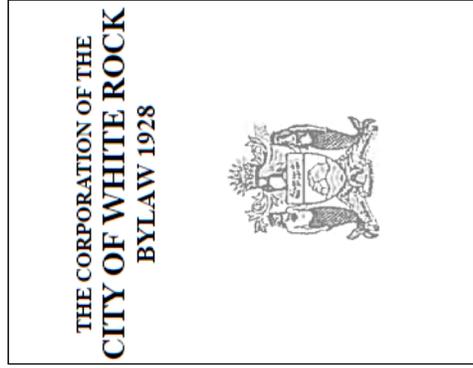
Assists Residents & Businesses:

- Suite legalizations, business relocations, Building Code challenges

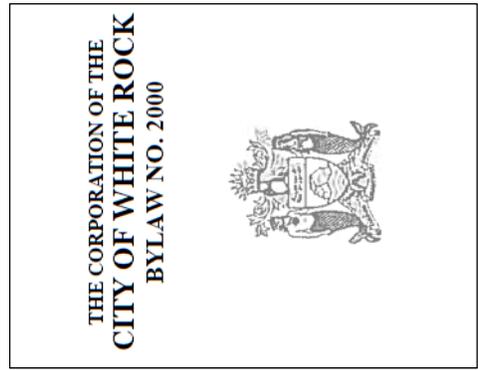
Building: Key Bylaws & Policies



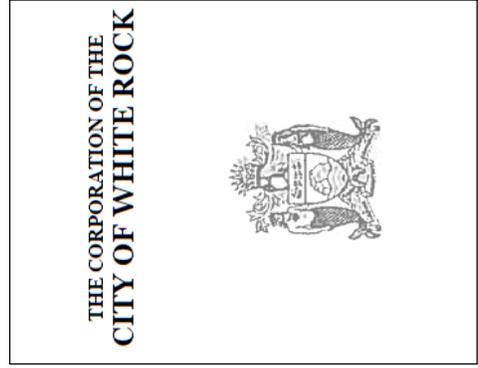
**Official
Community
Plan (OCP)**



**Building
Bylaw
(must conform
to *Building Act*)**



**Zoning
Bylaw**

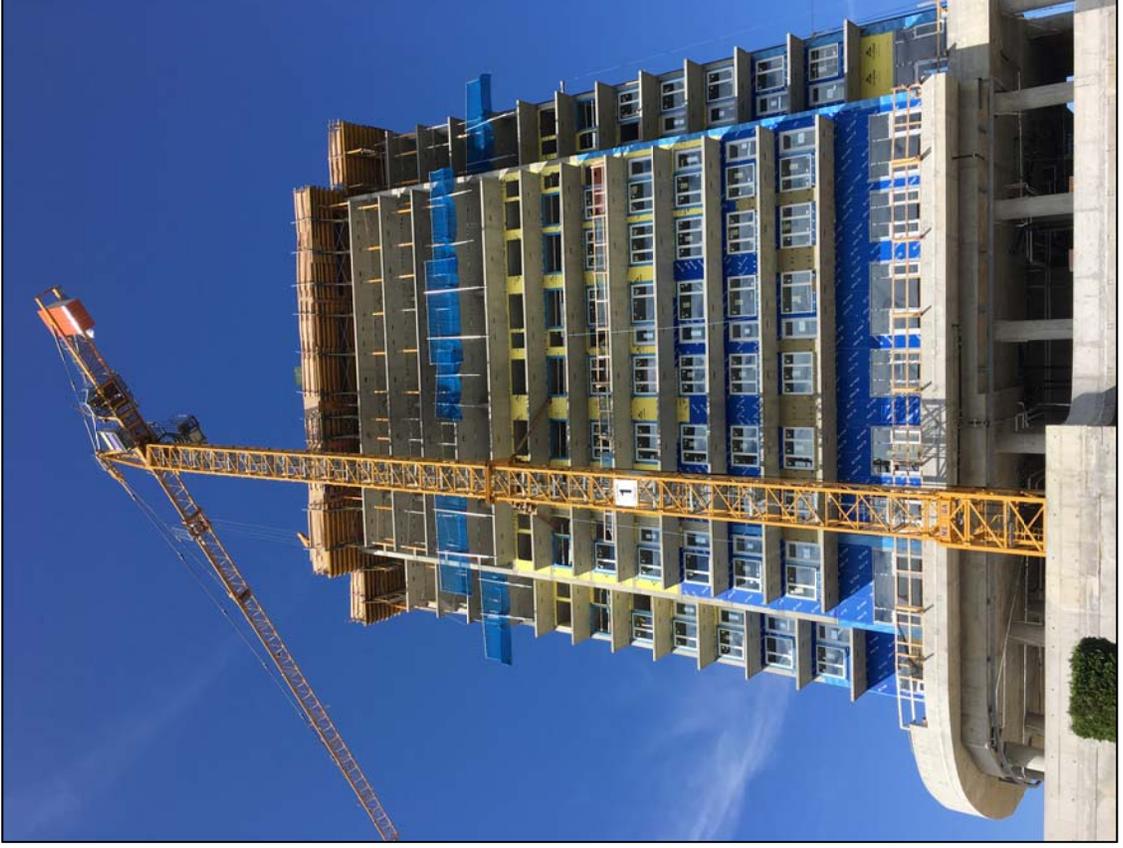


**Fire Sprinkler
System Bylaw**

Building: Permit Example

Part 3 (Complex) Building

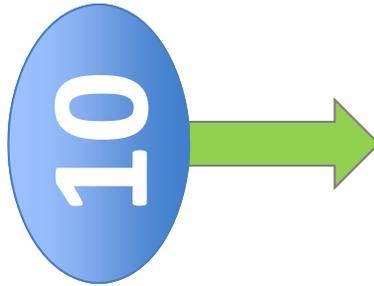
23 storey mixed-use
building (Oceana PARC)



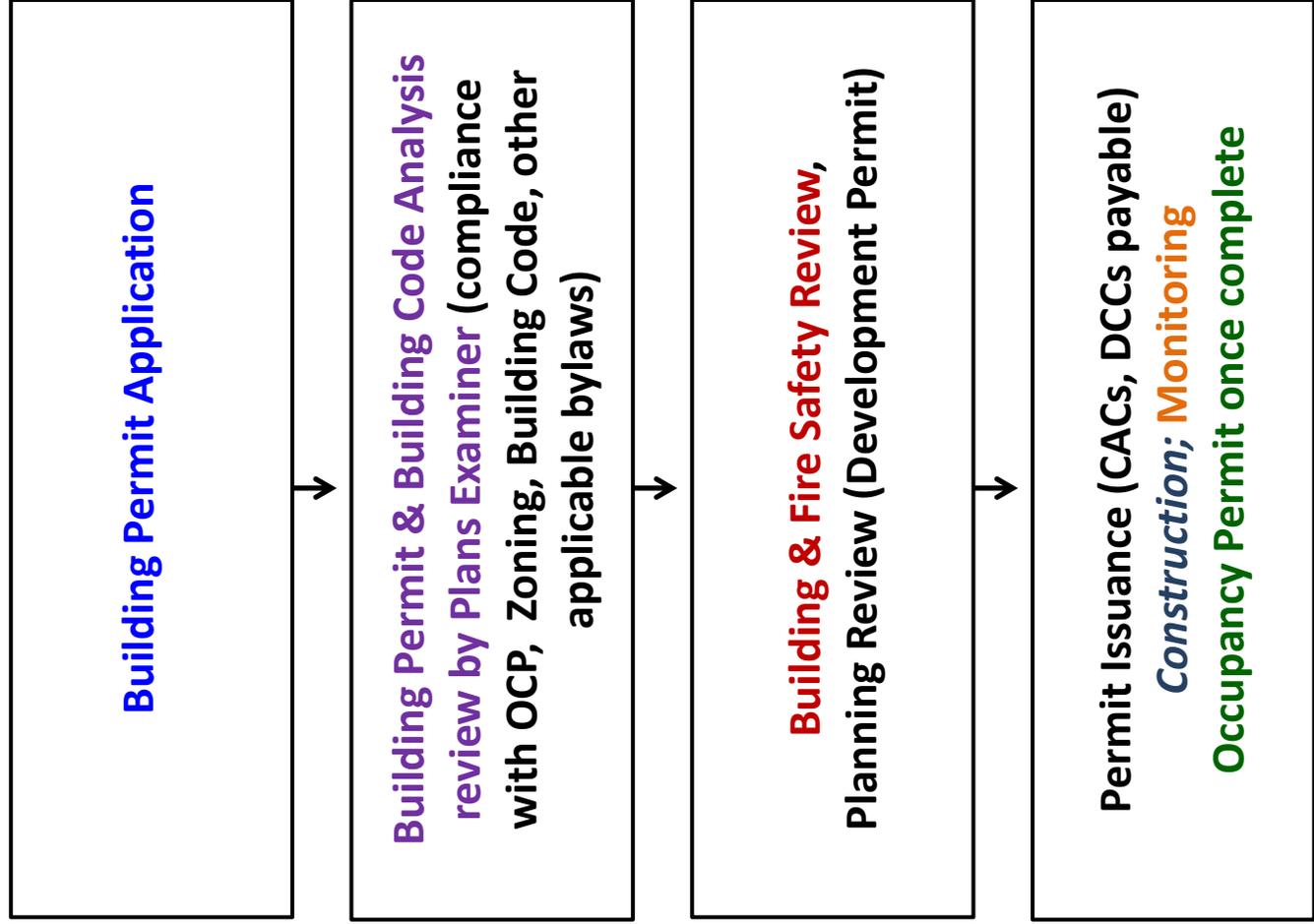
Typical Building Permit Process

Part 3 'Complex Building'
(Concrete & Wood Frame Buildings over 3 storeys in height)

Land Use,
Zoning, Permits,
Approvals
in place



Engineering Servicing
Agreement, Tree
Management Permit,
Demolition Permit



Building: Permit Example

Part 9 (Standard) Building

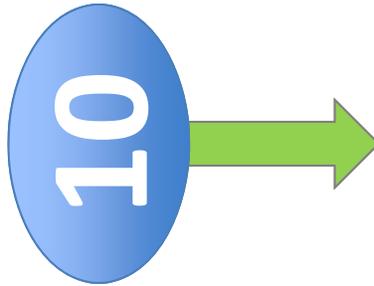
Single Family Home



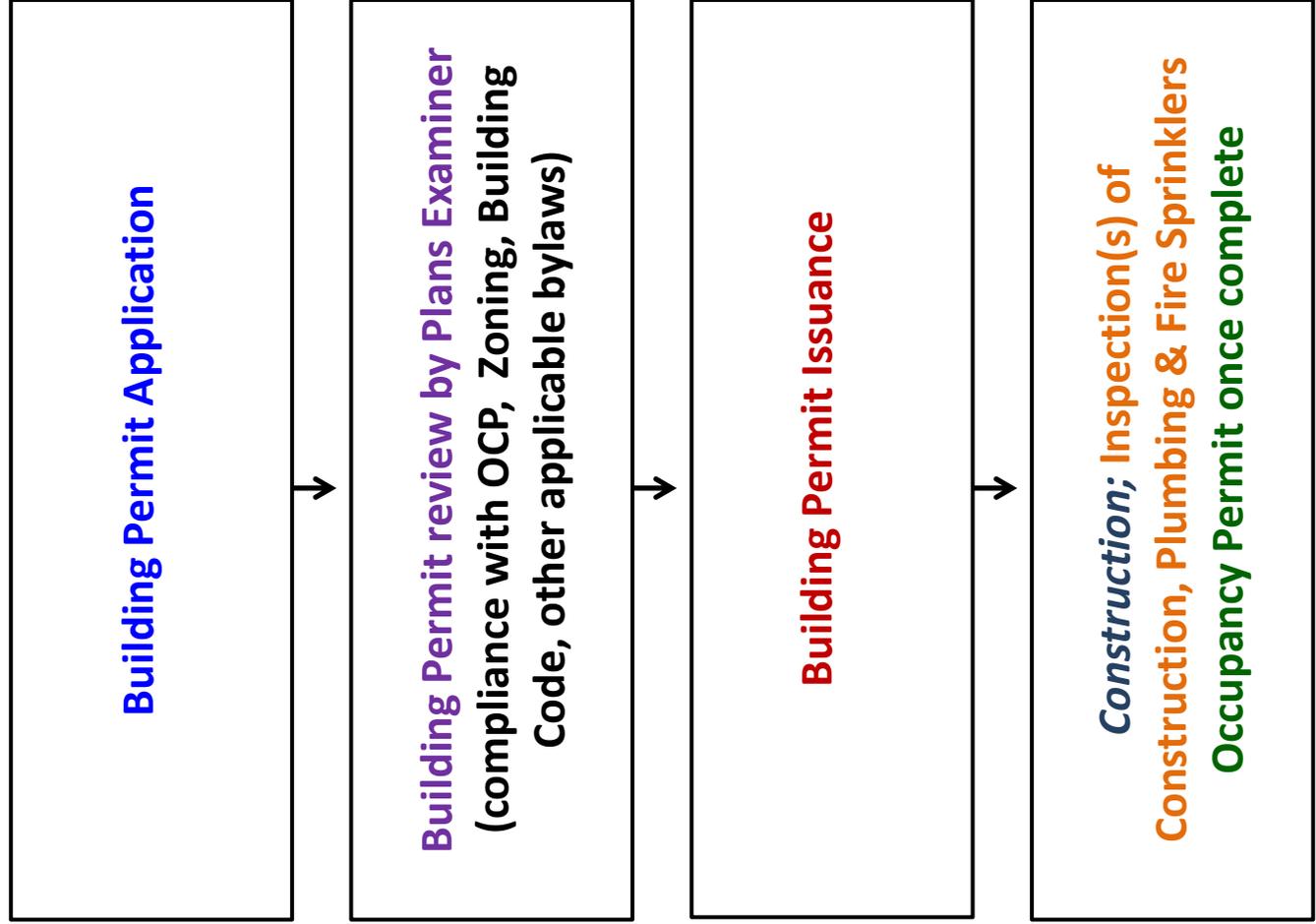
Typical Building Permit Process

Part 9 'Standard Building'
*(Wood Frame Buildings
3 storeys or less in height)*

Land Use,
Zoning, Permits,
Approvals
in place



Demolition Permit, Tree
Management Permit, Lot
Servicing



Licensing

Issues Business & Sidewalk Use Licenses, for:

- Traditional 'storefront' businesses (retail, office)
- Home-based businesses
- Non-resident businesses (work in City but based elsewhere)
- Accessory Vacation Rentals & Bed & Breakfasts
- Retail, restaurants with patios on City sidewalks

Issues Dog Licenses:

- New dogs (maximum 3 licenses per property)
- Renew licenses annually

Bylaw Enforcement

As the City's **'Ambassadors'**, Bylaw Enforcement Officers (BEOs) use a **'caring community'** approach in enforcing City Bylaws, by:

- raising awareness of the City's Bylaws with persons in violation
- providing information to help people achieve Bylaw compliance
- assisting other Departments with Bylaw compliance
- working with business owners to resolve issues
- working with RCMP in responding to complaints

Bylaw Enforcement: Common Issues

BEOs respond to complaints in a professional, courteous manner; most responses involve:

- excessive noise
- animal control (dogs at large, aggressive dogs)
- illegal secondary suites
- accessory vacation rentals (Air BnB's) operating without licenses
- illegal tree cutting
- unsightly premises

Bylaw Enforcement: Training

BEOs are trained in:

- the duties & responsibilities of a BEO under the Community Charter
- effective communication & conflict resolution
- investigation techniques
- gathering & preparing evidence for court
- obtaining warrants for entry
- obtaining warrants for seizure of dangerous dogs

2019 Projects

Work-in-progress:

1. 2019 OCP Review
2. Cannabis Retail: Zoning Bylaw & Application Procedures
3. Good Neighbour Construction Policy

Potential Projects - *pending determination of Council Priorities:*

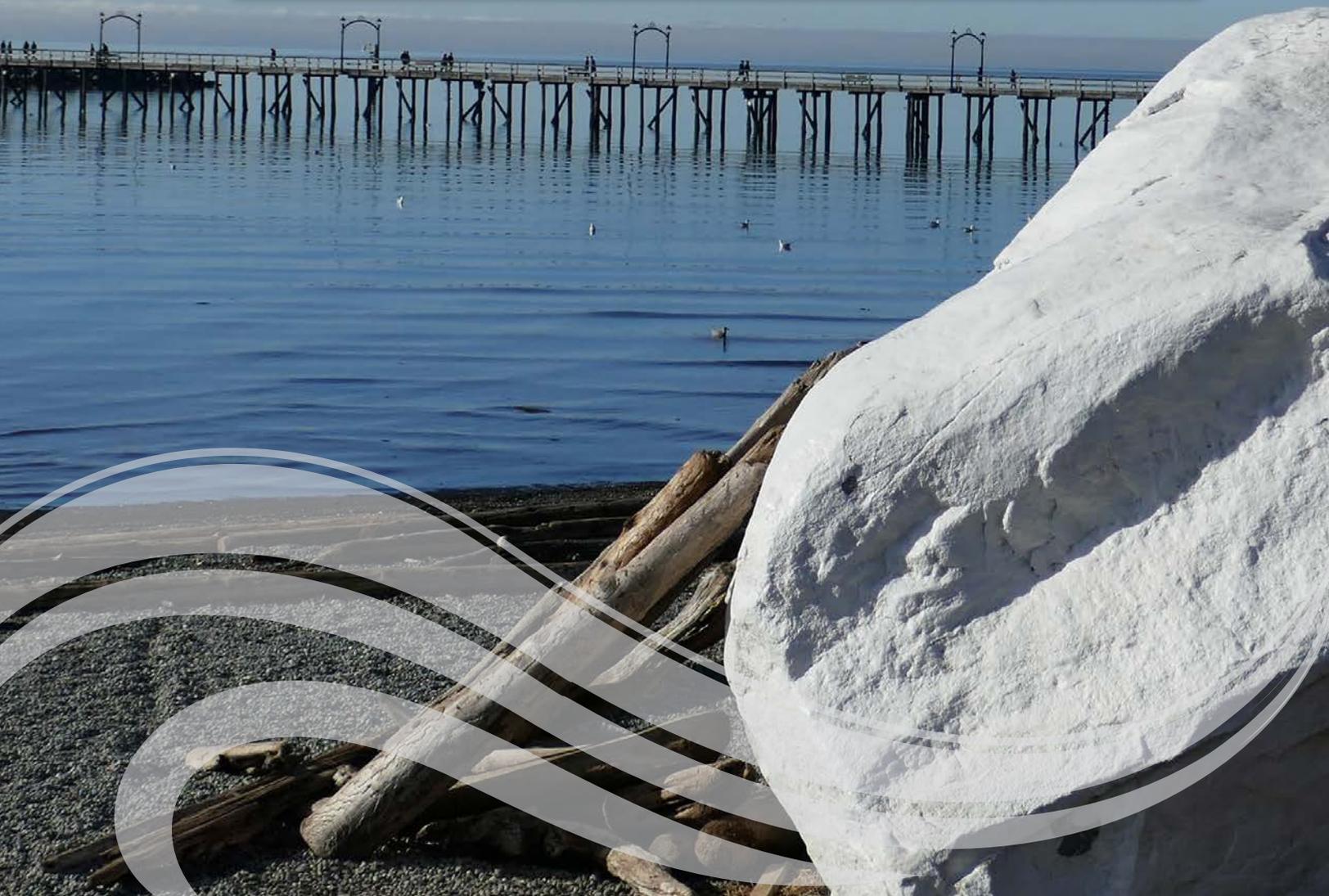
1. Zoning Bylaw Update - Phase 2
2. Town Square Design Process
3. Bylaw Adjudication Review
4. Urban Forest Management Plan
5. Sign Bylaw Review (w/ Zoning Bylaw Update)
6. Secondary Suite Registration Program

January 7, 2019 Governance and Legislation Committee

Reference Materials (Click title to see item):

- [Official Community Plan](#)
- [White Rock Zoning Bylaw \(including Schedules A, B, and C\)](#)
- [Town Centre Urban Design Plan](#)
- [Planning Procedures Bylaw](#)

City of White Rock Official Community Plan



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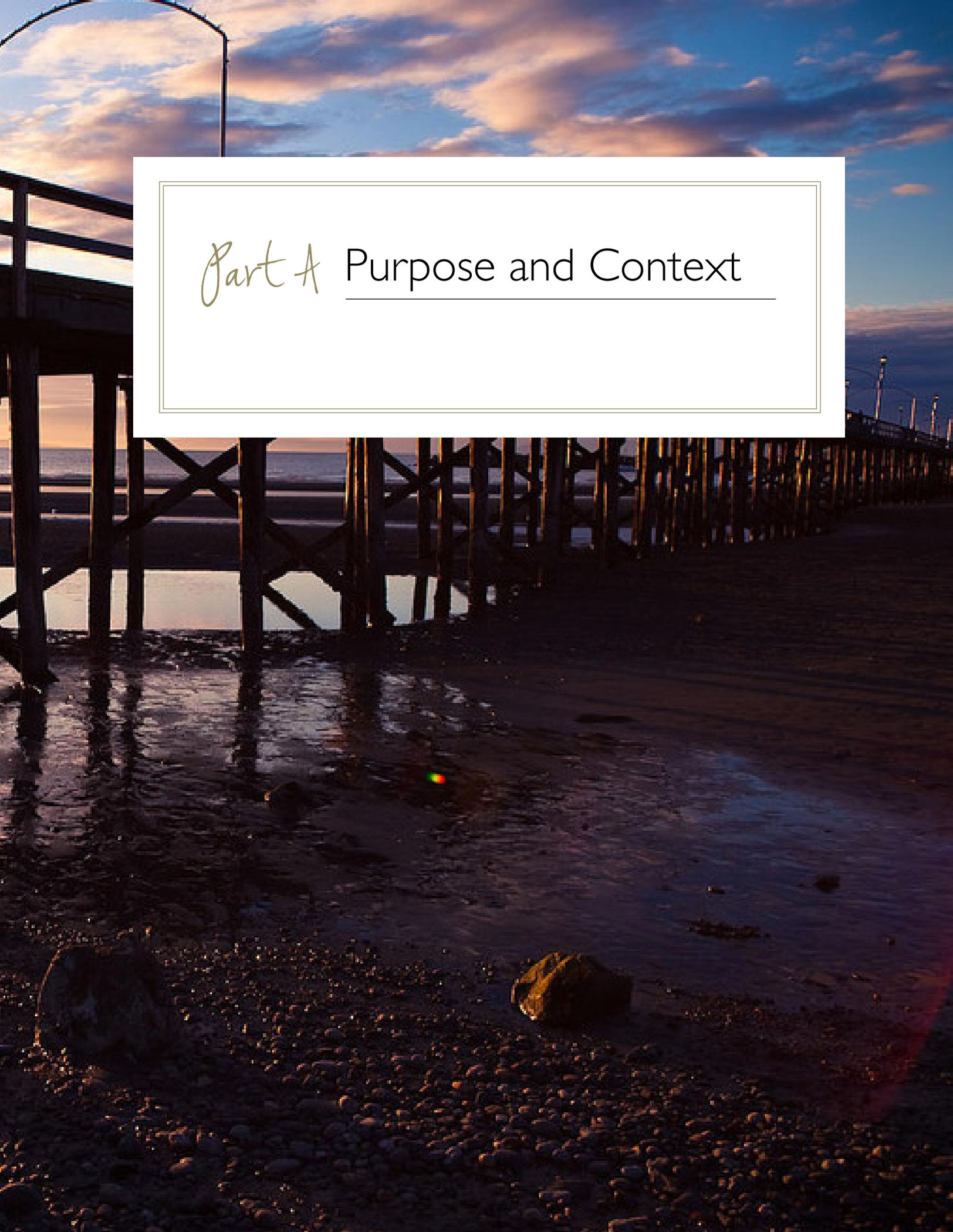
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A long wooden pier extends into the ocean at sunset. The sky is filled with soft, colorful clouds in shades of blue, orange, and pink. The water is calm, reflecting the light from the sky. The pier's structure is made of dark wood, with vertical posts and horizontal beams. In the foreground, the dark, pebbly beach is visible, with a few rocks scattered about. A white text box is overlaid in the center of the image, containing the text "Part A Purpose and Context".

Part A Purpose and Context

1.0 Purpose and Scope of this Official Community Plan

1.1 Purpose and Relationship to Other Plans

This Official Community Plan (OCP) is intended to protect cherished characteristics of White Rock while managing growth and shaping change in a manner that will help bring the community’s vision and goals to life. This OCP influences how people live, work, shop, play, and move around in the community. It shapes how White Rock looks and feels, and it influences the day-to-day experiences and quality of life of residents and visitors.

An OCP is a document with objectives and policies that guide decisions on planning and land use management. As the overarching city-wide policy for White Rock, this OCP is the guiding framework for all departments and decision-making within the City. OCPs are living documents that are flexible and fluid by nature, and are intended to evolve over time to address changing conditions in the community. As White Rock’s first OCP from 1958 explains, “city planning cannot be a ‘once and for all’ matter. Any plan needs constant modification to meet the community’s changing needs.”

Municipalities in British Columbia are given the authority to adopt an OCP through the *Local Government Act*, which stipulates what must and may be included in an OCP. Provincial legislation also establishes adoption procedures. This OCP has been prepared in compliance with all relevant legislation.

1.2 Plan Organization and Scope

This OCP includes policy areas identified in the *Local Government Act* in Section 473 (“content and process requirements”), Section 474 (“policy statements that may be included”) and Section 488 (“designation of Development Permit Areas”). While an OCP does not obligate a Council to undertake specific actions or projects, all bylaws enacted and public works undertaken must be consistent with the goals, objectives, and policies outlined in an adopted OCP. The OCP provides the base from which future land use decisions are made regarding new development proposals and other municipal decisions and initiatives.

This Plan is organized into four parts:

- Part A sets the stage by: providing an overview of the OCP purpose and scope; outlining the public process undertaken in developing the Plan; presenting the community’s Vision, Guiding Principles, and Goals as the foundation for all policies; and articulating a Regional Context Statement.
- Part B outlines objectives and policies relating to community character, growth management, land use, the Town Centre, the Waterfront, housing, environmental management, transportation and mobility, economic development, parks and recreation, infrastructure, quality of life, and arts, culture, and heritage.
- Part C presents implementation directions relating to plan administration, evaluation, and monitoring.
- Part D outlines guidelines for the City’s Development Permit Areas.

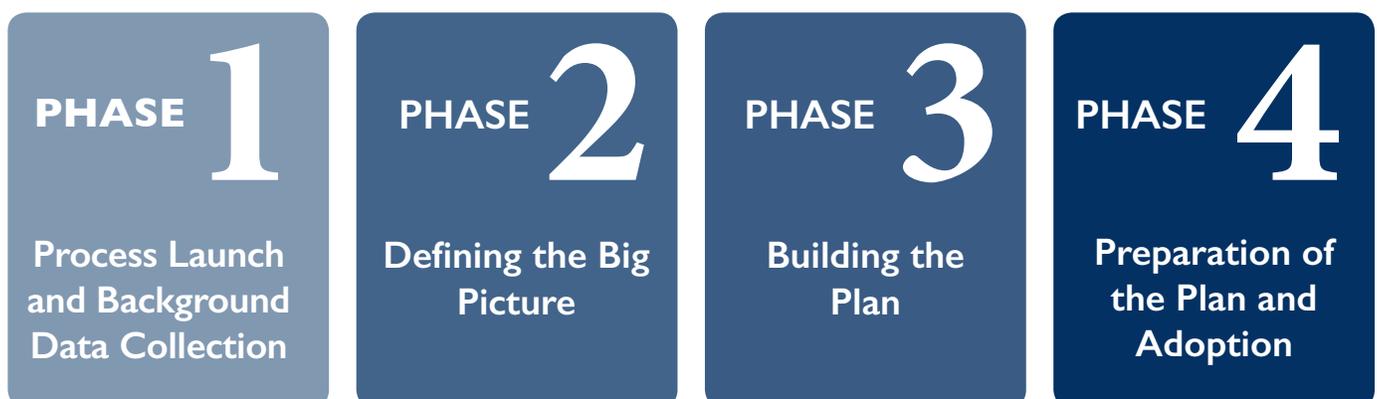


Figure 1 Imagine White Rock 2045 Process

2.0 The Imagine White Rock 2045 Process

2.1 An Inclusive Public Process

The OCP planning process took place over four phases, as illustrated in Figure 1, and was launched in early 2015. This Plan brings together nearly two years of background research, analysis, planning and design, broad community engagement with stakeholders and residents, and iterative review with staff across departments and City Council.

The first two Phases culminated in a vision and set of goal statements adopted by City Council in 2016. Building on previous work, Phase 3 involved further analysis of existing conditions and forecasts for long range population growth and residential, retail and service, and office development. Public engagement during Phase 3 built on the vision and goal statements developed in Phases 1 and 2 and focused on growth management and policy directions. During Phase 4, the Plan was drafted and presented for public input and was refined based on the feedback received.

Engagement opportunities included public open houses, surveys, community workshops, stakeholder meetings, a citizen OCP Working Group, and interactive pop-up booths at community events and in high people-traffic areas to capture the input of passersby.

Over the life of the process, over 1,500 distinct interactions with residents, business owners, employees, developers, and other participants resulted in extensive public input in all phases of the Imagine White Rock 2045 planning process.



Images: Imagine White Rock 2045 Phase 3 Public Engagement Sessions on Policy Directions and Growth Management.

3.0 Vision, Guiding Principles, and Goals

This Official Community Plan (OCP) is the culmination of two years of broad and meaningful engagement with thousands of residents. The Vision paints a picture of what White Rock will be like in 2045 and, along with the Guiding Principles and Goals, provides direction for the development and implementation of policies.

3.1 Vision

The year is 2045...

Our City by the Sea is a **beautiful, distinctive, and engaged** community of people from all walks of life who choose to live, work, and play in White Rock.

Our residents and visitors experience **an extraordinary quality of life** due to White Rock's temperate climate, safe and healthy neighbourhoods, thriving urban Town Centre, accessible ocean waterfront and historic pier, rich cultural and natural heritage, and diverse open space and recreational amenities.

Our progress and **commitment to sustainability** builds community identity and pride, while ensuring White Rock meets the needs of current and future generations.



3.2 Guiding Principles

The OCP is strategically guided by six principles that articulate strategic elements and opportunities inherent in the vision. Together with the Goals, they provide the foundation for more detailed policies outlined in Parts B and development permit area guidelines outlined in Part D.



Principle 1

Connect to the Water

White Rock is first and foremost a seaside community. The waterfront and Marine Drive are cherished assets, however steep topography makes them difficult to access from other key destinations such as the Town Centre. This OCP will support making it easier and more inviting for residents and visitors to access the waterfront.





Principle 2

Enjoy the Town Centre

If the waterfront is the soul of White Rock, then the Town Centre is the heart. This area is the economic and cultural centre of the community, with the greatest concentration of homes, jobs, shops, and amenities. This OCP will support reinforcement of the Town Centre as a mixed-use anchor, and will encourage the creation of delightful public places for socializing, dining, resting, people-watching, shopping, and taking in the view.





Principle 3

Grow Up & Grow Old in the Same Neighbourhood

White Rock has diverse housing types across the City, however neighbourhoods themselves are fairly homogeneous. This OCP will support the existing character of established neighbourhoods, while also providing more housing choices for diverse households, incomes, and needs. This includes young adults, families with children, and seniors who wish to downsize without leaving their neighbourhood behind. The OCP will also promote greater transportation choices for everyone, making walking, cycling, and transit use convenient and accessible.





Principle 4

See the Sea

Few things distinguish White Rock from other places more than its stunning views of the ocean. Through the celebration of views, this OCP will help to shape an urban form that continually reminds residents and visitors that they are in a seaside community.





Principle 5

Share the Streets

White Rock is blessed with an abundance of local small-scale shops designed around people rather than cars. Not only do these shops and restaurants provide services and jobs, they help animate public spaces and create interesting, intimate, and walkable streets. This OCP will help to strengthen the relationship between businesses and residents, making access on foot both convenient and enjoyable.

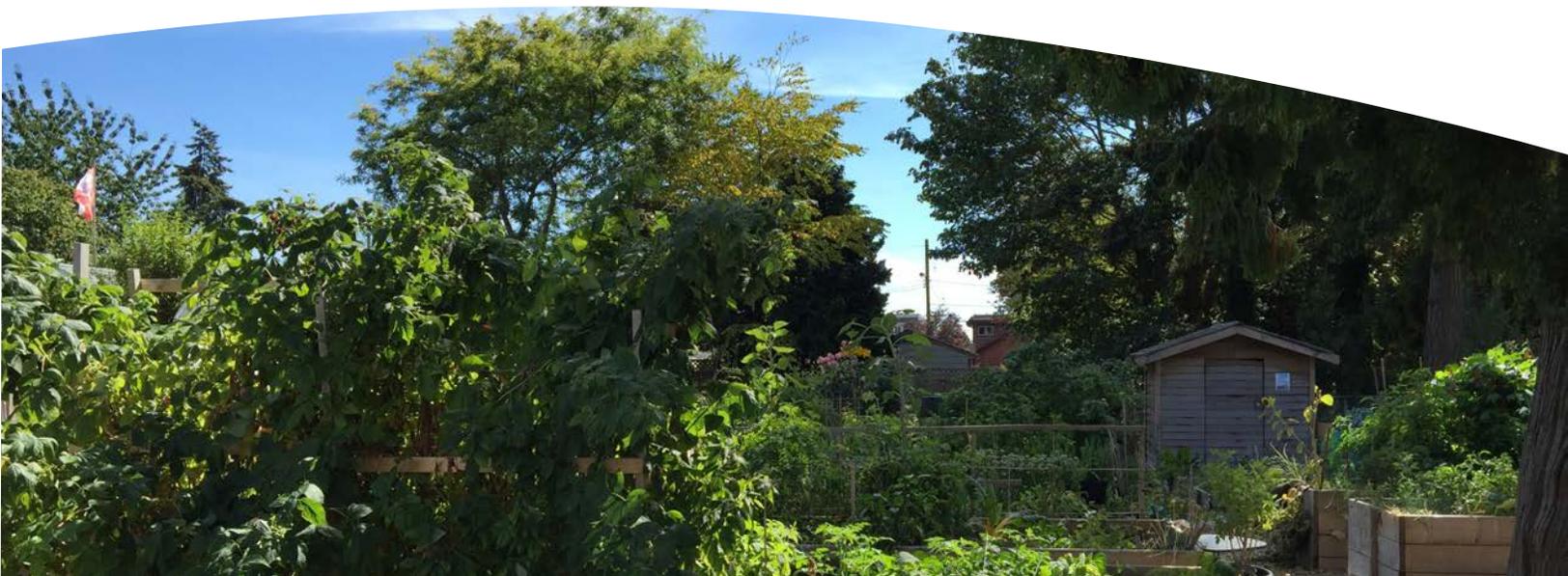




Principle 6

Live and Play in Green Places

White Rock is rich with natural beauty, including ecologically sensitive bluffs, ravines, and marine environments. At the same time, White Rock has limited park space, the tree canopy is inconsistent along streets and in neighbourhoods, and trees are largely situated on private property. This OCP will support increasing the quality and amount of green spaces within White Rock, enhancing tree canopy, and protecting natural resources and ecological areas.



3.3 Goals

Along with the Vision and Guiding principles, 13 Goals provide the foundation for this Plan. Policy sections in Part B are organized under these 13 headings.

1. **Community Character**

The City of White Rock has great places that foster positive social interaction, community pride, and appreciation of natural features.



2. **Growth Management**

The City of White Rock encourages citizen involvement while managing growth and development, characterized by high-quality design and the provision of community amenities and infrastructure.



3. **Land Use**

The City of White Rock maximizes its limited land resource by creating a complete community where residents have convenient access to jobs, services, open space, and amenities.



4. **Town Centre**

The City of White Rock promotes and develops the Town Centre as a distinctive, lively, and pedestrian-focused growth area.



5. **Waterfront**

The City of White Rock enhances and promotes its beautiful Waterfront and historic pier as a memory-making destination where people can shop, dine, gather, play, and connect with nature.



6. **Housing**

The City of White Rock has a mix of housing choices that are appropriate and affordable for residents at various stages of their lives.



7. **Environmental Management**

The City of White Rock preserves and protects natural areas, features, and habitat, and encourages the responsible use of resources through sustainable development.



Guiding Principles Key



Principle 1: Connect to the Water



Principle 4: See the Sea



Principle 2: Enjoy the Town Centre



Principle 5: Share the Streets



Principle 3: Grow Up & Grow Old in the Same Neighbourhood



Principle 6: Live & Play in Green Places

8. **Transportation + Mobility**

The City of White Rock facilitates the movement of people by providing an inclusive, interconnected transportation network.



9. **Economic Development**

The City of White Rock attracts a diversified economy by supporting local businesses, creating a desirable place to visit, work, shop, and invest.



10. **Parks + Recreation**

The City of White Rock provides a diverse range of recreational facilities and open space, offering a wide variety of programs for residents of all ages and abilities.



11. **Infrastructure**

The City of White Rock is a safe and resilient community with responsive, high-quality, and well-maintained infrastructure that meets the needs of the community.



12. **Arts, Culture + Heritage**

The City of White Rock promotes and celebrates its thriving local arts, culture, and heritage to its fullest potential.



13. **Quality of Life**

The City of White Rock provides an environment where all residents can realize their potential in living healthy, happy, and well-balanced lives.



Guiding Principles Key

 Principle 1: Connect to the Water

 Principle 4: See the Sea

 Principle 2: Enjoy the Town Centre

 Principle 5: Share the Streets

 Principle 3: Grow Up & Grow Old in the Same Neighbourhood

 Principle 6: Live & Play in Green Places

4.0 Context and Projections

4.1 Context

Since time immemorial, the Semiahmoo and their ancestors have inhabited these lands. “Semiahmoo” translates to half-moon, referring to the shape of the southern bay of White Rock. Today, the Semiahmoo First Nation occupies 133 hectares of land within Surrey’s municipal boundaries along Semiahmoo Bay.

White Rock is situated near the Canada - United States border, which provides economic benefits such as cross-border shopping and tourism, as well as shared jurisdictions and responsibilities, such as the management of Semiahmoo Bay. White Rock is part of the region consisting of Canada’s Georgia Basin and the US Puget Sound, and is a member of Metro Vancouver, as shown in Figure 2.

North Bluff Road / 16th Avenue is an important east-west corridor and boundary between White Rock and Surrey. Past and projected future rapid growth in Surrey, particularly southern or ‘South’ Surrey, influences the City of White Rock due to their close proximity. Together, White Rock and South Surrey have shaped and will continue to shape the character of the peninsula in terms of the economy, land use, and transportation.

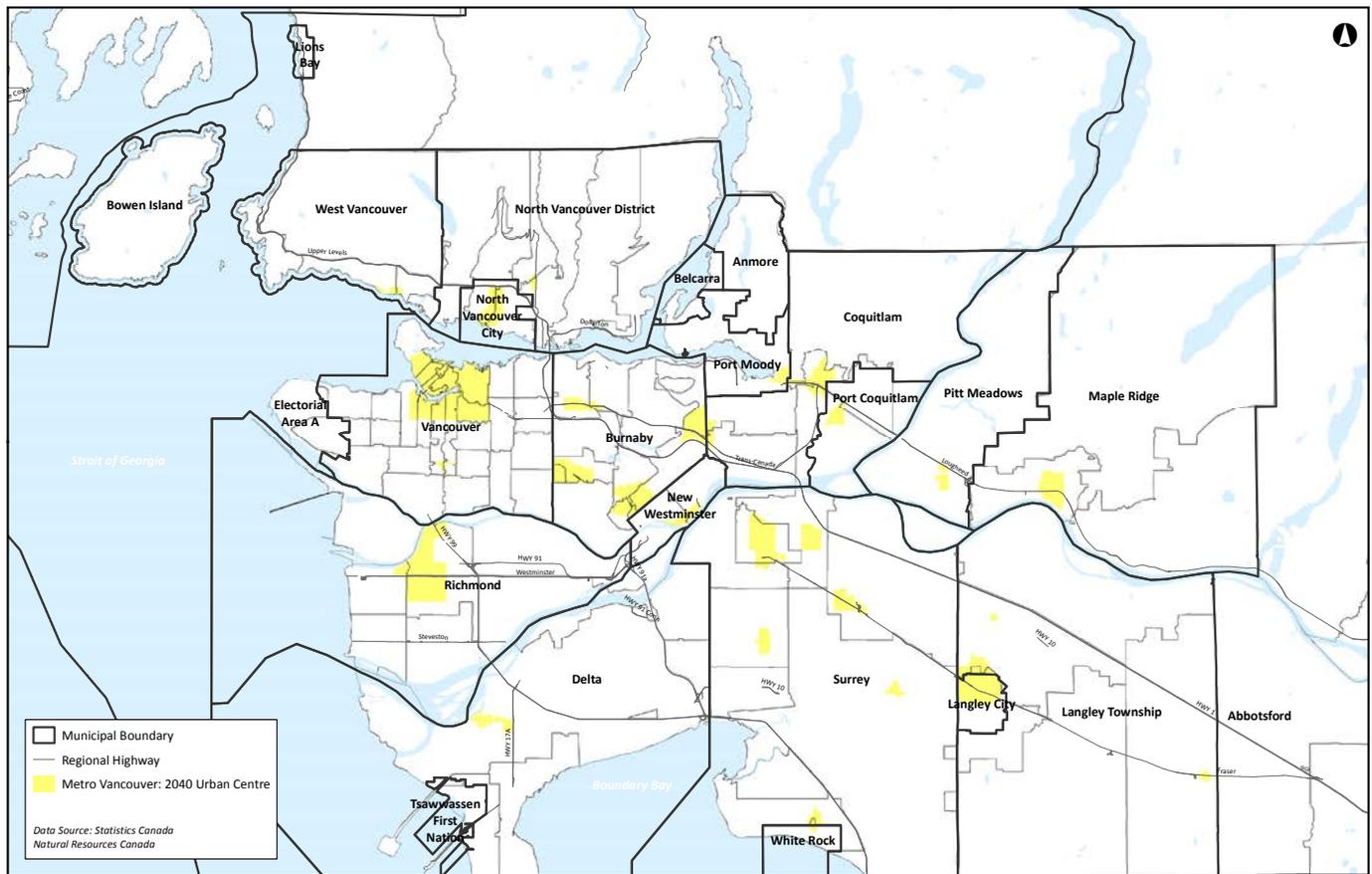


Figure 2 Metro Vancouver Regional Context

4.2 Population Growth

The South Surrey/White Rock Federal Electoral District (Figure 3) grew from 94,678 people in 2011 to 104,051 people in 2016, an average growth rate of about 2.0% per year. The pace of population growth in White Rock has been slower, with an average growth rate of about 0.6% per year over the same period as the population increased from 19,339 to 19,952. This reflects a long term trend in which White Rock's population has grown at a moderate rate, as presented in Figure 4. Based on recent and long term trends, as well as BC Stats projections, the population of the City of White Rock is expected to reach between 23,900 and 27,300 people by 2045.

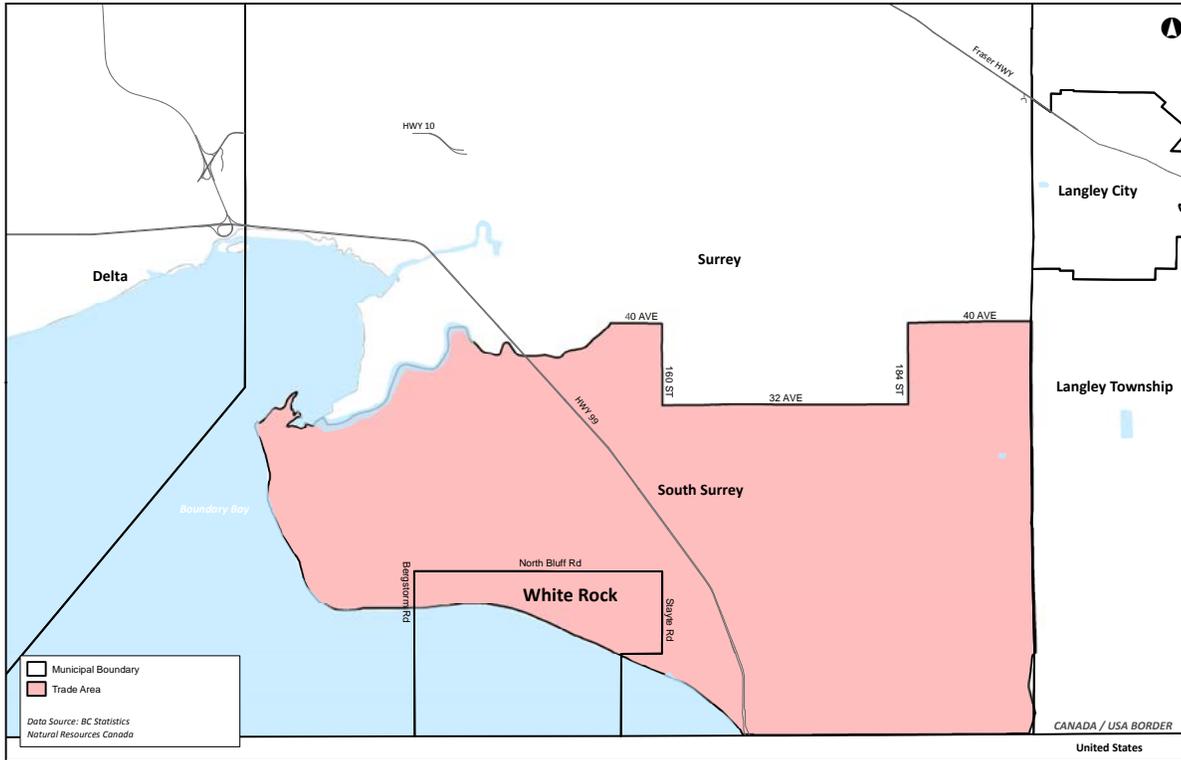


Figure 3 White Rock/South Surrey Trade Area

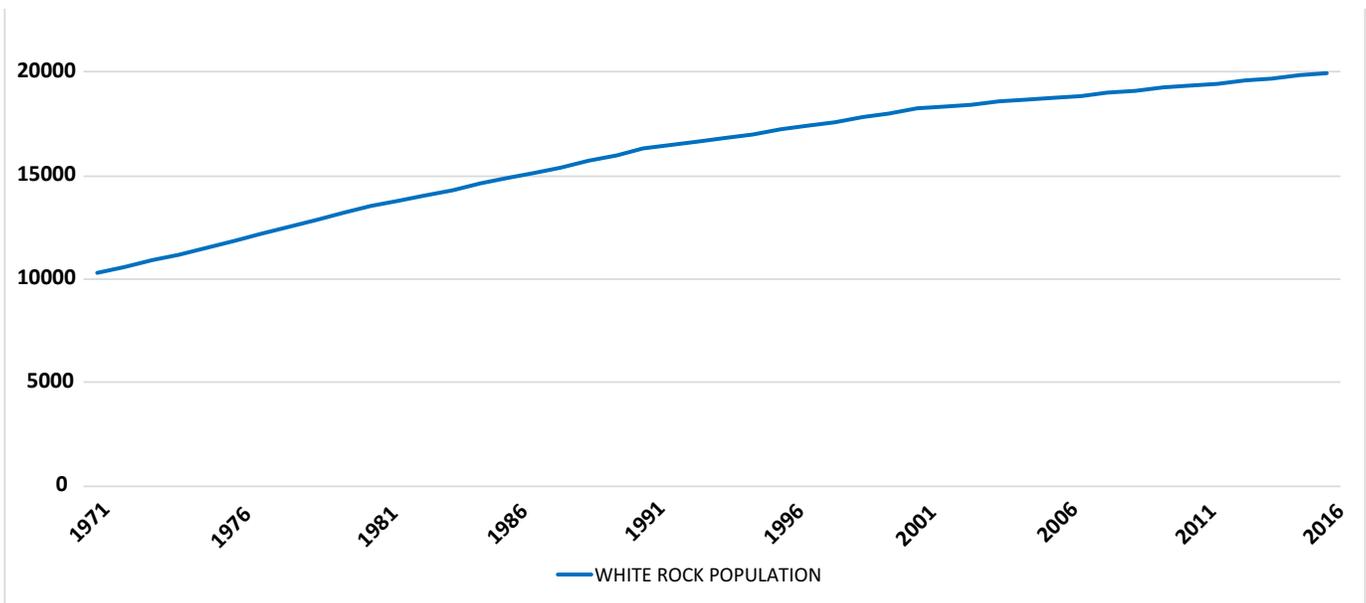


Figure 4 Census Population for White Rock, 1971 to 2016

4.3 Housing Growth

Between 2006 and 2016, there was an average of 164 new housing starts per year in the City of White Rock. Approximately 76% of these housing starts were apartment units, about 4% were duplexes/rowhomes, and remaining 20% were single-detached houses. The total number of private dwellings grew from 9,870 in 2011 to 10,856 in 2016, an increase of 10.0%.

Projections for residential development in White Rock from 2016 to 2045 are between 4,320 and 5,110 new units. Estimated annual totals by type include 5-10 new duplex/townhouse units and 145-170 new apartment units (including secondary suites in new single detached houses). This works out to a total of 110-240 new duplex/townhouse units and 4200-4900 new apartment units between 2016 and 2045. No significant net increase in single-detached homes is expected, as most new starts will likely involve demolition and replacement of existing houses.

4.4 Employment Projections

White Rock's employed labour force grew from 8,695 in 2001 to 10,050 in 2011, an increase of 15.6%. As the City's population projections are consistent with the population projections in the Regional Growth Strategy, it is anticipated that the employment projections will also be consistent. Total employment in the City is expected to increase to approximately 9,300 by 2045.

4.5 Commercial Growth

White Rock has a total inventory of approximately 595,000 square feet of retail and service floorspace, of which 74% is situated in the Town Centre and Lower Town Centre, 16% percent is located in the West Beach area, 8% is found in the East Beach area, and the balance (2%) is in scattered locations. The main commercial growth prospect for White Rock is locally-serving retail and service floorspace. Analysis based on the projected population growth for the City suggests that an additional 80,000 to 209,000 square feet of locally-oriented retail and service space could be supported by City residents by 2045.

Grocery stores tend to be anchor tenants in most neighbourhood commercial centres, acting as a strong draw for day-to-day shopping trips that are often combined with other errands. As of 2016, White Rock has two grocery stores totaling 22,000 square feet, and with current demand and a growing population could support up to a total of 48,000 to 54,000 square feet of grocery store space by 2045.

4.6 Office Growth

White Rock has a total inventory of approximately 163,400 square feet of office floorspace, of which 75% is located in the Town Centre (56%) and Lower Town Centre (19%), 21% percent is in the West Beach area, and 4% is found in the East Beach area. Analysis based on the projected population growth for the City suggests that an additional 30,000 to 79,000 square feet of office space could be supported by 2045.

5.0 Regional Context Statement

5.1 Introduction

The Metro Vancouver Regional Growth Strategy (RGS), Metro Vancouver 2040: Shaping Our Future (Metro 2040), provides the policy framework for accommodating regional population and employment growth up to the year 2041 while maintaining and enhancing the region's livability. Metro 2040 was adopted on July 29, 2011 by the Metro Vancouver Regional District, 21 municipalities, Tsawwassen First Nation, and TransLink.

Following section 429 of the Local Government Act, an RGS must cover a period of at least 20 years from the time of its initiation and while it may deal with any regional matter, it is required to include:

- a) a comprehensive statement on the future of the region, including the social, economic and environmental objectives of the board in relation to the regional district;
- b) population and employment projections for the period covered by the regional growth strategy;
- c) to the extent that these are regional matters, actions proposed for the regional district to provide for the needs of the projected population in relation to
 - (i) housing,
 - (ii) transportation,
 - (iii) regional district services,
 - (iv) parks and natural areas, and
 - (v) economic development;
- d) to the extent that these are regional matters, targets for the reduction of greenhouse gas emissions in the regional district, and policies and actions proposed for the regional district with respect to achieving those targets.

The Metro Vancouver RGS (Metro 2040) has five goals:

- Create a compact urban area
- Support a sustainable economy
- Protect the environment and respond to climate change impacts
- Develop complete communities
- Support sustainable transportation choices

Section 446 of the Local Government Act requires that official community plans include a regional context statement (RCS) that identifies the relationship between the official community plan and the RGS, and if applicable, how the official community plan is to be made consistent with the RGS over time.

White Rock's RCS indicates how the policies of this Official Community Plan are related to and will help meet the goals and strategies of the RGS. Table 2 at the end of this RCS provides information on the sections of the Official Community Plan that relate to the goals and strategies of the RGS.

Based on recent and long-term trends, the population of the City of White Rock is expected to reach between 23,900 and 27,300 people over the time period covered by this Official Community Plan, a relatively modest growth rate of between 0.6% and 1.0% annually, which is less than the region's overall growth rate as new growth can only be accommodated in White Rock through infill and redevelopment. The majority of this growth over the life of the OCP will be focused in the Town Centre. It is recognized that growth projections represent a low and high development scenario, and are intended to serve as a reference for planning rather than as mandatory targets. Table 1: Population, Dwelling and Employment Projections to 2045 provides the midpoint between the low and high growth scenarios.

White Rock Population, Dwelling, and Employment Projections to 2045					
	2016*	2021	2031	2041	2045
Population	19,950	20,925	22,870	24,820	25,600
Dwellings	10,860	11,670	13,290	14,910	15,560
Employment	7,400	7,800	8,400	9,300	9,600

Table 1 White Rock Population, Dwelling and Employment Projections to 2045

*the 2016 population and dwelling estimates are taken from 2016 Census published counts. Population and dwelling estimates prepared by Metro Vancouver may include additional estimates of population and dwelling Census undercount.

Figure 5 below depicts the Urban Containment Boundary, along with the regional land use designations and boundaries of White Rock’s Urban Centre (the ‘Town Centre’ which is a portion of the Semiahmoo Municipal Town Centre identified in the Metro 2040).

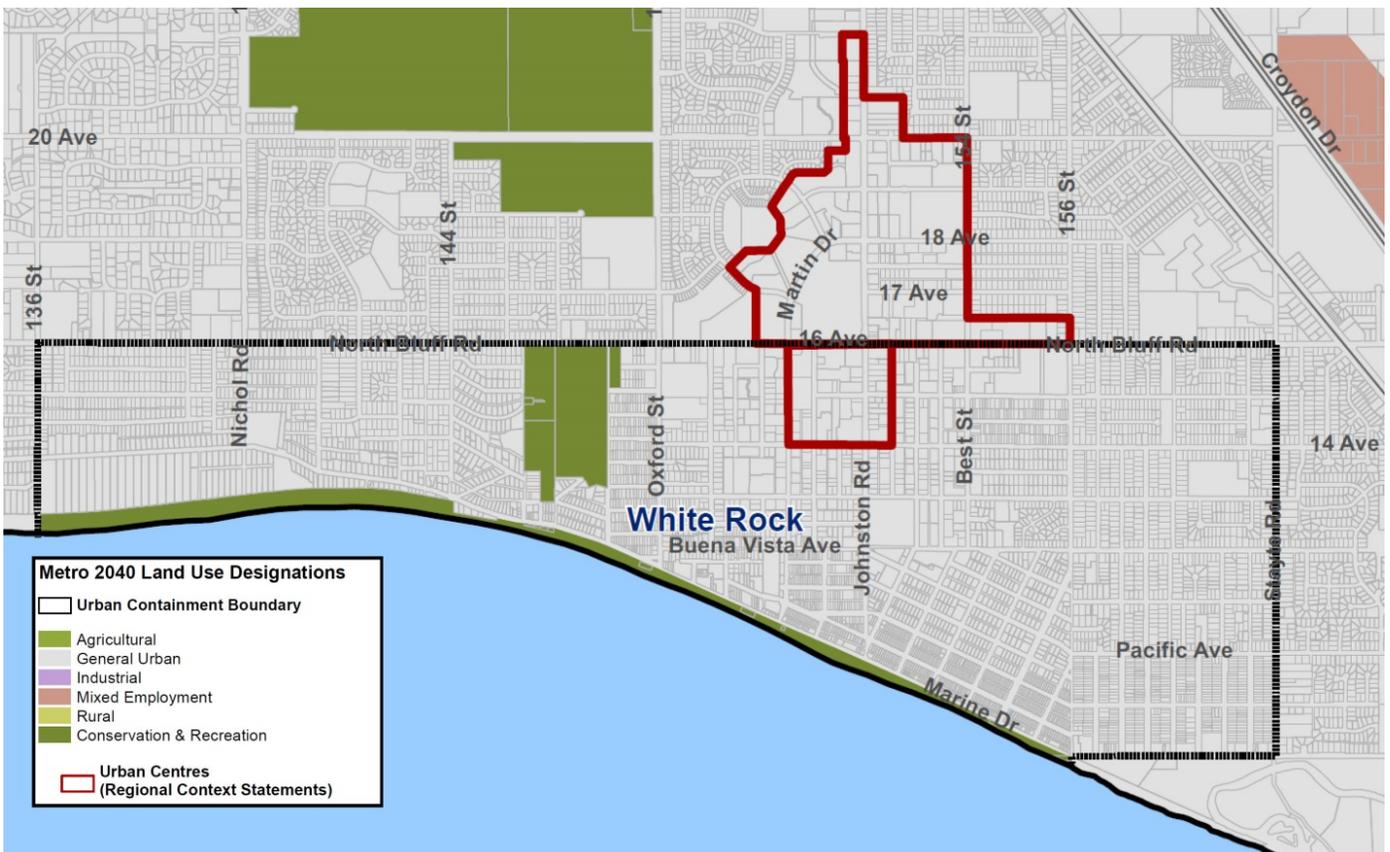


Figure 5 Urban Containment Boundary

The OCP will be made and kept consistent with Metro 2040 over time by way of annual reviews by Council and meetings between City staff and staff from the Regional District to discuss intersecting local and regional matters, as required. The Regional Context Statement will also be considered by Council when reviewing amendments to the RGS that relate to regional matters.

Table 2 White Rock OCP Policy Alignment with the Metro Vancouver RGS

RGS Goals & Strategies White Rock OCP Policy Alignment	
GOAL 1 - Create A Compact Urban Area	
<p>Metro Vancouver’s growth is concentrated in compact communities with access to a range of housing choices, and close to employment, amenities and services. Compact transit-oriented development patterns help reduce greenhouse gas emissions and pollution, and support both the efficient use of land and an efficient transportation network.</p>	<p>With 3,893 people per square kilometre, White Rock is the fourth most compact community in the Metro Vancouver region, behind the cities of Vancouver, North Vancouver and New Westminster. The majority of new population and housing growth will be directed to the Town Centre and adjacent areas, which are where most employment, amenities, and services are located. Objective 7.1 states the City’s intent is to manage growth in a way that is consistent with the Regional Growth Strategy.</p>
<p>STRATEGY 1.1 - Contain urban development within the Urban Containment Boundary</p>	<p>As the entire City of White Rock is located inside the Urban Containment Boundary, all projected population, dwelling unit and employment growth will occur within the boundary.</p>
<p>STRATEGY 1.2 - Focus growth in Urban Centres and Frequent Transit Development Areas</p>	<p>White Rock’s Town Centre is part of the Semiahmoo Municipal Town Centre, an ‘Urban Centre’ in the Regional Growth Strategy which extends into the City of Surrey. The overall development of the Semiahmoo Municipal Town Centre will require consultation with the City of Surrey. The Town Centre area is identified as the focus for the majority of future growth over the life of this Official Community Plan and is noted as the City’s centre for cultural, civic, economic, and public life in the City. Policies 8.1.1 to 8.1.4 for the ‘Town Centre’ land use designation permit mixed use development at the highest density considered in the plan. Further policies under 9.1.1 to 9.5.1 elaborate strategies for achieving the City’s goal of developing the Town Centre as a distinctive, lively, and pedestrian-focused growth area, and policy 13.5.5 encourages reducing parking requirements in denser areas. While the majority of growth is anticipated to be focused within the Town Centre area, limited growth is permitted at a generally lower density in the following land use designations which have existing transit services and/or which are in close proximity to employment, amenities, and services: Town Centre Transition, Lower Town Centre, Urban Neighbourhood, Waterfront Village, North Bluff East and West, and Neighbourhood Commercial.</p>
<p>STRATEGY 1.3 - Protect Rural areas from urban development</p>	<p>Not applicable in the City of White Rock; there are no Rural areas.</p>

GOAL 2 - Support a Sustainable Economy

The land base and transportation systems required to nurture a healthy business sector are protected and supported. This includes supporting regional employment and economic growth. Industrial and agricultural land is protected and commerce flourishes in Urban Centres throughout the region.

The majority of businesses in the City of White Rock are located in the Town Centre, which the Official Community Plan continues to promote as the primary employment hub and business centre of the community. New employment generating uses are also permitted and encouraged in the Lower Town Centre area and in the Waterfront Village area.

STRATEGY 2.1 - Promote land development patterns that support a diverse regional economy and employment close to where people live

Given White Rock's land constraints, there are no opportunities for major commercial development outside of the Town Centre, but any increase in employment will be close to where people live due to White Rock's compact nature. Policy 7.3.1 calls for a focus on new commercial growth in the Town Centre, Lower Town Centre, and Waterfront Village land use designations, while the limited commercial growth supported in policy 7.4.3 for Neighbourhood Commercial areas is intended to serve the local population. Areas within the Peace Arch Hospital and adjacent to it are encouraged to redevelop with compatible medical-related commercial uses in Policy 8.7.1 and 8.7.2. Objective 9.1 promotes office development within the Town Centre as the primary employment hub, and Policy 14.4.1 calls for the City to protect the commercial land base from conversion to non-employment uses, and to allow home occupations.

STRATEGY 2.2 - Protect the supply of industrial land

Not applicable in the City of White Rock; there are no Industrial areas.

STRATEGY 2.3 - Protect the supply of agricultural land and promote agricultural viability with an emphasis on food production

There are no Agricultural areas within the City of White Rock, however the Official Community Plan does support urban agriculture as well as related activities such as food processing, food sales, and nutrient recovery in policies 18.4.1 to 18.4.5.

GOAL 3 - Protect the Environment and Respond to Climate Change Impacts

Metro Vancouver's vital ecosystems continue to provide the essentials of life – clean air, water and food. A connected network of habitats is maintained for a wide variety of wildlife and plant species. Protected natural areas provide residents and visitors with diverse recreational opportunities. Strategies also help Metro Vancouver and member municipalities meet their GHG targets, and prepare for, and mitigate risks from, climate change and natural hazards.

The City of White Rock's goal for environmental management is to preserve and protect natural areas, features, and habitat, and encourage the responsible use of resources through sustainable development. Further objectives are to mitigate risk of natural disasters and climate change (12.4) and to conserve energy and reduce greenhouse gas emissions (12.5).

STRATEGY 3.1 - Protect Conservation and Recreation lands	The Official Community Plan includes specific policies for protecting Semiahmoo Bay and watercourses in policies 12.1.1 to 12.1.87 and recreation lands in policies 15.1.1.
STRATEGY 3.2 - Protect and enhance natural features and their connectivity	Objective 12.2 and policies 12.2.1 to 12.2.4 provide direction for protection and enhancing habitat and natural areas in the city, and promotes ecological greenways to increase connection between isolated habitats. Development permit area guidelines (Section D) promote the retention and protection of mature trees in the process of new development.
STRATEGY 3.3 - Encourage land use and transportation infrastructure that reduce energy consumption and greenhouse gas emissions, and improve air quality	Policies 12.5.1 to 12.5.7 provide strategies for conserving energy and reducing greenhouse gas emissions. Policy 12.3.1 supports Metro Vancouver's Air Quality Management Plan and supports the shift to more active travel modes and transit use.
STRATEGY 3.4 - Encourage land use and transportation infrastructure that improve the ability to withstand climate change impacts and natural hazard risks	Policies 12.4.1, 12.4.2, and 16.2.3 promote the use of infrastructure that is able to withstand climate change impacts and natural hazard risks. Policy 12.1.4 supports shoreline restoration measures and the protection of the foreshore from erosion. The City has development permit guidelines for floodplain areas (Section 23.3), watercourses (Section 23.5) and ravine lands and significant trees (Section 23.4) to minimize natural hazard risk for new developments.
GOAL 4 - Develop Complete Communities	
Metro Vancouver is a region of communities with a diverse range of housing choices suitable for residents at any stage of their lives. The distribution of employment and access to services and amenities builds complete communities throughout the region. Complete communities are designed to support walking, cycling and transit, and to foster healthy lifestyles.	The City of White Rock's goal for land use is maximize its limited land resource by creating a complete community where residents have convenient access to jobs, services, open space, and amenities.
STRATEGY 4.1 - Provide diverse and affordable housing choices	The City of White Rock's goal for housing is to provide a mix of housing choices that are appropriate and affordable for residents at various stages of their lives. Policies 11.1.1 through 11.2.3 speak to increasing housing diversity by requiring minimum percentages of two and three-bedroom units in new residential developments, incorporating age-friendly measures in housing, supporting secondary suites, and encouraging the development of new affordable and market rental housing in transit-accessible locations. These policies provide a framework on which a Housing Action Plan could be prepared in the future.

STRATEGY 4.2 - Develop healthy and complete communities with access to a range of services and amenities

Policy 18.3.1 supports the enhancement of recreation opportunities at civic facilities to meet the diverse needs of the community. Policy 18.3.2 supports improving access to open space so that all residents live within a 5-minute walk of a park, green space, or other civic space. Policy 18.4.2 and 18.4.4 supports access to the local food system through community gardening and farmer's market.

GOAL 5 - Support Sustainable Transportation Choices

Metro Vancouver's compact, transit-oriented urban form supports a range of sustainable transportation choices. This pattern of development expands the opportunities for transit, multiple-occupancy vehicles, cycling and walking, encourages active lifestyles, and reduces energy use, greenhouse gas emissions, household expenditure on transportation, and improves air quality. The region's road, transit, rail and waterway networks play a vital role in serving and shaping regional development, providing linkages among the region's communities and providing vital goods movement networks.

The City of White Rock's goal for transportation and mobility is to facilitate the movement of people by providing an inclusive, interconnected transportation network. In line with the City's Strategic Transportation Plan, the priority for transportation modes is walking, cycling, transit, goods movement, and personal vehicles.

STRATEGY 5.1 - Coordinate land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking

A main objective for the Town Centre area, where the majority of growth is intended to occur, is to improve connections for walking and cycling by breaking up blocks with pedestrian pathways (Policy 9.3.1). Objective 13.1 is to encourage walking as the first choice for short trips, and policies 13.1.1 to 13.1.10 detail strategies on how to support this objective. Objective 13.2 is to improve the environment for cycling within White Rock, and policies 13.2.1 to 13.2.5 relate to this objective. Objective 13.3 and related policies 13.3.1 to 13.3.4 outline the ways the City intends to work with transit service provides to improve the frequency, comfort and convenience of transit use.

STRATEGY 5.2 - Coordinate land use and transportation to support the safe and efficient movement of vehicles for passengers, goods and services

Objective 13.5 and policies 13.5.1 to 13.5.5 provide support for enabling the safe movement of vehicles and effectively managing parking supply. Objective 13.4 and policies 13.4.1 to 13.4.3 relate to the efficient delivery of goods to businesses in White Rock. Policy 13.4.2 notes that the City's goods are delivered on dedicated Truck Routes as identified in the City's Street and Traffic Bylaw, which functions as the City's Goods Movement Network map.



Part B Policies



6.0 Community Character

Goal: The City of White Rock has great places that foster positive social interaction, community pride, and appreciation of natural features.



Overview

White Rock is made up of distinct character areas, each with its own unique urban design qualities. These areas include the Town Centre, the Lower Town Centre, Waterfront Village, North Bluff Road, Urban Neighbourhoods, and Mature Neighbourhoods.

The mixed-use **Town Centre** and **Lower Town Centre** have strong character in areas where there are continuous small-scale storefronts, public realm amenities, and mature street trees. Views to the ocean are first experienced along Johnston Road in the **Lower Town Centre**, which helps reinforce a strong sense of place and identity for White Rock as a seaside community.

The **Waterfront Village** along Marine Drive, and the waterfront itself, are unique assets and part of the defining qualities of White Rock as a seaside community. The mixed-use areas on Marine Drive create destinations and activate the public realm, while a promenade along the waterfront reinforces this area as a regional draw. The steep topography provides clear waterfront views while also creating a physical barrier to and from the rest of the city.

North Bluff Road is the boundary between White Rock and Surrey. The character is diverse along this transit corridor, ranging from low-to-high density residential environments to larger format retail environments.

The **Urban Neighbourhoods**, areas around the **Town Centre** and **Lower Town Centre**, include mainly low-rise residential buildings with generous setbacks and varying amounts of tree canopy. These areas are diverse in terms of its views and public realm treatments.

Mature Neighbourhoods reflect the historic settling of White Rock with small single detached lots. Occupying both higher and lower grounds, these neighbourhoods have variable physical and visual access to the waterfront.

Objectives and Policies

Objective 6.1 - To retain and enhance the existing character of White Rock, including each of its character sub-areas, through development.

- Policy 6.1.1 Character-Sensitive Growth – Focus most growth in high activity areas that are already characterized by medium to high intensities, primarily in the Town Centre and secondarily in adjacent areas and the Lower Town Centre. Require transition areas identified in Sections 7 and 8 to sensitively integrate the edges of the Town Centre with adjacent neighbourhoods, protecting their own established scale and character.
- Policy 6.1.2 Commercial Areas – Focus commercial growth in areas characterized by mixed-use and commercial environments, including in the Town Centre, Lower Town Centre, and Waterfront Village areas.
- Policy 6.1.3 Retail Environments – Require that retail uses be small or medium scale, protecting the established and character-defining qualities of White Rock’s established retail environment.
- Policy 6.1.4 Streetscape Design – Consistent with the policies in Part B and the guidelines in Part D, require that future investment in the built environment and public realm reinforce and enhance the character of existing streetscapes.
- Policy 6.1.5 Building Design – Consistent with the guidelines in Part D, require that the use of materials, textures, and other architectural treatments that reinforce White Rock’s seaside village character.
- Policy 6.1.6 Gateways and Signage – Develop and erect gateway features and signage at key entrances to the City and at entrances to commercial areas, including at the intersection of Johnston and North Bluff Roads.

Objective 6.2 - To protect and reinforce views to the Waterfront from upland areas of the city, to assist in the protection of White Rock's identity as a seaside community.

Policy 6.2.1 Views and Development – Balance redevelopment with the protection of views to the water by limiting the area of tower floorplates and establishing appropriate tower setbacks from the street, as per the Development Permit Guidelines dealing with form and character in Part D.

Policy 6.2.2 Views and Trees – Select area-appropriate tree species for street plantings to limit conflicts between the protection of views and the retention of trees.

Policy 6.2.3 View to the Water from Public Spaces – Prioritize views to the water from public places, such as active walking streets, parks, and plazas. Specifically celebrate and reinforce vistas from the Lower Town Centre by creating inviting public spaces for pausing and enjoying the view.



7.0 Growth Management

Goal: The City of White Rock encourages citizen involvement while managing growth and development, characterized by high-quality design and the provision of community amenities and infrastructure.



Overview

White Rock's population has been growing at a moderate rate for decades, with most of the recent growth taking place in the Town Centre and adjacent areas. In the last decade, approximately 73% of new housing starts have been in the form of apartments. Over the last 10 years, over half of new retail and service development has taken place in the Town Centre, and approximately one third has taken place in the eastern commercial portion of Marine Drive. Detailed growth trends for population, housing, and commercial development are outlined in Part A.

The general approach to growth management in the City is to reinforce the existing pattern of growth and continue to focus density in the Town Centre, as presented in Figure 6. Additional growth is to be located in the Town Centre Transition and Lower Town Centre areas. The highest heights and densities are to be concentrated at the intersection of Johnston and North Bluff Roads, with heights and densities generally transitioning down to the south, east, and west. The Conceptual Urban Form for the City is highlighted in Figures 7 and 8.

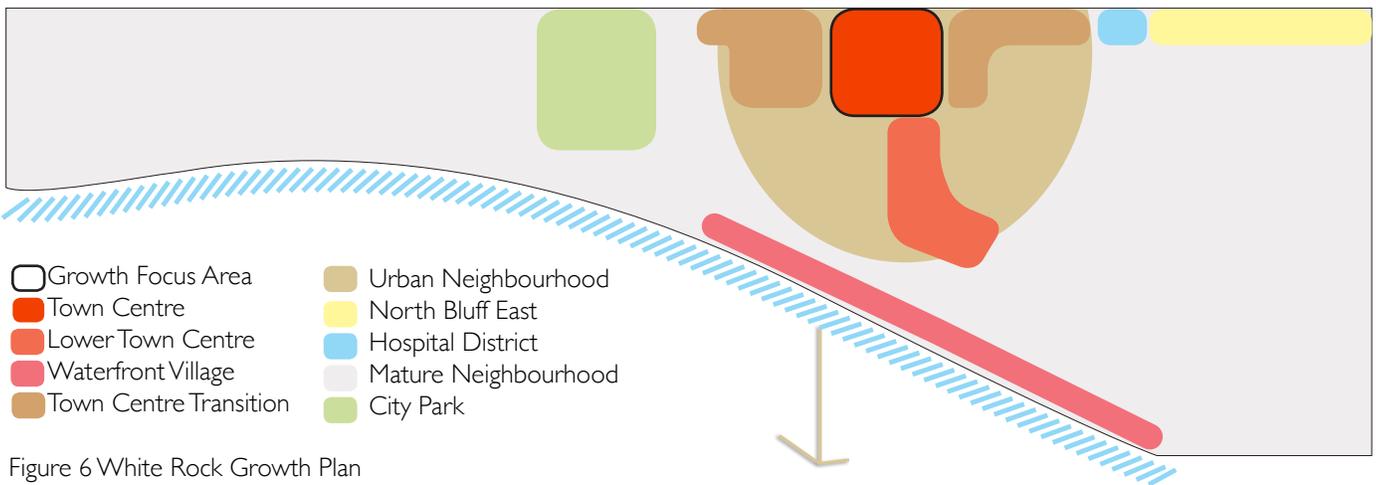


Figure 6 White Rock Growth Plan

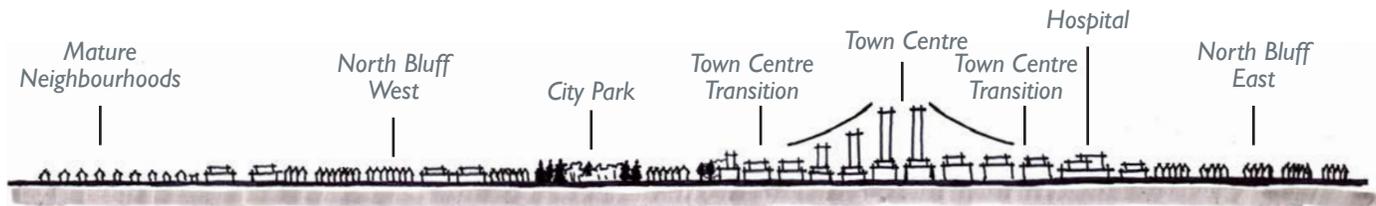


Figure 7 Conceptual Urban Form - East-West Section

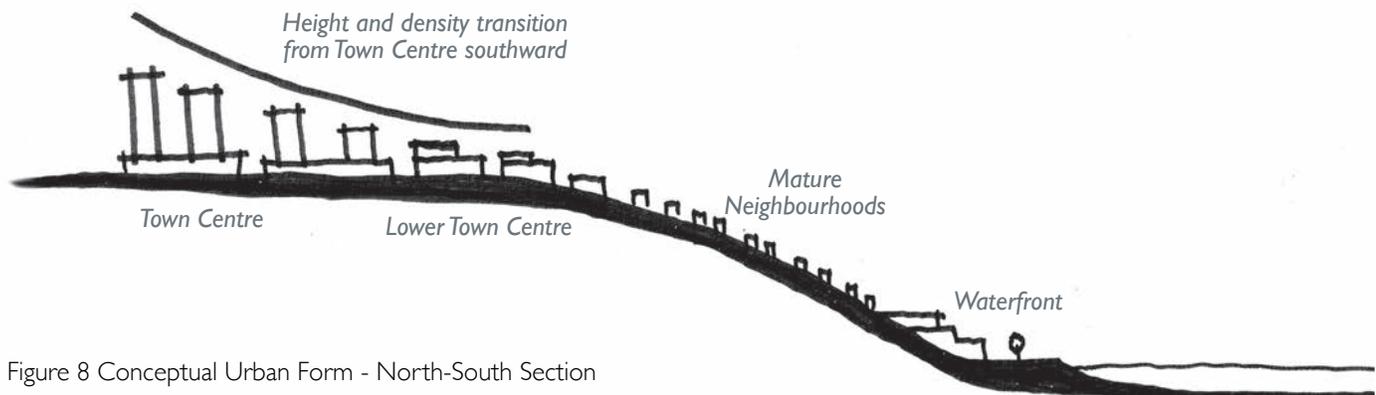


Figure 8 Conceptual Urban Form - North-South Section

Objectives and Policies

Objective 7.1 - To manage growth in a way that is consistent with the Regional Growth Strategy.

Policy 7.1.1 City within a Region – Reinforce compactness and completeness throughout White Rock, focusing future residential intensification and new commercial development in the regionally designated Town Centre, which includes areas served by frequent transit.

Objective 7.2 - To encourage growth that is consistent with the Conceptual Urban Form for the City.

Policy 7.2.1 Transitions – Focus the tallest and densest development at the intersection of Johnston and North Bluff Roads, with heights and densities decreasing gradually to the south, east, and west.

Policy 7.2.2 Height Variations – Encourage some variation in building heights within the general transition to lower heights moving away from the intersection at Johnston and North Bluff Roads.

Objective 7.3 - To maximize the proportion of residents who can access transit and meet daily needs within walking distance of home, and to reinforce a “City of Centres” with the Town Centre, Lower Town Centre, and Waterfront Village as the focal points of public, economic, and cultural life.

Policy 7.3.1 Focused Commercial Growth – Focus new commercial growth in the Town Centre, Lower Town Centre, and Waterfront Village land use designations.

Policy 7.3.2 Focused Residential Growth – Focus the majority of residential growth and the greatest residential intensities in the Town Centre over the life of this Plan. Additional growth can be accommodated in the Town Centre Transition and Lower Town Centre areas.

Objective 7.4 - To support new housing choices and the ability of residents to meet more daily needs within walking distance of home within Mature Neighbourhoods.

Policy 7.4.1 Gentle Infill – Enable moderate residential growth in Mature Neighbourhoods, primarily in the form of secondary suites, duplexes, and triplexes.

Policy 7.4.2 Duplexes and Triplexes – Encourage duplexes and triplexes to be spread out throughout the City rather than focused in specific areas, by:

- a. Limiting the number of duplexes and triplexes along a single block frontage to 20% of the total number of properties;
- b. Discouraging duplexes and/or triplexes adjacent to one another (i.e. sharing interior side lot lines);
- c. Encouraging duplexes on corner lots and lots with lane access; and
- d. Limiting triplexes to lots with lane access.

Policy 7.4.3 Neighbourhood-Serving Retail – Enable limited commercial growth in the form of local-serving retail in Neighbourhood Commercial areas.

8.0 Land Use

Goal: *The City of White Rock maximizes its limited land resource by creating a complete community where residents have convenient access to jobs, services, open space, and amenities.*



Overview

The majority of the land area in the City of White Rock is dedicated to single family dwellings in Mature Neighbourhoods. Low-rise multi-unit buildings are the dominant form surrounding the Town Centre and Lower Town Centre, while a combination of low-rise, mid-rise, and high-rise residential and mixed-use buildings are located in the Town Centre. Commercial development is focused along Johnston Road and Marine Drive, and institutional and open space uses are scattered throughout the City.

Land use designations allow for the management of future development in the City. Future growth is to be focused in the Town Centre as well as the adjacent Town Centre Transition areas and the Lower Town Centre. Allowable densities (Gross Floor Area Ratio or FAR) for future development for these three land use designations are highlighted in Figure 9. Potential heights (in storeys) for the same areas are outlined in Figure 10. Schedule A indicates the land use designation that applies to each property in the City.

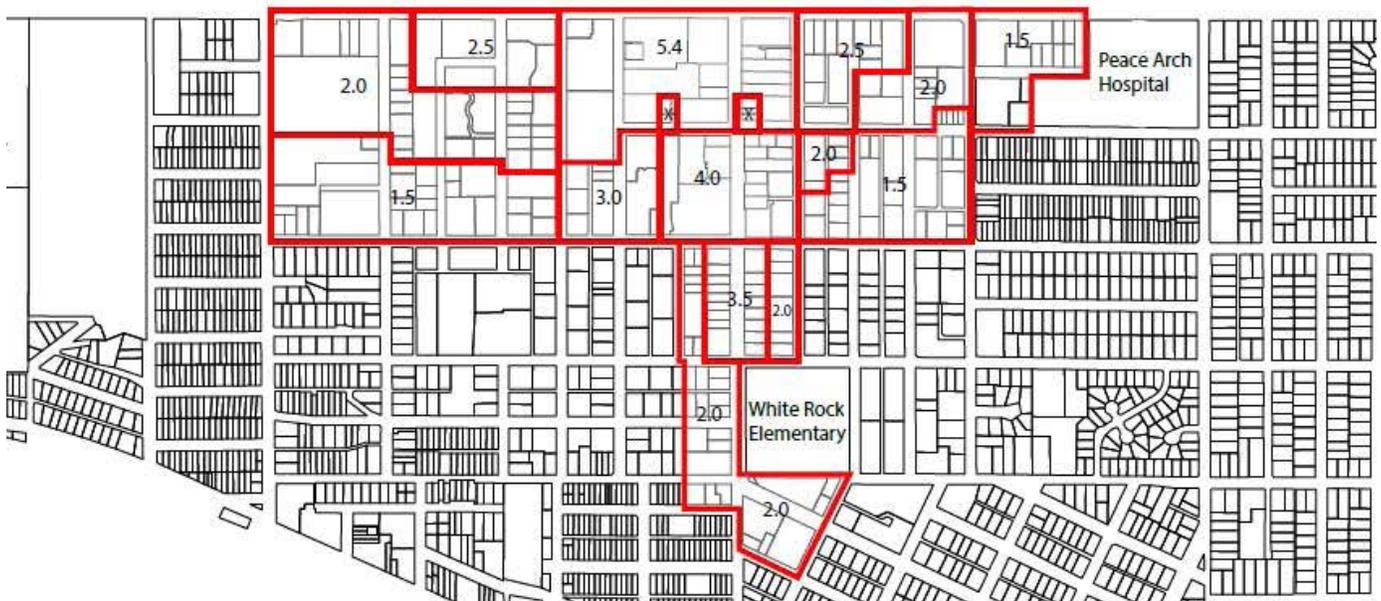


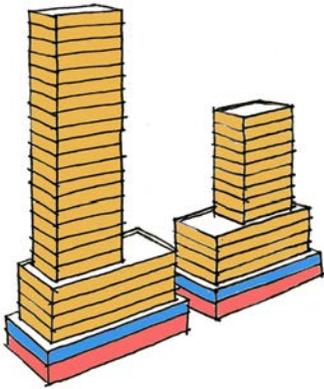
Figure 9 Maximum FAR in the Town Centre, Town Centre Transition, and Lower Town Centre Areas (* indicates 2.0 FAR)



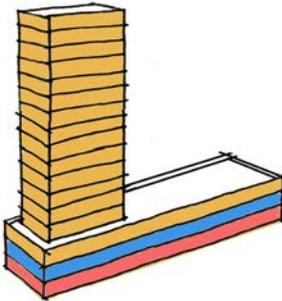
Figure 10 Conceptual Height Transitions in the Town Centre, Town Centre Transition, and Lower Town Centre Areas

Objectives and Policies

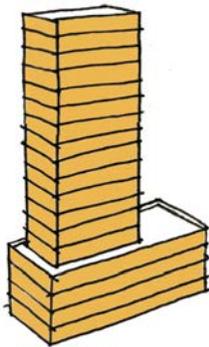
The objectives and policies in this section are organized by the following Land Use Designations.



Town Centre mixed-use



Town Centre mixed-use



Town Centre residential

Town Centre

The Town Centre is the centre for cultural, civic, economic, and public life in the City. It is characterized by a diverse mix of uses, and it is focus for the majority of future growth over the life of this Plan.

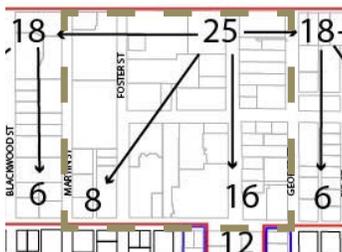
Objective 8.1 - To enable a concentrated mix of multi-unit residential and commercial uses to strengthen the heart of the city, reinforcing it as a neighbourhood, city-wide, and regional destination, and to provide sensitive transitions between the Town Centre and adjacent areas.

Policy 8.1.1 Uses and Building Types –Allow mixed-use (commercial/residential/ civic), multi-unit residential, and civic uses in primarily mid-rise and high-rise buildings.

Policy 8.1.2 Density and Height – Concentrate the highest densities and heights in the area bounded by North Bluff Road, Johnston Road, Russell Avenue, and George Street. Maximum allowable densities (FAR) are outlined in Figure 9 and guidelines for height transitions are illustrated in Figure 10.

Policy 8.1.3 Retail Streets – Strengthen existing retail streets by requiring continuous street-fronting commercial uses on Johnston Road. Street-fronting commercial uses are encouraged on North Bluff Road and on Thrift and Russell Avenues adjacent to Johnston Road, and will be considered on George Street. Small scale commercial uses may be appropriate in other areas of the Town Centre.

Policy 8.1.4 Urban Design – Enhance the built and public realms through policies identified in Section 9 and guidelines in the Town Centre Development Permit Area in Part D.

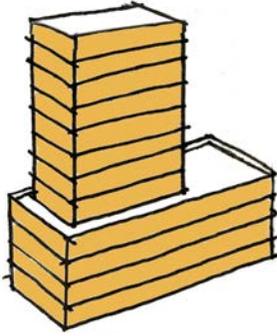


Conceptual Height Transition in Town Centre



Gross FAR in Town Centre (* indicates 2.0 FAR)

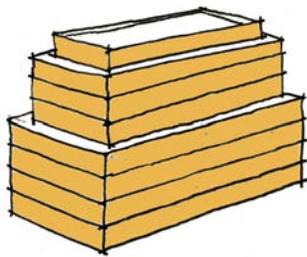
Town Centre Transition



Along North Bluff Road and adjacent to the Town Centre

The Town Centre Transition area is residential in character, with densities and heights that support the Town Centre and provide transitions to neighbouring low to mid rise residential areas.

Objective 8.2 - To enable a concentration of multi-unit residential uses to provide easy access to and to strengthen the commercial uses in the Town Centre and the transit corridor on North Bluff Road, and to provide a transition to surrounding low- to mid-rise residential areas.

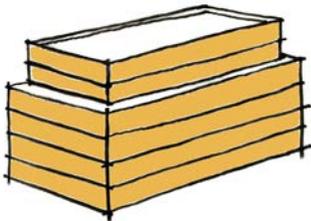


Transitioning south of North Bluff Road, and east and west

Policy 8.2.1 Uses and Building Types – Allow multi-unit residential uses, with mixed-use (commercial/residential) on George Street and adjacent to the hospital. Building types range from low-rise to high-rise.

Policy 8.2.2 Density and Height – Concentrate the highest heights and densities adjacent to the Town Centre along North Bluff Road. Maximum allowable densities (FAR) are outlined in Figure 9 and policy 8.2.3, and guidelines for height transitions are illustrated in Figure 10.

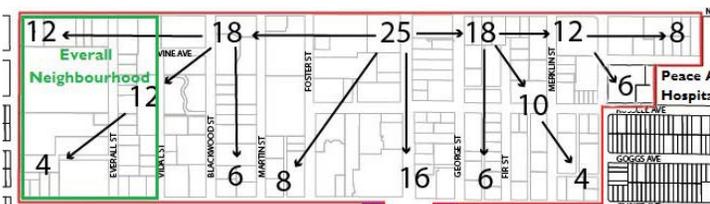
Policy 8.2.3 Rental Housing – Allow a 40% increase to maximum FARs where at least half of this additional floor area is dedicated to and secured as residential rental units.



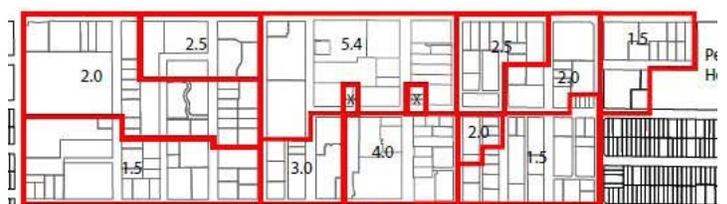
Adjacent to Urban Neighbourhood areas at Thrift Avenue

Policy 8.2.4 Urban Design – Enhance the built and public realms through guidelines included in the Multi-Family Development Permit Area in Part D. Focus on the establishment of a greenway between the Town Centre and Centennial Park, as per Sections 13 and 15.

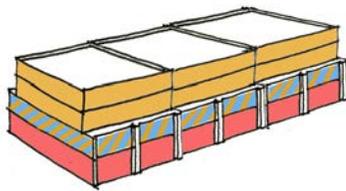
Policy 8.2.5 Everall Neighbourhood – Allow height increases to accommodate allowable densities while protecting mature, healthy, high-value trees in the area bounded by North Bluff Road, Thrift Avenue, Oxford Street, and Vidal Street.



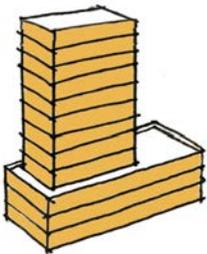
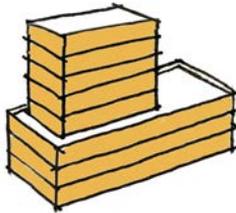
Conceptual Height Transition in Town Centre Transition



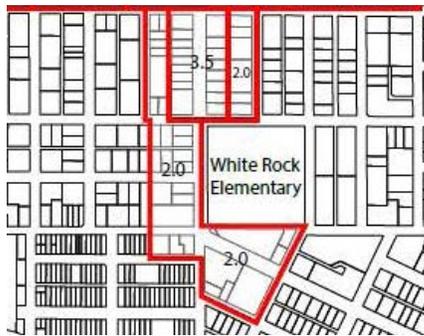
Gross FAR in Town Centre Transition



Primary form: mixed-use low rise buildings



From the Town Centre, transition from 12 - 10 Storeys along Johnston Road between Thrift and Roper



Gross FAR in Lower Town Centre



Conceptual Height Transition in Lower Town Centre

Lower Town Centre

The Lower Town Centre has a village-like character, and provides a physical and visual connection to the waterfront. While it is comprised of a diverse mix of uses, it is smaller in scale than the Town Centre.

Objective 8.3 - To enable a mix of multi-unit residential and commercial uses, to strengthen the heart of the city and relationship to the waterfront while maintaining a village character. To reinforce the low-rise, pedestrian-scale of the area while providing for modest residential intensification to support local businesses and public transit.

Policy 8.3.1 Uses and Building Types – Allow multi-unit residential uses and mixed-uses (commercial/residential) in primarily mid-rise and low-rise buildings.

Policy 8.3.2 Density and Height – Concentrate the highest heights and densities adjacent along Johnston Road between Thrift and Roper Avenues. Maximum allowable densities (FAR) are outlined in Figure 9 and guidelines for height transitions are illustrated in Figure 10.

Policy 8.3.3 Retail Streets – Strengthen existing retail streets by requiring street-fronting commercial uses on Johnston Road, and on Pacific Avenue from Johnston Road to Fir Street.

Policy 8.3.4 Urban Design – Enhance the built and public realms through guidelines included in the Lower Town Centre Development Permit Area in Part D.

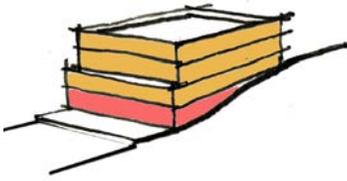
Policy 8.3.5 Edges – Explore opportunities to create a welcoming edge along Johnston Road adjacent to White Rock Elementary School.

Policy 8.3.6 Views – Strengthen the village and seaside character of the Lower Town Centre by optimizing views to the water from the public realm, and as per the Lower Town Centre Development Permit Area guidelines in Part D.

Waterfront Village

The Waterfront Village has a seaside village character, with small scale mixed use buildings, as well as small scale multi-unit residential buildings that can readily accommodate future commercial uses as demand grows.

Objective 8.4 - To enable a mix of multi-unit residential and commercial uses that establishes a seaside village character and supports local businesses and public transit.



Mixed-use



Flex-residential

Policy 8.4.1 Uses and Building Types – Allow multi-unit residential uses and mixed-uses (commercial/residential) in low-rise buildings.

Policy 8.4.2 Density and Height – Allow a density of up to 2.0 FAR, in buildings up to four storeys in height.

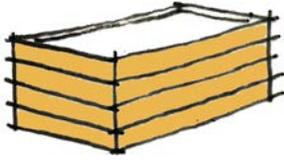
Policy 8.4.3 Retail Areas – Strengthen existing retail areas by requiring street-fronting commercial uses on Marine Drive between Oxford Street and Foster Streets, and between Balsam Street and Maple Street. Allow street-fronting commercial uses elsewhere on Marine Drive. Mixed-use buildings that do not front onto streets other than Marine Drive are not permitted.

Policy 8.4.4 Urban Design – Enhance the built and public realms through policies identified in Section 10 and guidelines in the Waterfront Development Permit Area in Part D.

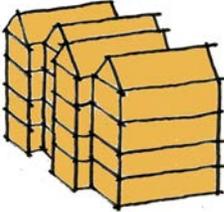
Policy 8.4.5 Flexible Housing – Require the ground floor of new residential buildings fronting on Marine Drive outside of existing retail areas to be designed as flex spaces for potential future use as retail or office space.

Policy 8.4.6 Access – Strengthen access to the waterfront through strategies identified in Sections 10 and 13.

Urban Neighbourhood



Low-rise residential



Townhouse

The Urban Neighbourhood areas build on the existing character of apartment areas, protecting existing stock while providing opportunities for more low-scale multi-unit residences within walking distance of the Town Centre.

Objective 8.5 - To enable a mix of multi-unit residential uses that support existing affordable housing stock, strengthen nearby commercial uses, and provide further transition from the Town Centre, Lower Town Centre, and Town Centre Transition areas.

Policy 8.5.1 Uses and Building Types – Allow multi-unit residential uses in townhouses and low-rise buildings.

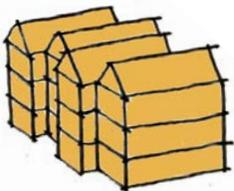
Policy 8.5.2 Density and Height – Allow a density of up to 1.5 FAR in buildings up to four storeys in height.

Policy 8.5.3 Urban Design – Enhance the public and built realms as outlined in the Multi-Family Development Permit Area guidelines in Part D.

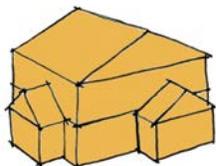
Policy 8.5.4 Connectivity – Maintain a fine-grained block structure in the Urban Neighbourhood area, and establish direct and continuous walking connections, particularly leading to and from the Town Centre and Lower Town Centre areas.

Policy 8.5.5 Design and Context – Encourage designs that respond to the form of adjacent development, particularly when abutting Mature Neighbourhood areas.

North Bluff East



Ground-oriented townhouse



Single family home

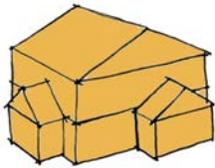
The North Bluff East area strengthens the transit corridor along North Bluff and provides gentle transitions to low-rise residential neighbourhoods to the south. This area is characterized by low-scale multi-unit and single-detached homes.

Objective 8.6 - To enable multi-unit residential units that support the transit corridor on North Bluff Road.

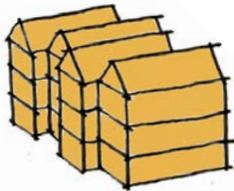
Policy 8.6.1 Uses and Building Types – Allow multi-unit residential uses in townhouses, as well as duplexes, triplexes, and single family homes.

Policy 8.6.2 Density and Height – Allow a density of up to 1.0 FAR for townhouses, in buildings up to three storeys in height. Density and height maximums for duplexes, triplexes, and single family homes shall be as required in the City's Zoning Bylaw.

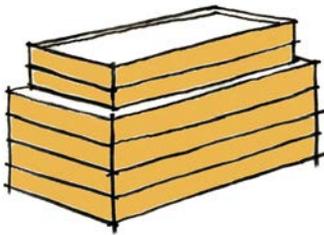
Policy 8.6.3 Urban Design – Enhance the public and built realms as outlined in the Multi-Family Development Permit Area guidelines in Part D.



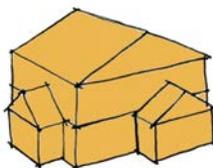
Single family home



Townhouse



Low-rise residential



Single family home

East Side Large Lot Infill

The East Side Large Lot Infill area is characterized by a diverse mix of homes, ranging from single-detached houses to low-rise apartments, that respond to both surrounding Mature Neighbourhoods and the activities and scale of the Peace Arch Hospital area.

Objective 8.7 - To enable a mix of residential forms and choices in the area east of the Peace Arch Hospital – as well as select commercial uses to support the Hospital – that are compatible with adjacent Mature Neighbourhood areas and supportive of transit along North Bluff Road.

Policy 8.7.1 Uses and Building Types – Allow multi-unit residential uses in townhouses and low-rise buildings, mixed-use buildings (commercial/office/residential), and single family homes.

Policy 8.7.2 Density and Height – Allow mixed-use buildings on Finlay Street between Russell Avenue and North Bluff Road with a maximum density of 2.5 FAR in buildings of up to six storeys in height. Allow ground-oriented townhouses on Maple Street between Russell Avenue and North Bluff Road and townhouses and low-rise apartments on North Bluff Road, with a density of 1.5 FAR in buildings of up to three storeys. Density and height maximums for single family homes shall be as required in the City’s Zoning Bylaw.

Policy 8.7.3 Urban Design – Enhance the public and built realms as outlined in the East Side Large Lot Infill Development Permit Area guidelines in Part D.

Mature Neighbourhood

Mature Neighbourhoods are comprised largely of White Rock’s existing single family housing stock. These areas will continue to be characterized by low-scale residential uses while accommodating gentle infill.

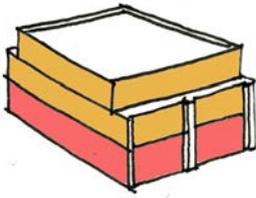
Objective 8.8 - To enable single-detached and gentle infill opportunities, to protect the character of existing mature single family neighbourhoods while supporting housing choice and affordability.

Policy 8.8.1 Uses and Building Types – Allow single family homes, duplexes, and triplexes. Allow secondary suites in single-detached houses.

Policy 8.8.2 Density and Height – Allow density and height maximums for duplexes, triplexes, and single family homes as outlined in the City’s Zoning Bylaw.

Policy 8.8.3 Urban Design – Enhance the public and built realms, and maintain the existing residential character of established neighbourhoods with gentle infill (duplexes and triplexes), as per the Mature Neighborhood Infill Development Permit Area guidelines in Part D.

Neighbourhood Commercial



Mixed-use

Neighbourhood Commercial areas are small-scale retail nodes within largely residential areas, providing amenities and locally-oriented commercial services in established neighbourhoods.

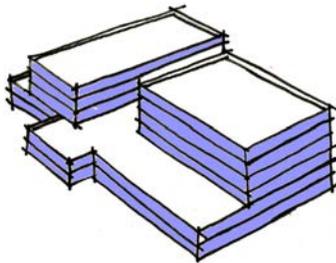
Objective 8.9 - To enable limited, small-scale, neighbourhood-serving commercial uses that provides services and amenities in largely residential areas.

Policy 8.9.1 Uses and Building Types – Allow commercial uses and mixed-uses (commercial/residential) in low-rise buildings.

Policy 8.9.2 Density and Height – Allow a density of up to 1.0 FAR in buildings up to three storeys in height.

Policy 8.9.3 Urban Design – Enhance the built and public realms as outlined in the Neighbourhood Commercial Development Permit Area guidelines in Part D.

Institutional and Utility



Institutional

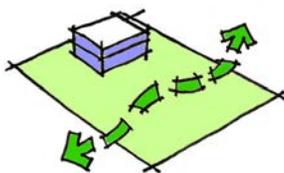
These uses are public or semi-public in character, providing needed services to the community.

Objective 8.10 - To enable institutional and civic facilities such as schools, hospitals, major complex care facilities, civic buildings and facilities, and major utility buildings and facilities.

Policy 8.10.1 Uses and Building Types – Allow institutional and utility uses, and mixed-use (institutional, residential, and accessory commercial) in primarily mid-rise and low-rise buildings.

Policy 8.10.2 Density and Height – Determine the scale and height of buildings based on compatibility with surrounding development.

Open Space and Recreation Area



Park with accessory building

Open spaces and recreation areas are diverse in character, scale, and programmatic qualities, providing recreational amenities and habitat protection throughout the city.

Objective 8.11 - To enable both passive and active recreation, habitat protection, and natural area preservation.

Policy 8.11.1 Uses – Provide for recreation areas and protected areas.

General

Objective 8.12 - To utilize land use efficiently and in a manner that provides social, economic, and ecological benefits across the city.

Policy 8.12.1 Community Amenity Contribution – Require community amenity contributions in accordance with the City’s Density Bonus / Amenity Contribution Policy.

Policy 8.12.2 Home-Based Businesses – Enable home-based businesses in neighbourhoods throughout the City.

Policy 8.12.3 Child Care – Encourage childcare uses in areas with higher concentrations of housing, including in multi-family and mixed-use areas.

Policy 8.12.4 Vacant and Under-Utilized Lands – Encourage the redevelopment of vacant lands and parking lots, particularly those on retail streets.

Objective 8.13 - To ensure development applications are reviewed and processed in a consistent manner.

Policy 8.13.1 Maximum Densities – Apply maximum allowable FARs to all new development applications, but not to previously approved developments where the existing zoning allows density beyond the maximum FAR contemplated in this Plan, buildings under construction, or existing buildings. An amendment to this Plan is required to allow an FAR above the maximum contemplated in this Plan.

Policy 8.13.2 Blended Density – Calculate allowable FAR for sites that straddle FAR boundaries in Figure 9 by taking a weighted average.

Policy 8.13.3 Land Dedications and Density – Calculate allowable FAR prior to any land dedications that may be required with new developments.

Policy 8.13.4 Maximum Heights – Use the height transition concept outlined in Figure 10 as a guideline when reviewing new development applications, and encourage moderate variations within the general transition. An amendment to this Plan is not required to allow heights above the maximum contemplated in this Plan.

Policy 8.13.5 Lot Consolidation – Encourage lot consolidations where smaller sites do not allow for functional development at the allowable FARs.

Policy 8.13.6 Permitted Uses – Require the uses in new developments to be consistent with the uses specifically permitted in the applicable land use designation. An amendment to this Plan is required to change the land use designation that is applicable to a given site as outlined in Schedule A.

9.0 Town Centre

Goal: The City of White Rock promotes and develops the Town Centre as a distinctive, lively, and pedestrian-focused growth area.



Overview

The Town Centre is currently the hub of commercial, economic, and civic life, and includes the greatest intensities of residential uses in White Rock. Buildings are diverse, ranging from single-story commercial uses to 20 storey mixed use buildings.

The Town Centre straddles Johnston Road, which is the “high street” of White Rock and provides the stage for much of the city’s public life. The continuous small-scale storefronts frame the public realm and create a vibrant village-like setting. Johnston Road extends northward into Surrey, providing a strong link between the two municipalities. To the south below Russell Avenue, Johnston street begins to slope toward the waterfront, bringing it into view for pedestrians. East-west streets are also diverse in character, with a range of buildings heights, setbacks, and uses.

Building on the growth management and land use policies for the Town Centre, the policies in this section further articulate a long-term vision for the Town Centre as the heart of the community. In addition to supporting the greatest concentration of homes, jobs, shops, and amenities, Town Centre policies and Development Permit Guidelines encourage the creation of delightful public places for socializing, dining, resting, people-watching, shopping, taking in the view, and more.

Objectives and Policies

Objective 9.1 - To attract office and employment generating uses that reinforce the Town Centre as the primary employment hub.

Policy 9.1.1 Office and Employment Hub – Enhance the Town Centre as the primary employment hub and business centre by encouraging the development of office, event, and hotel space, along with other employment generating uses.

Objective 9.2 - To enable the establishment of civic and community uses, as well as other important destinations, reinforcing the Town Centre as a centre for cultural, civic, and public life in the city.

Policy 9.2.1 Civic and Cultural Heart – Establish the Town Centre as the cultural and civic heart of White Rock by creating public space at the corner of Johnston Road and Russell Avenue and in the block bounded by North Bluff Road, Russell Avenue, Johnston Road, and Foster Street. Cluster civic, social, cultural, and retail uses around these spaces.

Policy 9.2.2 City Hall - Explore the possibility of relocating City Hall to the Town Centre, establishing a new civic centre with other potential civic facilities.

Policy 9.2.3 Grocery Store – Support the ongoing presence of a full service grocery store in the Town Centre.

Policy 9.2.4 High Street Character – Strengthen the high street character of the Town Centre and deliver predictable, high quality development in the Town Centre as per the Town Centre Development Permit Area guidelines in Part D. Undertake public realm improvements with new sidewalks, street trees, landscaping, street furniture, and improved pedestrian crossings, and coordinate with Surrey when appropriate.

Objective 9.3 - To strengthen the permeability of the Town Centre, and the integration of open spaces and connections for walking and cycling.

Policy 9.3.1 Connectivity – Improve pedestrian connectivity throughout the Town Centre by breaking up blocks with pedestrian pathways. Establish a greenway connection that extends Russell Avenue westwards to Martin Street and then on to Centennial Park.

Policy 9.3.2 Open Spaces – Enhance the network of parks and public open spaces by:

- a. Providing a northern extension of Bryant Park across Russell Avenue, and creating a new neighbourhood park and playground at the centre of the residential precinct in the block bounded by North Bluff Road, Russell Avenue, Johnston Road, and Foster Street;
- b. Establishing a civic plaza at Johnston Road and Russell Avenue;
- c. Establishing a green buffer on North Bluff Road, which could include a setback between Foster and George Streets with a double row of street trees with enhanced pedestrian facilities and physically separated cycling facilities; and
- d. Create a gateway plaza or other open space at North Bluff Road and Johnston Road.

Objective 9.4 - To efficiently and strategically utilize land and development to enhance the character and quality of the Town Centre.

Policy 9.4.1 Parking – Consolidate surface parking areas into new developments and restrict future surface parking.

Policy 9.4.2 Town Centre Community Amenity Contribution – Through redevelopment, contribute to the creation of appropriate public amenities that are consistent with the City's Community Amenity Contribution Policy, this Section, and the Town Centre Development Permit Area guidelines in Part D.

Policy 9.4.3 Density Transfer – Allow the transfer of density from small lots to adjacent lots or lots located across City streets and laneways.

Objective 9.5 - To advance sustainable urbanism in the Town Centre.

Policy 9.5.1 Sustainability – Conserve water and energy, and reduce greenhouse gas emissions as per the Town Centre Development Permit Area guidelines in Part D.



10.0 Waterfront

Goal: The City of White Rock enhances and promotes its beautiful Waterfront and historic pier as a memory-making destination where people can shop, dine, gather, play, and connect with nature.



Overview

The Waterfront is a cherished community amenity and defining feature of White Rock, establishing it as a seaside community and regional destination and connecting residents and visitors to the natural setting. It was the waterfront and its views that attracted the first cottage developments in the city, and continues to shape the community's identity.

The City's steep topography provides clear waterfront views from many areas of White Rock, but also creates a physical barrier for many pedestrians and those with mobility challenges. The promenade and sidewalks along Marine Drive – along with restaurants and other shops – provide key waterfront connections and exceptional pedestrian experiences.

Building on the growth management and land use policies for the Waterfront Village area, the policies in this section further articulate directions for the Waterfront, seeking to strengthen existing character and connection to and from the Waterfront.

Objectives and Policies

Objective 10.1 - To improve comfortable and convenient access to the Waterfront.

Policy 10.1.1 Getting to the Waterfront – Promote accessible movement of people to the Waterfront by:

- a. Connecting Johnston Road from the Five Corners area to the waterfront, using community amenity contributions to fund a people movement system as outlined in Section 13;
- b. Improving access to the beach for persons with mobility impairments;
- c. Enhancing north-south pathways and staircases, or 'Hill Walks,' and providing amenities such as rest areas to improve the accessibility and desirability of these connecting spaces;
- d. Creating visual cues and other wayfinding mechanisms to direct pedestrians toward connecting spaces; and
- e. Prioritizing public realm enhancements to the 'high and medium priority' sidewalks that are identified in the White Rock Strategic Transportation Plan.

Objective 10.2 - To improve the comfort, safety, and delight of pedestrian spaces at the Waterfront.

Policy 10.2.1 Pedestrian Spaces – Strengthen and expand pedestrian spaces on Marine Drive and the waterfront by:

- a. Protecting the pedestrian-scale and unique character of Marine Drive, and enhancing the pedestrian realm as per the Waterfront Development Permit Area guidelines in Part D; and
- b. Providing pavement markings and painted crosswalks that direct pedestrians through parking lots.

Policy 10.2.2 Parking – Identify strategies to reduce surface parking, including through the development of parking structures, in order to provide seasonal programming and more continuous pedestrian access at the waterfront without compromising business vitality.

Policy 10.2.3 Rail Line – Continue to explore opportunities to relocate the Burlington Northern Santa Fe rail line away from the waterfront, in order to address safety issues and concerns about the increase in rail traffic.

Objective 10.3 - To ensure efficient access, circulation, and parking at the Waterfront.

Policy 10.3.1 Access and Circulation – Improve vehicle access and circulation along the Waterfront, without compromising pedestrian movement.

Policy 10.3.2 Parking Management – Manage the parking supply and demand in the Waterfront area, with signage improvements and the provision of a new parking facility at Victoria Avenue and Vidal Street. Consider converting surface parking spaces into public spaces where parking can be provided elsewhere.

Objective 10.4 - To preserve and maintain the natural scenic beauty and oceanside village character of the Waterfront, strengthening it as a year-round destination and amenity.

Policy 10.4.1 Form and Character – Continue to preserve the unique and historic form and character of the built environment on Marine Drive through the Waterfront Development Permit Area guidelines in Part D.

Policy 10.4.2 Pier and Marine Activities – Promote the pier and promenade, and complimentary marine activities, which form an integral part of White Rock's Waterfront.

Policy 10.4.3 Public Realm – Develop public realm design guidelines to enhance the image of Marine Drive, including directions for street lighting and furniture, landscaping, sidewalks, right-of-ways, signage, open spaces, and transit amenities.

Policy 10.4.4 Tourism – Allow for temporary commercial activity south of Marine Drive as part of City-sanctioned special events and on-going leisure services programming.



11.0 Housing

Goal: *The City of White Rock has a mix of housing choices that are appropriate and affordable for residents at various stages of their lives.*



Overview

White Rock currently has a mix of residential uses that characterize different areas of the city. While single family homes in the Mature Neighbourhood area account for the large majority of land area in White Rock, the greatest proportion of housing starts in the last decade have been apartments.

White Rock experiences housing affordability challenges along with the rest of the Lower Mainland, in which housing costs are well beyond a price-to-income ratio that justifies the price of housing. Regionally, 33.5% of households spent greater than 30% of their income on housing in 2011. In White Rock, this value was slightly lower at 31.4%.

Supporting new Affordable Rental developments and Secure Market Rental units will help improve housing affordability in the City. Affordable Rental developments are those in which at least 30% of the units are owned or managed by non-profit groups and designed to be affordable for low and moderate income households. Secure Market Rental units are designated for rental purposes only and protected with a covenant, lease agreement, or housing agreement registered against title for the life of the building.

The policies in this section support elements of existing housing patterns, while expanding housing choice for a broader range of individuals, households, and income levels. Policies in this section also treat housing as a strategic asset that can be used to leverage other outcomes. For example, concentrating housing near transit and in mixed use areas supports transportation choice, reduces congestion, supports local businesses, promotes healthy lifestyles, and addresses many of the other goals of this OCP.

Objectives and Policies

Objective 11.1 - To expand housing choices for existing and future residents, and increase diversity of housing types for a variety of household sizes, incomes, tenures, needs, and preferences.

Policy 11.1.1 Family-Friendly Housing – Increase the attractiveness and affordability of housing in White Rock for families by:

- a. Encouraging applicants to provide ground floor units with front door access to the street in all rezoning applications for residential developments greater than three storeys in height;
- b. Providing a minimum of 10% of units with three bedrooms and a minimum of 35% with either two or three bedrooms in all rezoning applications for residential developments with more than 20 dwelling units; and
- c. Establishing outdoor amenity space requirements for multi-unit residential developments.

Policy 11.1.2 Age-Friendly Housing for People with Disabilities – Incorporate age-friendly measures that respond to the needs of older individuals and people with disabilities by:

- a. Developing design criteria for accessible units and establishing a minimum number of units required to be accessible in new developments; and
- b. Reducing parking requirements for dwelling units that are secured by a housing agreement for occupancy by persons with disabilities.

Policy 11.1.3 Housing Choices Everywhere – Focus residential densities in the Town Centre, but ensure that housing choices are distributed throughout the city in all neighbourhoods. Allow duplexes and triplexes throughout the Mature Neighbourhoods.

- Policy 11.1.4 Secondary Suites – Explore opportunities to allow additional secondary suites to increase rental housing stock and improve housing affordability for homeowners, where relevant requirements such as parking and BC Building Code issues are addressed, including:
- a. Considering secondary suites in duplexes and triplexes;
 - b. Considering two secondary suites in single-detached houses; and
 - c. Reviewing and updating parking requirements for secondary suites.

Objective 11.2 - To support rental housing and a range of non-market housing options and needs along the housing spectrum.

Policy 11.2.1 New Non-Market and Rental Housing – Support new affordable and rental housing, especially in transit-accessible locations, by:

- a. Considering establishment of an Affordable Housing Reserve Fund, supported by a portion of cash-in-lieu community amenity contributions, to be used to provide Development Cost Charge credits to affordable rental housing developments;
- b. Waiving community amenity contributions for affordable rental housing developments and considering reductions for developments that include secure market rental units;
- c. Supporting rezonings for affordable rental housing with a density of up to 2.5 FAR and a maximum of six storeys in the areas identified in Figure 11;
- d. Considering making City-owned land available to non-profit organizations for use in affordable housing developments;
- e. Supporting the addition of ancillary rental housing on institutional sites, such as places of worship, where additional development can be accommodated;
- f. Requiring a minimum one-to-one replacement of the existing rental dwelling units when an existing rental building is proposed for redevelopment, with the average unit size of the replacement units at least 80% that of the units being replaced; and/or
- g. Reviewing parking requirements to determine the extent to which they can be relaxed for non-market and rental housing within walking distance (i.e. 400-800 metres of real travel distance) of frequent transit service and/or commercial areas.

Policy 11.2.2 Existing Rental Housing – Retaining low-rise rental building stock in the Urban Neighbourhood areas south of Thrift Avenue to preserve affordable and rental housing. Support redevelopment of rental projects with an additional 0.3 FSR and an additional 20 units per acre beyond the maximums allowed under current zoning.

Policy 11.2.3 Tenant Relocation – Establish a tenant relocation policy to support those affected by redevelopment of existing rental housing. Plans for relocating existing residents will be the responsibility of the developer.



Figure 11 Potential Affordable Rental Housing Sites



12.0 Environmental Management

Goal: *The City of White Rock preserves and protects natural areas, features, and habitat, and encourages the responsible use of resources through sustainable development.*



Overview

White Rock is part of the Georgia Basin and Puget Sound ecosystem, with residents of this region sharing an airshed, a flyway for migratory birds, and habitat for anadromous fish. Further, Semiahmoo Bay has been designated as the Boundary Bay Wildlife Management Area (WMA) by the Ministry of Forests, Lands, and Natural Resource Operations, in order to conserve and manage wildlife habitat. There are also important considerations for tsunami preparedness and climate change adaptation.

White Rock has sensitive environmental features, including the foreshore, bluffs, and ravines. These ecological areas provide services and intrinsic value to humans, as well as habitat to other species. A mature tree canopy forms part of White Rock's ecological network and natural beauty.

The policies in this section seek to protect the ecosystems of which all people are a part and depend upon, and which shape much of White Rock's identity and natural beauty. The policies in this section recognize that human and environmental health are inextricably linked, providing direction for water, air, and soil quality. This section also provides direction on conservation of water and energy, and the reduction of greenhouse gas emissions, in tandem with Development Permit Area guidelines in Part D.

Objectives and Policies

Objective 12.1 - To protect the ecological integrity of watercourses and Semiahmoo Bay.

Policy 12.1.1 Aquatic Environment Protection – Protect and enhance the aquatic environment of Semiahmoo Bay.

Policy 12.1.2 Riparian Buffers – Protect and enhance riparian areas and buffers adjacent to watercourses, as per the Development Permit Area guidelines in Part D.

Policy 12.1.3 Watershed Management – Approve only uses, programming, and infrastructure adjacent to the waterfront that are compatible with the Boundary Bay WMA's management objective of providing priority to fish, wildlife, and foreshore habitats.

Policy 12.1.4 Shoreline – Continue supporting shoreline restoration measures, and the protection of the foreshore from erosion.

Policy 12.1.5 Rainwater Run-Off – Manage the quality and quantity of rainwater runoff by:

- a. Requiring that stormwater be addressed on-site, including through integrated stormwater management practices and other green infrastructure measures;
- b. Protecting and enhancing the quality of water entering Semiahmoo Bay by reducing the amount of rainwater flowing over impervious surfaces and collecting pollutants, in accordance with the City's Integrated Stormwater Management Plan and the Development Permit Guidelines contained in Part D; and
- c. Applying Fisheries and Oceans Canada and the Ministry of Environment's Land Development Guidelines for the Protection of Aquatic Habitat or other relevant guidelines to new developments where sedimentation, runoff, and erosion are potential concerns, and review streamside development applications in accordance with the Riparian Areas Development Permit Area in Part D.

Policy 12.1.6 Marine Food Sources – Explore opportunities to protect marine food sources, including fish and shellfish stocks.

Policy 12.1.7 Partnerships – Partner with other governments and agencies to ensure environmentally responsible stewardship of Semiahmoo Bay, and to raise awareness among residents, business owners, and visitors regarding the environmental sensitivity of the Bay. Support cross-border initiatives to promote the environmental well-being of the Georgia Basin area.

Objective 12.2 - To protect and expand habitat and natural areas in the city.

Policy 12.2.1 Natural Landforms – Protect ecologically sensitive areas and retain natural landforms in White Rock, including bluffs and ravines.

Policy 12.2.2 Tree Preservation – Preserve and protect mature, healthy trees throughout the City, by adopting and adhering to an Urban Forest Management Plan and requiring development projects to be designed with the intent of preserving and protecting mature, healthy trees.

Policy 12.2.3 Native Plant Species – Use native plant materials and naturescape principles for landscaping initiatives on City-owned lands with a view toward supporting biodiversity.

Policy 12.2.4 Ecological Greenways – Enhance and restore ecological links between existing natural areas, increasing connections between isolated habitats.

Objective 12.3 - To protect environmental and human health.

Policy 12.3.1 Air Quality – Participate in initiatives to support Metro Vancouver’s Regional Air Quality Management Plan, and follow Regional Growth Strategy policies related to reducing transportation-related pollution by helping shift to more active travel modes and transit use.

Policy 12.3.2 Public Stewardship – Support and encourage community stewardship programs that preserve and enhance natural areas. The City will also support and participate in environmental education initiatives.

Policy 12.3.3 Coordination with Other Governments – Cooperate with senior government agencies, including the Department of Fisheries and Oceans and the Ministry of the Environment, as well as Metro Vancouver, nearby municipalities, and Semiahmoo First Nation, to protect the environment. Consider the Regional Growth Strategy Conservation and Recreation areas in decision-making.

Objective 12.4 - To mitigate risk of natural disasters and climate change.

Policy 12.4.1 Risk Assessment – Conduct an assessment of municipal infrastructure to determine the level of risk and impact from rising sea levels, more frequent and larger storms, or other natural disasters, and ensure future development implements adaptation measures.

Policy 12.4.2 Flood Damage Protection – Require that new buildings within the floodplain areas shown in Schedule D are adequately flood-proofed to a standard established by the City and Provincial Government.

Objective 12.5 - To conserve energy and reduce greenhouse gas emissions.

Policy 12.5.1 Greenhouse Gas Emissions Reduction Targets – Undertake a study to establish updated greenhouse gas emissions targets, including city-wide targets as well as targets for buildings, transportation, and solid waste. Until such targets are updated, reduce greenhouse gas emissions in accordance with the recommendations of the City of White Rock Community Climate Action Plan:

- a. 10% below 2007 levels by 2020; and
- b. 50% below 2007 levels by 2050.

Policy 12.5.2 Development Permit Areas – Implement DPA guidelines in Part D relating to energy conservation and greenhouse gas emissions reductions through landscaping, siting of buildings and other structures, form and exterior design of buildings and other structures, specific features in development, and machinery, equipment, and systems external to buildings and other structures.

Policy 12.5.3 Green Building Strategy – Develop a strategy to enhance the environmental and human health performance of buildings.

Policy 12.5.4 Energy Step Code – Adopt the Province’s new Energy Step Code as means to move toward net-zero energy ready buildings.

Policy 12.5.5 On-Site Energy Generation – Support the use of on-site renewable energy generation systems to supply electricity, heating, and cooling to buildings and other structures.

Policy 12.5.6 District Energy – Explore opportunities to implement a district energy system to distribute thermal energy to consumers in the Town Centre and other areas with supportive residential densities, potentially in collaboration with Surrey where appropriate. Consider supplying the district energy system with renewable energy resources.

Policy 12.5.7 Electric Vehicles – Require one electric vehicle charging station for every 10 parking spaces in new multi-unit residential and mixed use buildings. Provide rough-ins for an additional one electric vehicle charging station for every 10 parking spaces, for future use as electric vehicle use increases.



13.0 Transportation + Mobility

Goal: The City of White Rock facilitates the movement of people by providing an inclusive, interconnected transportation network.



Overview

Population densities and land use mixes in White Rock are generally supportive of transit and active modes of transportation. Fine-grained street grids and mixes of uses create short travel distances between destinations, making White Rock highly connected and providing a strong foundation for walkability. Barriers to walkability in White Rock include steep topography (which is also an issue for cycling), discontinuous sidewalks, and lack of pedestrian amenities in some areas.

Transportation policies in this OCP are consistent with the City's Strategic Transportation Plan, with a mode hierarchy in which transportation investments, new space allocation, and public realm improvements are made based on the following order of priorities: walking (including accessibility devices), cycling, transit, goods movement and commercial vehicles, and personal vehicles. This Section addresses transportation systems and highlights that streets are for much more than movement. Streets are for resting, socializing, shopping, playing, and generally participating in public life.

Objectives and Policies

Objective 13.1 - To improve the safety, comfort, convenience, and enjoyment of walking in White Rock, encouraging it as the first choice for short trips.

Policy 13.1.1 Connectivity – Reduce travel distances by planning uses close together and creating more direct connections to destinations. Strengthen compact and mixed-use areas and support a fine-grained pedestrian network in which multiple routes exist between destinations. Establish greenways throughout the City, including an east-west greenway connecting the Town Centre to Centennial Park.

Policy 13.1.2 Sidewalk Design – Increase comfort and enjoyment of sidewalks and pedestrian pathways by improving the design of streets as they are replaced or upgraded. Potential improvements include:

- a. Expanding sidewalk coverage to achieve continuous sidewalks, prioritizing high pedestrian activity areas, as per the Strategic Transportation Plan;
- b. Encouraging a sufficient sidewalk width, including a minimum clear walking width of 1.5 metres in predominantly residential areas, 1.8 metres on major roads, and 2.5 metres in commercial areas;
- c. Using different coloured or textured materials for pathways and raised sidewalks in parking areas;
- d. Minimizing the number and width of driveways that cross sidewalks;
- e. Planting street trees and ensuring significant mature tree canopies along streets are protected and enhanced over time;
- f. Using landscaping, bike lanes, and/or street parking to separate sidewalks from vehicle lanes; and
- g. Testing and adapting innovative street approaches, such as shared streets and pedestrian streets, to the White Rock context.

Policy 13.1.3 Pedestrian Street Crossings – Improve the safety and accessibility of pedestrian crossings, giving priority to measures outlined in the White Rock Strategic Transportation Plan, by:

- a. Providing accessible curb letdowns that align between the sidewalk and street at intersections;
- b. Narrowing crossing distances by adjusting or extending curbs at intersections, and providing bus bulges;
- c. Maximizing crosswalk visibility through lighting, pavement markings, curb extensions, and clear sight lines; and
- d. Providing enhanced and accessible pedestrian signals.

Policy 13.1.4 Rail Crossings – Explore opportunities to upgrade and improve safety of rail crossings.

- Policy 13.1.5 Engaging and Comfortable Streets – Design the public realm and buildings to create streets that are interesting, engaging, dynamic, comfortable, and inviting, as per the Form and Character Development Permit Area Guidelines in Part D.
- Policy 13.1.6 Treatments for Hills – Implement measures to mitigate some of the impact that hills and steep slopes have on pedestrians by providing places to rest, additional stair treatments, and railings along the sides of buildings.
- Policy 13.1.7 Walkways and Stairs – Improve connectivity to the Waterfront by enhancing walkways and stairways, particularly those on or extending from Johnston Road, Centre Street, Cypress Street, and Foster Street, with public art, benches, lighting, community gardens, play areas, landscaping, and flower beds.
- Policy 13.1.8 Public Open Space – Provide parklets, plazas, and other gathering spaces in areas of high pedestrian activity to provide inviting spaces for people to linger and gather, providing further incentives to choose walking as a mode of travel and enhancing the public life of streets.
- Policy 13.1.9 Public Seating – Provide opportunities for rest, with seating at regular intervals on sidewalks and other pedestrian paths. Strategically locate seating in areas that are pleasant for people-watching or are adjacent to ravines, parks, and other green and natural areas.
- Policy 13.1.10 Wayfinding – Develop an expanded wayfinding system that will help guide pedestrians to key activity areas and other destinations.

Objective 13.2 - To improve the safety, comfort, convenience, and enjoyment of cycling within and through White Rock.

- Policy 13.2.1 Bicycle Network – Enhance the bicycle network to improve connectivity and provide more cycling options throughout the city by:
 - a. Providing more north-south bicycle routes, in particular to connect the Town Centre and Waterfront;
 - b. Providing ramps for bicycles at key stairways in areas of steep topography and where there are no through streets, including Johnston Road, Centre Street, Dolphin Street, Cypress Street, and Bay Street;
 - c. Providing high quality bicycle facilities along North Bluff Road;
 - d. Connecting existing gaps in the network, including extending the off-street facilities on Stayte Road south to Marine Drive and extending the shared use land on Bergstrom Road; and
 - e. Implementing bicycle route improvements as part of major street capital projects and as other opportunities arise.
- Policy 13.2.2 Bicycle Facilities – Enhance the comfort of bicycle facilities for all ages and abilities by implementing different approaches and degrees of separation from motor traffic according to context and as outlined in the White Rock Strategic Transportation Plan. These include off-street pathways, cycle tracks, bicycle lanes, and neighbourhood bikeways.
- Policy 13.2.3 Conflict Zones – Highlight potential conflict zones, such as intersections and driveways, through coloured markings and dashed bicycle lane markings, and consider inclusion of bicycle signal crossings.
- Policy 13.2.4 Bicycle Parking – Provide abundant, weather-protected, secure, and conveniently located bicycle parking in all new multi-family developments, and at key employment and visitor destinations, schools, Peace Arch Hospital, and transit stops with regional connections where space is available. Provide short-term bicycle parking in commercial areas, the community and civic centre, at the waterfront, and in parks.

Policy 13.2.5 End-of-Trip Facilities – Encourage end-of-trip facilities including showers and clothing lockers in major employment developments and new civic facilities.

Objective 13.3 - To utilize land use and design tools, and to work with transit service providers, to improve the frequency, comfort, and convenience of transit use.

Policy 13.3.1 Enhance Transit System – Work with TransLink to make transit more attractive and convenient by:

- a. Enhancing local service frequencies;
- b. Enhancing local circulator service;
- c. Improving local service periods of operation;
- d. Ensuring a universally accessible transit system;
- e. Improving the White Rock centre exchange;
- f. Enhancing the transit customer experience; and
- g. Supporting regional transit improvements.

Policy 13.3.2 Transit Stops – Improve infrastructure around bus stops by ensuring there are sidewalks leading to the bus stop, crosswalks near bus stops, and accessible curb letdowns.

Policy 13.3.3 Transit Shelters – Provide seating, lighting, and customer information at all bus stops along high frequency corridors, such as Johnston Road, Pacific Avenue, Columbia Avenue, eastern Marine Drive, Stayte Road, and North Bluff Road.

Policy 13.3.4 Bus Exchange – Support the development of a new bus exchange in the Semiahmoo Town Centre.

Policy 13.3.5 Hillside Connector – Continue exploring the feasibility of a fixed transit link or “people mover” between the Waterfront and Town Centre that does not involve a conventional bus, but may include a covered/enhanced escalator or funicular.

Policy 13.3.6 Transit Focus in the Town Centre - Identify the Town Centre as a key regional and local transit service ‘anchor point’, to ensure additional frequent and local transit route and infrastructure investments are directed to this area and recognize the Town Centre’s role as a high-density, mixed-use growth focus area in White Rock and the Semiahmoo Peninsula.

Objective 13.4 - To enable the efficient delivery of goods to local businesses in White Rock.

Policy 13.4.1 Deliveries – Establish delivery times during off-peak hours in areas where there is congestion with goods delivery.

Policy 13.4.2 Truck Routes – Maintain existing dedicated Truck Routes in White Rock’s Street and Traffic Bylaw.

Policy 13.4.3 Rail Line – Continue to explore opportunities to relocate the Burlington Northern Santa Fe rail line away from the waterfront, in order to address safety issues and concerns about the increase in rail traffic.

Objective 13.5 - To enable the safe movement of vehicles, effectively manage parking, and encourage greener solutions for personal vehicle use.

- Policy 13.5.1 Network and Improvements – Implement improvements to streets and intersections, as per the Strategic Transportation Plan.
- Policy 13.5.2 Traffic Calming – Implement traffic calming to reduce vehicle speeds and discourage short-cutting through residential streets and lanes.
- Policy 13.5.3 Wayfinding – Direct visitors to destinations with wayfinding signage to reduce impacts of visitor traffic. Enhance highway signage exposure along Highway 99 to increase awareness of White Rock services, attractions, accommodation, and other amenities.
- Policy 13.5.4 Electric Vehicles – Explore opportunities to install public charging stations in the Town Centre and along the Waterfront, and provide designated stalls for electric vehicles.
- Policy 13.5.5 Parking Supply – Manage parking supply by reviewing parking standards for new developments to ensure oversupply does not occur, and consider reducing requirements in denser areas. Review parking standards for Mature Neighbourhoods to determine an appropriate approach for secondary suites and other gentle forms of infill.



14.0 Economic Development

Goal: The City of White Rock attracts a diversified economy by supporting local businesses, creating a desirable place to visit, work, shop, and invest.



Overview

Economic development is a vital to quality of life and many other community goals. As retail is so fundamental to the economic prosperity of White Rock, attracting tourists and other visitors to sustain local businesses has long been a community priority.

The policies in this section seek to support White Rock as a place to not only live and play, but also to work, shop, and conduct business. They provide direction on strategies and partnerships to enhance overall economic prosperity, and to differentiate White Rock from other communities.

Objectives and Policies

Objective 14.1 - To promote the city as a place to move to and reside in over the long term.

Policy 14.1.1 Attractive Community – Promote White Rock as a community that provides:

- a. A mix of high quality housing choices, including diverse forms and tenures that accommodate workers of differing incomes, abilities, stages of life, and lifestyles;
- b. Distinct mixed-use precincts and local and boutique retail opportunities;
- c. Leisure-supportive spaces and tourism areas;
- d. Arts, heritage, and cultural events and activities; and
- e. A wide range of community services.

Objective 14.2 - To coordinate efforts in support of tourism development in White Rock.

Policy 14.2.1 Tourism Economy – Work with Tourism White Rock and other stakeholders to enhance the value of the tourism economy.

Policy 14.2.2 Destinations – Work with the Business Improvement Association to improve and promote retail and amenity areas, including along Marine Drive and Johnston Road, by focusing on the city as a “full day destination” and on the waterfront as a “year round destination”. Explore the possibility of expanding programming on the waterfront., and actively promote the development of new hotel space and related uses in this area.

Policy 14.2.3 Year-Round Activities – Encourage year-round tourist-oriented and community activities such as outdoor markets and street festivals, particularly at the waterfront.

Objective 14.3 - To leverage partnerships that will assist in business development.

Policy 14.3.1 Business-Friendliness – Encourage the involvement of the business community in the improvement and promotion of White Rock as a place to do business.

Policy 14.3.2 Mutual Benefits – Work with the City of Surrey, the City of Blaine, and the Semiahmoo First Nation to promote economic development opportunities.

Policy 14.3.3 P3 Opportunities – Be receptive to public-private partnership opportunities

Policy 14.3.4 Expanded Business Sector – Work with local businesses to explore ways to encourage an expanded business sector, including both retail and office uses, through initiatives such as branding, partnerships, incentives, and “buy local” campaigns.

Objective 14.4 - To utilize land use and marketing measures to promote local jobs, support local businesses, and increase the tax base.

Policy 14.4.1 Commercial Land – Foster a mix of employment opportunities by protecting the commercial land base from conversion to non-employment uses, and by allowing home occupations.

Policy 14.4.2 Retail Niche – Protect and further develop a specialized small-scale market niche that capitalizes on White Rock’s seaside location and village character.

Policy 14.4.3 Film Industry – Capitalize on Metro Vancouver’s identity as “North Hollywood” by marketing White Rock as a prime destination for the film industry.



15.0 Parks + Recreation

Goal: *The City of White Rock provides a diverse range of recreational facilities and open space, offering a wide variety of programs for residents of all ages and abilities.*



Overview

If buildings are the backdrop to public life, then open spaces are the stage. Open spaces foster public life, provide passive and active recreation opportunities, and establish connections to healthy ecosystems and a holistic food system. White Rock is home to approximately 31 hectares of park land, as well as several indoor and outdoor recreation facilities and a community garden. Some Hill Walks, while not considered to be parks, provide amenities like playgrounds. Policies in this section are consistent with the Parks and Recreation Master Plan, with an approach to open space that celebrates unique local community character, values the natural environment, promotes active transportation, and contributes to economic vitality by improving the desirability and livability of White Rock.

Objectives and Policies

Objective 15.1 - To meet community open space needs, and improve parks, plazas, and lookout areas.

Policy 15.1.1 Park and Open Space Distribution – Provide new park space in areas identified as being deficient and in areas projected for future population growth, such as the Town Centre, in order to ensure that existing and planned parks can meet the needs of residents.

Policy 15.1.2 Park Acquisition – Acquire park space through dedication or statutory rights-of-way with development projects where it fits within the broader open space network as outlined in this Plan and the Parks and Recreation Master Plan.

Policy 15.1.3 Town Centre – Utilize the open space network, including park space, greenways, plazas, and sidewalks, to increase the pedestrian permeability of the Town Centre and to provide open space access for residents and visitors. Establish a plaza or park in the block bounded by North Bluff Road, Russell Avenue, Johnston Road, and Foster Street.

Policy 15.1.4 Civic Plaza – Establish a Town Square at Russell Avenue and Johnston Road, to strengthen a community focal point in the heart of the Town Centre.

Policy 15.1.5 Open Space Diversity – Better utilize a greater diversity of public open spaces, including through small improvements such as seating areas along sidewalks, on trails, in ravines, and in other open space areas.

Policy 15.1.6 Co-Location – Cluster parks and open space, where possible, near areas of active and passive recreation use, including indoor and outdoor recreation facilities and retail and restaurant areas.

Policy 15.1.7 Street Allowances – Retain unopened or unimproved street allowances that can be upgraded for walkways, viewing areas, landscaped parks, and natural areas.

Policy 15.1.8 Creative Partnerships – Build partnerships and explore joint use opportunities with the School District at public schools, including White Rock Elementary and Peace Arch Elementary.

Objective 15.2 - To establish multi-use greenways and expand the City's tree canopy along streets.

Policy 15.2.1 Multi-Use Pathways – Connect neighbourhoods to one another and to the Town Centre, Lower Town Centre, and Waterfront through multi-use pathways and other trails.

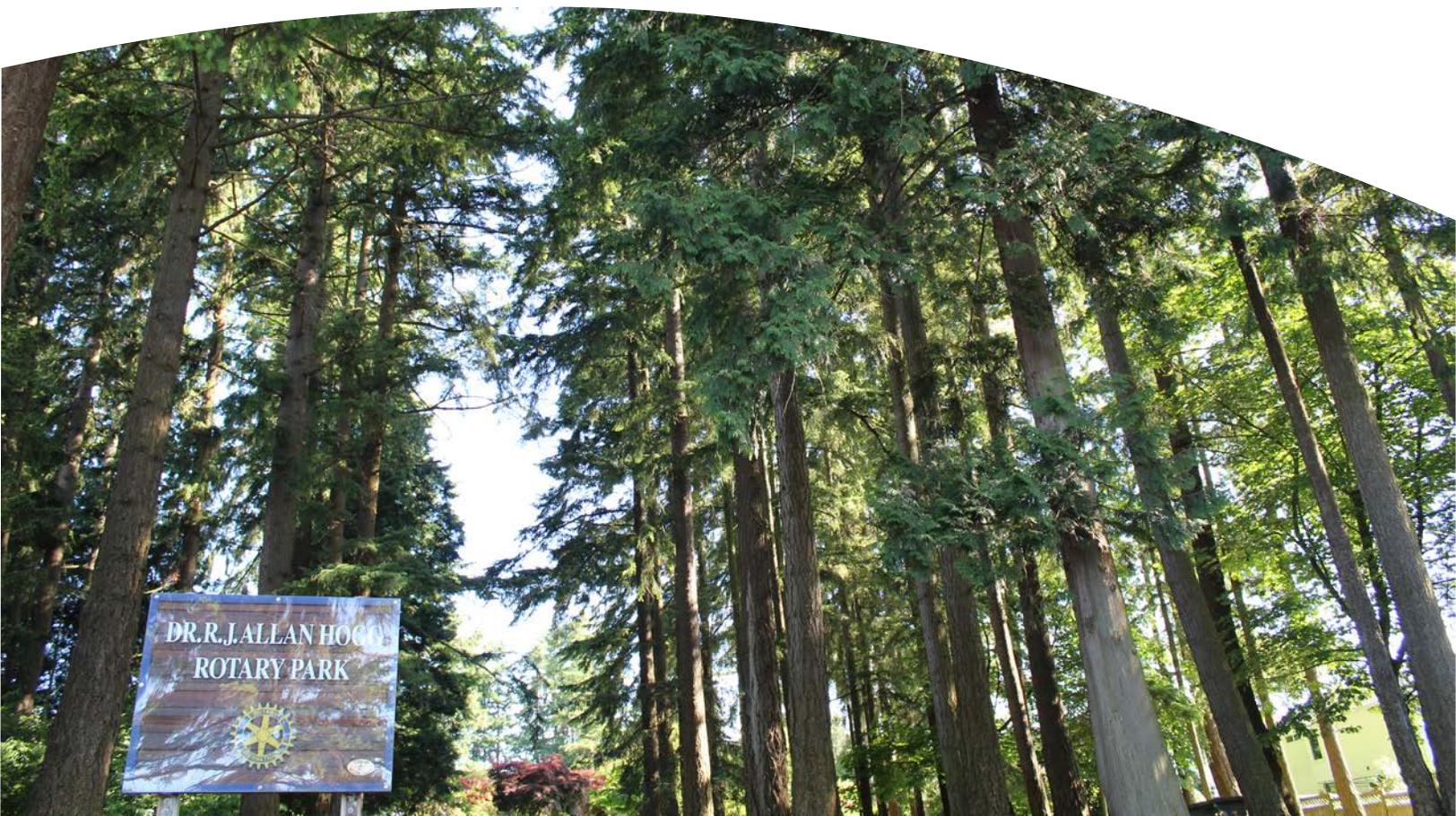
- Policy 15.2.2 East-West Green Spine – Prioritize an east-west greenway that will connect the Town Centre to Centennial Park.
- Policy 15.2.3 Green Edge – Encourage the establishment of an engaging green edge in the Lower Town Centre, along Johnston Road adjacent to White Rock Elementary, by incorporating seating, planting, and other programmatic elements.
- Policy 15.2.4 Tree Canopy – Increase the amount of space available for trees by minimizing front driveways or eliminating them on properties where laneways are present in the Urban and Mature Neighbourhoods, to allow for the retention and expansion of the tree canopy.
- Policy 15.2.5 Space for Trees – Strategically manage new building setbacks in multi-family and mixed-use areas to create sufficient space for trees while maintaining an intimate, urban relationship with the street.

Objective 15.3 - To protect the riparian, foreshore, and aquatic habitat and biodiversity in the operation of City parks and open spaces.

- Policy 15.3.1 Ecosystem Impacts – Plan, design, develop, and maintain parks and open space in a manner that minimizes impacts on local riparian, foreshore, and aquatic ecosystems.
- Policy 15.3.2 Stewardship Education – Encourage initiatives and consider an interpretive centre in the waterfront area that relate to the stewardship of local wildlife and ecology.

Objective 15.4 - To improve access to fresh, local food, and to provide community gardening in public spaces.

- Policy 15.4.1 Community Gardens – Support the establishment of community gardens and other forms of urban agriculture in public parks.



16.0 Infrastructure

Goal: The City of White Rock is a safe and resilient community with responsive, high-quality, and well-maintained infrastructure that meets the needs of the community.



Overview

Infrastructure addresses fundamental community needs that support human health, but also influences resource consumption and environmental integrity. The City maintains roads and sidewalks, and manages the storm and sanitary sewer systems. The City also provides water services to residents and businesses. Plans are in place for two new water treatment facilities as part of overall water infrastructure upgrades to treat for arsenic and manganese.

The policies in this section seek to protect the ecosystems of which all people are a part and depend upon – and which shape much of White Rock's identity and natural beauty – while also responsibly managing City assets and delivering essential services that are vital to the quality of life for residents.

Objectives and Policies

Objective 16.1 - To achieve appropriate levels of services and infrastructure improvements to accommodate growth and support human health.

Policy 16.1.1 Phased Improvements – Undertake a logical, sequential, and phased program of water, sanitary, and storm sewer infrastructure improvement and replacement. Balance expenditures and system requirements to maintain current levels of service.

Policy 16.1.2 Consistency with Plans – Develop new Water, Stormwater, and Sanitary Sewer Management Plans, and manage infrastructure and related services in an efficient manner consistent with these Management Plans.

Policy 16.1.3 Drinking Water – Ensure drinking water supply and distribution is managed to safeguard public health, protect the environment, and provide an adequate supply for a growing population. Monitor demand and implement conservation strategies, and protect groundwater and the aquifer from contamination. Improve water quality through reduction of point and non-point source pollution, and through watershed planning in partnership with neighbouring and regional jurisdictions.

Objective 16.2 - To protect or enhance ecological health through the delivery of infrastructure services.

Policy 16.2.1 Solid Waste – Support ongoing initiatives that will provide for the effective and responsible solid waste management of recyclables, compostables, and garbage through programs, services, policies, and guidelines. Require all new multi-unit residential, commercial, and institutional development to include space for waste-stream separation.

Policy 16.2.2 Fish Habitat and Riparian Areas – Plan new sanitary and storm sewer services in a manner that will prevent or minimize design and operation impacts to fish habitat by avoiding alignments with fish habitat areas including watercourse crossings and riparian areas.

Policy 16.2.3 Watershed Planning – Take an integrated watershed planning approach for the comprehensive management of surface water, stormwater, and ground water resources that promotes healthy aquatic ecosystems, resilience to climate change, and the maintenance of hydraulic systems. Support cross-border initiatives to promote the ecological well-being of the Georgia Basin areas.

Policy 16.2.4 Stormwater Management – Take an integrated stormwater management approach that:

- a. Reduces base flows and the frequency and magnitude of peak flows;
- b. Minimizes impervious surfaces in new developments;
- c. Includes strategies to mitigate stormwater runoff impacts for all developments;
- d. Includes low impact biofiltration systems on select streets and public parking lots, and uses enhanced stormwater treatments;
- e. Incorporates stormwater features that form part of the broader open space and habitat network; and
- f. Improves the quality of water flowing into Semiahmoo Bay.

Policy 16.2.5 Green Infrastructure – Encourage the use of green infrastructure, including bioswales, permeable pavement, rain gardens, soil cells, green roofs, and green walls, and the planting of street trees to assist in the management of stormwater. Consider adopting additional policies from Metro Vancouver’s ‘Connecting the Dots.’

Objective 16.3 - To enhance the public realm and address the location of utilities and services within streets.

Policy 16.3.1 Road Standards – Establish road standards for a hierarchy of streets that identify widths for sidewalks and overall right-of-ways, and location of infrastructure services.

Policy 16.3.2 Undergrounding of Utilities – Move overhead utility cables underground, making them less susceptible to outages during storm events and creating more space in the public realm for pedestrians and trees.



17.0 Arts, Culture + Heritage

Goal: *The City of White Rock promotes and celebrates its thriving local arts, culture, and heritage to its fullest potential.*



Overview

Culture is what residents of a community share in common and how they celebrate their differences. The culture of a community is an important part of a 'place', setting it apart from other communities. Semiahmoo First Nation, a Coast Salish sub-group, are the traditional occupants of the area and are still actively involved in preserving the history and cultural activities of the Salish people. Semiahmoo First Nation run the Spirit Stage Bandshell, where a variety of cultural events and performances occur.

White Rock is home to an array of artists and creative sector workers. In addition to city and community-run facilities that offer spaces for cultural programming and events, several non-profit and privately run businesses serve the cultural and creative needs of the community, ranging from visual and performance arts, to music and film.

The policies in this section seek to reinforce a unique sense of place through tangible and intangible cultural qualities – including art and artistic expression, and the celebration of heritage – to create a sense of identity and meaning and foster community pride. Cultural policies also strive to contribute to economic vitality, since culture is what makes places like White Rock special and interesting and an inviting place to live, do business, visit, and invest.

Objectives and Policies

Objective 17.1 - To protect and reinforce White Rock's heritage.

Policy 17.1.1 Historic Streetscapes – Protect the unique historic character of the commercial streetscape on Marine Drive by ensuring strong compatibility of all new development, as per the Development Permit Guidelines in Part D.

Policy 17.1.2 Artifacts and Archival Collections – Work with the White Rock Museum and Archives to ensure the long term preservation of its artifact and archival collections.

Objective 17.2 - To support and reinforce cultural inclusivity, cultural involvement, and the arts and artistic expression in White Rock.

Policy 17.2.1 Cultural Inclusiveness – Ensure cultural resources and activities are inclusive and respond to the cultural needs and aspirations of diverse populations through culturally relevant programs, services, and facilities. Encourage cultural expression – through events, public art, and other means – that reflect diverse populations and community needs and interests.

Policy 17.2.2 Partnerships – Explore opportunities to work with Semiahmoo First Nation and the City of Surrey.

Policy 17.2.3 Public Art and Artistic Expression – Provide appropriate spaces for and encourage the installation of formal and informal public art and artistic expression in buildings, streets, parks, and other areas of the public realm, giving preference to local artists.

Policy 17.2.4 Art Spaces – Explore the feasibility of a multi-use civic facility that includes a Public Art Gallery, and consider including space for arts and cultural activities in future Municipal building projects where possible.

- Policy 17.2.5 Artistic Connections – Strengthen connections between the Town Centre and the Waterfront through artistic interventions, such as sculpture gardens and an arts walk, and incorporate artistic expression in new functional street furnishings.
- Policy 17.2.6 Arts and Culture Infrastructure – Consider directing community amenity contributions for space for arts, culture, and heritage programs and activities through major private developments.
- Policy 17.2.7 Creative Economy – Promote culture-led economic development by considering offering tax incentives to buildings owners who rent to arts and culture businesses or organizations, and working with Tourism White Rock to better establish White Rock as a cultural destination.
- Policy 17.2.8 Johnston Road – Promote Johnston Road as an arts and culture corridor or district that could possibly expand into 152nd Street in Surrey.
- Policy 17.2.9 Promenade – Support the development of a conceptual design for a permanent and designated space for an Artists Walk Program on the promenade, which could include colourful shelters for artists to display their work.
- Policy 17.2.10 Programming and Events – Support diverse arts programs, artistic opportunities, cultural festivals, and other events that celebrate and contribute to White Rock’s cultural identity.



18.0 Quality of Life

Goal: The City of White Rock provides an environment where all residents can realize their potential in living healthy, happy, and well-balanced lives.



Overview

Quality of life is complex, and it is shaped by all of the policy realms in this OCP, ranging from housing and transportation, to parks and the natural environment, to food security and local food production. As noted in other policy sections, White Rock is home to many amenities and natural and cultural assets that contribute to a high quality of life for residents. Implementation of this OCP will maintain and enhance the quality of life for residents and visitors into the future.

A direct link between the City of White Rock and the quality of life and health of residents is through the provision of essential community services and access to these services. Community services foster community health, safety, and overall well-being. The policies in this section embrace these aspirations, and seek to influence community identity and pride, which in turn help make White Rock a desirable place to live.

Objectives and Policies

Objective 18.1 - To support the effective delivery of essential community and emergency services.

Policy 18.1.1 Community Services – Continue support and coordination with and between local community service providers, including Sources Community Resource Centres, to optimize programs available to the residents of White Rock.

Policy 18.1.2 Police and Fire Services – Continue to support and coordinate with the White Rock Fire Department and White Rock RCMP, and continue to provide a high level of police and fire services to citizens.

Policy 18.1.3 Schools – Work cooperatively with School District 36 to ensure school facilities meet the needs of White Rock residents, to coordinate parks and recreation programs, to provide safe access to schools, and to partner for resource sharing where feasible.

Policy 18.1.4 Emergency Response – Continue monitoring and updating the White Rock Emergency Response Plan as needed, and coordinate with Surrey where appropriate.

Policy 18.1.5 Health Care Facilities and Services – Continue to support the expansion of the Peace Arch Hospital and associated health care facilities and services.

Objective 18.2 - To strengthen identity and pride of place in White Rock.

Policy 18.2.1 Community Events – Continue hosting and supporting initiatives and special events that foster civic identity and pride, including the Tour de White Rock bicycle road race and the Sea Festival.

Policy 18.2.2 Business Partnership – Encourage and partner with the business community in the improvement and promotion of the city as a place to visit and do business.

Objective 18.3 - To meet the diverse needs of the community and provide access to civic facilities, spaces, and programs.

Policy 18.3.1 Civic Facilities – Provide and enhance recreation opportunities and wellness services to meet the diverse needs of the community through programs delivered at civic facilities and spaces.

Policy 18.3.2 Parks and Other Civic Spaces – Work toward improving access to open space so that all residents live within a 5-minute (400 metre) walk of a park, green space, or other civic space.

Policy 18.3.3 Universal Design – Encourage the incorporation of universal design principles in new buildings, civic facilities, parks, and public realm upgrades.

Objective 18.4 - To improve food security and enhance access to all facets of the local food system, from production and processing to sales and nutrient recovery.

Policy 18.4.1 Food Systems – Continue to support and work toward the goals in Metro Vancouver’s Regional Food System Action Plan.

Policy 18.4.2 Food Production – Support the establishment of urban agriculture in White Rock by:

- a. Encouraging and establishing non-commercial community and demonstration gardens where feasible and appropriate in parks, rights-of-way, boulevards, vacant lots, and private developments;
- b. Encouraging the provision of private allotment gardens in new developments;
- c. Encouraging the establishment of small-scale commercial urban food gardens, including the associated sale of the food products;
- d. Encouraging and establishing an informal edible landscaping, with fruit and seed-bearing species, in both public and private lands; and
- e. Considering supporting additional urban agricultural activities such as keeping chickens.

Policy 18.4.3 Food Processing – Support the establishment of community processing facilities such as community kitchens, as well as private sector processing facilities.

Policy 18.4.4 Food Sales – Continue support for a Farmers’ Market, and encourage additional grocery store space in the Town Centre.

Policy 18.4.5 Nutrient Recovery – Support the appropriate disposal, recovery, and re-use of organic material.





Part C Implementation



19.0 Plan Administration and Alignment

19.1 Consistency with Other Plans

The City of White Rock has many plans and strategies in place that provide direction for planning and development, engineering, parks and recreation, environmental management, economic development, and more. Most of these plans and strategies already generally align with this OCP, while in other instances there may be gaps in strategic direction. In all cases, updates or creation of new plans or strategies must consider and align with this OCP.

19.1.1 Required Plan Updates

There are a number of plans and bylaws that have direct impact on the growth and development of the city that should be updated following adoption of the OCP as part of this implementation strategy. The following is a list of plans and bylaws that require a critical review and update to align with the vision and policies of this OCP:

- Zoning Bylaw
- Drainage Master Plan
- Water Master Plan
- Sanitary Sewer Master Plan

19.2 Alignment with Financial Decision-Making

One of the most effective implementation tools in the administration of this Plan is through the municipal budget. The City will incorporate a budget that takes a holistic approach to city-building that is driven by the Vision, Guiding Principles, Goals, and Objectives in this OCP.

Strategies and decision-making relating to community amenity contributions and density bonusing provisions must directly align with the vision, principles, goals, and objectives of this OCP. Likewise, development cost charges and capital budgeting approaches will continue moving the City toward a full cost accounting approach, in which different types and locations of growth will better address real costs and value creation.

19.3 Development Proposals and OCP Amendments

All development proposals submitted to the City will be required to comprehensively and credibly identify how the proposal facilitates or inhibits the realization of the vision, principles, goals, and objectives of this OCP. Such analysis cannot be selective in the referencing of elements of this OCP, but must be comprehensive in its consideration of the OCP in its totality.

Each application for OCP amendments must clearly demonstrate how the proposal conforms with and will help realize the OCP's vision, principles, goals, and objectives. City staff will provide its own review of proposal alignment with the OCP, ensuring that such reviews do not become formulaic, but rather are candid and critical in their contextual and project-specific consideration.

Development proposals that require OCP amendments will be reviewed by City staff and an initial information report on the proposed OCP amendment will be prepared for Council. Following receipt of the information report, Council may refuse the application for OCP amendment or direct City staff to continue processing the application.

20.0 Monitoring, Evaluation, and Actions

20.1 Monitoring and Evaluating Success

Ensuring the successful implementation of the OCP not only requires updates to plans and strategies, but also requires ongoing monitoring and evaluation. Staff and Council should be equipped with the information needed to respond to the evolving context of the community, and to determine whether the OCP vision and goals are being achieved. Monitoring should be kept relatively simple and measurable.

20.2 Actions

It is not possible to list all of the actions likely to be undertaken by the City through the life of this OCP. However, the list below identifies priority action items and anticipated time frames. An annual review will outline progress that is being made.

Short Term (1-2 Years)
Develop a new Zoning Bylaw (Policies 11.1.2, 11.2.1, 13.5.5, 15.2.5)
Develop a new Urban Forest Management Plan (Policies 6.2.2, 12.2.2, 15.2.4)
Develop new GHG emission reduction targets (Policy 12.5.1)
Adopt the Province’s Energy Step Code (Policy 12.5.4)
Develop a new Water Management Plan (Policy 16.1.2)
Develop a new Stormwater Management Plan (Policies 16.1.2, 16.2.4)
Develop a new Sanitary Sewer Management Plan (Policy 16.1.2)
Develop road standards (Policy 16.3.1)
Medium Term (3-4 Years)
Develop an expanded wayfinding system (Policies 10.1.1, 10.2.1, 10.3.2, 13.1.10, 13.5.3)
Implement a people movement system between the Waterfront and the Town Centre (Policies 10.1.1, 13.3.5)
Develop public realm design guidelines for Marine Drive (Policy 10.4.3)
Establish outdoor amenity space requirements for multi-unit developments (Policy 11.1.1)
Develop design criteria and establish minimum unit counts for accessible units in new developments (Policy 11.1.2)
Establish an Affordable Housing Reserve Fund (Policy 11.2.1)
Develop a Tenant Relocation Policy (Policy 11.2.3)
Assess municipal infrastructure to determine the level of risk associated with sea level rise (Policy 12.4.1)
Develop a Green Building Strategy (Policy 12.5.3)
Long Term (5+ Years)
Relocate the rail line away from the Waterfront (Policies 10.2.3, 13.4.3)
Conduct a feasibility study for a multi-use recreation facility that includes public art space (Policy 17.2.4)
Ongoing
Construct parking structures to provide additional capacity away from the surface lots on the Waterfront (Policies 10.2.2, 10.3.2)
Monitor the net increase in total secured market rental units and affordable rental units (Policy 11.2.1)
Monitor the area of additional public space in the City (Policies 9.2.1, 9.3.1, 9.3.2, 13.1.1, 13.1.8, 15.1.1/2/3/4/5, 15.2.2, 18.3.2)
Monitor significant improvements to the pedestrian realm (Policies 13.1.1/2/3/4/6/7/8/9, 17.2.3/5/6/8/9)
Monitor significant improvements to the cycling network (Policies 13.2.1/2/3/4/5)
Monitor significant improvements to transit infrastructure (Policy 13.3.1/2/3)

21.0 Development Approvals Information

21.1 Authority and Purpose

Section 485 of the *Local Government Act* authorizes a local government to specify circumstances in which Development Approval Information may be required within its Official Community Plan. Development Approval Information can include studies and technical information that allow the City to evaluate a development and any potential impacts the development may have on the surrounding neighbourhood and the City as a whole. This information can also be used to ensure that a new development meets the intent of the objectives and policies in the Official Community Plan and meets other City Bylaws. Development approval information may be required for Official Community Plan Amendment, Rezoning, Subdivision, Development Permit, and/or Temporary Use Permit applications.

21.2 Required Information

The types of plans and studies that may be required with a development application in the City of White Rock include, but are not limited to, the following:

- Plans indicating proposed land uses, landscaping, and open spaces
- Plans of rental buildings that are proposed for removal to accommodate redevelopment
- Traffic impact assessment that addresses vehicular traffic, transit, cycle and pedestrian routes, garbage and loading, and parking
- Engineering studies identifying infrastructure impacts, requirements, and potential upgrades
- Geotechnical assessment
- Hydrological assessment addressing drainage patterns and stormwater management
- Environmental assessment and mitigation plans
- Health Impact Assessment to determine potential health impacts of proposed developments
- Tree report that addresses tree management associated with the proposed development
- Studies on potential impacts on public facilities and community services
- Assessment of impacts on neighbouring properties and public lands, including view analyses, street profiles, shadow studies, wind studies, and noise studies
- Assessment of economic costs and benefits, including tax impacts, and public infrastructure costs, and potentially a market analysis to demonstrate demand for the development
- Studies required to address other issues that may be identified by White Rock City Council

Reports are to be prepared by an appropriately qualified registered professional.

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Part D Development Permit
Area Guidelines

22.0 Development Permit Areas (Form/Character/Sustainability)

Guidelines for these designated Development Permit Areas (DPAs) are intended to protect and enhance the quality of the natural and built environment and to enhance the character of White Rock's history and setting.

22.1 Overview / Authority

The *Local Government Act* authorizes local governments to designate areas in the Official Community Plan for several purposes including the establishment of objectives for the form and character of commercial, industrial, multi-family residential, or intensive residential development, and to achieve objectives for energy and water conservation and the reduction of greenhouse gas emissions. The City designates the following Development Permit Areas to achieve these objectives, pursuant to the sections of the *Local Government Act* listed in brackets:

- Town Centre [Section 488(1)(d),(h),(i), and (j)]
- Lower Town Centre [Section 488(1)(d),(h),(i), and (j)]
- Waterfront [Section 488(1)(d),(h),(i), and (j)]
- Multi-Family [Section 488(1)(e),(f),(h),(i), and (j)]
- Neighbourhood Commercial [Section 488(1)(f),(h),(i), and (j)]
- East Side Large Lot Infill [Section 488(1)(e),(h),(i), and (j)]
- Mature Neighbourhood Infill [Section 488(1)(e),(h),(i), and (j)]

The properties subject to the above Development Permit Areas are identified in Schedule B. Single family infill subdivisions, created through rezoning and subdivision, where the lot width is less than 12.1 metres (40 feet) are defined as "intensive residential redevelopment" pursuant to Section 488(1)(e). Further, all lands zoned to permit and proposed to be developed for assisted living use are defined as "intensive residential development" and designated as Development Permit Area pursuant to Section 488(1)(e), and the Multi-Family DPA guidelines will apply to such developments. The DPA that applies to a given site may need to be revised with development applications that include amendments to the land use designations included in this Plan. This will ensure the appropriate guidelines are being applied to each new proposed development, as different types and scales of development are contemplated and regulated in each DPA as outlined in the following list:

- Town Centre - large-scale mixed-use and apartment
- Lower Town Centre - moderate-scale mixed-use and apartment
- Waterfront - small-scale mixed-use and apartment
- Multi-Family - mixed-use, apartment, townhouse, and intensive assisted living use (varying scales)
- Neighbourhood Commercial - small-scale commercial and mixed-use buildings
- East Side Large Lot Infill - mixed-use, apartment, townhouse, and intensive single family infill (varying scales)
- Mature Neighbourhood Infill - duplexes, triplexes, and intensive single family infill

The following Sections include guidelines for the form, character, and sustainability measures for new development. Conditions of development and exemptions are also outlined. The guidelines will be used by the Planning Department and the Advisory Design Panel in evaluating development applications.

22.2 Development Permit Exemptions

The following are exempt from the development permit application approval process:

- Proposals where the intended use is wholly limited to institutional, utility, and/or civic uses
- Interior alterations and/or renovations with no changes to the exterior appearance or design
- Building envelope remediation, so long as there are no changes to exterior appearances or design
- In-kind replacements of missing, worn, or damaged exterior materials, so long as there are no changes to the exterior design or appearance
- Alterations to a façade that result in only minor changes to the form and character of the building
- Applications for individual signs only

22.3 Town Centre Development Permit Area

The objectives of this Development Permit Area are to:

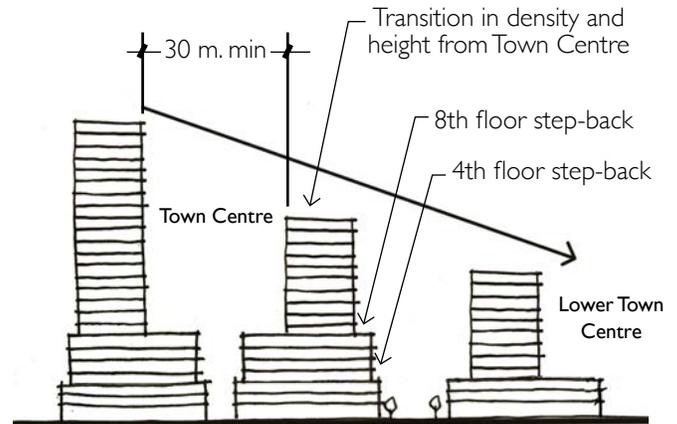
- Reinforce Town Centre as the cultural, commercial, and civic heart of White Rock
- Establish an attractive, comfortable, well-connected, pedestrian-oriented environment that fosters vibrant public life
- Ensure the compatibility of new development with adjacent existing buildings
- Enhance quality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



The Heart of our City

22.3.1 Buildings

- Ensure buildings are compatible with or complementary to adjacent developments in terms of height, density, and design. The tallest and densest developments are to be located at the intersection of Johnston and North Bluff Roads, with heights and densities decreasing to the south and west as outlined in Figures 8 and 9. Vary heights, rooflines, and massing to minimize impacts to views and solar exposure enjoyed by adjacent buildings and open spaces.
- Set buildings back from the property line at least 3 metres, with a further stepping above the second or third floor in mixed use areas and above the fourth floor in residential areas. Consider an additional step back above the seventh floor. Tower portions of all buildings should be slim and be set back a minimum of 3 metres from the edge of the podium level to minimize view impacts and shading, and to facilitate a minimum separation of 30 metres between towers.
- Create visual interest with architectural details. Incorporate windows, doors, bay windows, porches, setbacks, and vary colours, massing, and materials. Non-street facing elevations shall be treated with the same architectural details as the street facing elevations.
- 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.
- Address all street edges on properties fronting multiple streets or public walkways. Orient buildings toward intersections or design independent frontages along both intersecting streets, and incorporate windows, doorways, landscaping, and architectural detailing along all street frontages and walkways.
- 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.



Guidelines a and b: Decreasing heights and densities moving from the Town Centre to the Lower Town Centre, 30 metre tower separations, and stepping building forms



Guidelines d, j, and h: Ground-oriented units, entrances directly off of and level with the sidewalk, natural materials, and private outdoor space



Guidelines c, d, g and k: Windows and colour variations along the front elevation, weather protection above the entrance level with the sidewalk, and projecting signage

- g. Maximize transparency in commercial areas through extensive use of glazing at grade level, and consider use of mullions and frames to create character and visual interest. Reflective glass or other similar material on the ground floor façade of any building facing a street will not be accepted.
- h. Provide common outdoor amenity spaces for residents in mixed use and residential buildings. Shared roof decks with gardens are encouraged where appropriate. Incorporate dining and seating areas with outdoor cooking facilities, play areas for children, areas for air-drying laundry, communal vegetable gardens, and appropriate landscaping. Provide each apartment unit with a private outdoor space, such as a balcony or ground level patio, where possible. Provide ground floor units with a semi-private front patio. Incorporating green-roofs to manage stormwater, reduce urban heat island effect, and contribute to biodiversity is encouraged.
- i. Follow passive solar design principles and orient and site buildings to maximize views to the waterfront. Design roofs to maximize opportunities for solar collection in winter and control solar gain on south-facing facades by blocking high-angle sun in summer. Alternatively, provide operable shading devices or window overhangs to control summer solar gain. Maximize passive ventilation and passive cooling through building orientation.
- j. Incorporate west coast design elements with the use of natural materials, including brick, stone, concrete, exposed heavy timber, and/or steel. Vinyl siding and stucco will not be considered for cladding. Use rich natural tones which reflect the natural landscape and seascape as the dominant colours, with brighter colours used only as accents.
- 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.



Guidelines d and e: Mixed-use development addressing both street frontages, with entrances and weather protection along both streets



Guideline f: Facade articulation and narrow store fronts with entrances at regular intervals



Guideline k: Commercial projecting signs

22.3.2 Pedestrian Realm and Landscape

- Site new development back from the intersection of Johnston Road and North Bluff Road to create a “Gateway” to the City. Design this space as a plaza and incorporate public art and/or a Town Centre welcome feature or sign.
- Create a “Heart” in the Town Centre by setting buildings back on all four corners at the intersection of Johnston Road and Russell Avenue and building a Central Plaza or Park in the block bounded by North Bluff Road, Russell Avenue, Johnston Road, and Foster Street. Enhance these public spaces with public art and opportunities for programmed uses.
- Provide continuous commercial frontage along both sides of Johnston Road, and allow additional street-front commercial along North Bluff Road and portions of Thrift and Russell Avenues adjacent to Johnston Road. Bicycle parking adjacent to retail entrances is encouraged.
- Improve the public realm along Johnston Road in accordance with the results of the Johnston Road Upgrade. Widen sidewalks throughout the Town Centre (minimum 1.8-2.5 metres), and install ornamental street lamps and street furniture. Provide space for patios adjacent to commercial retail frontages. Curb let-downs are to be designed to accommodate wheelchair and scooter movement.
- Provide consistency with street trees, plant materials, street furniture, and other aspects of the public realm to create cohesive streetscapes. Incorporate public art in both the public and private realm that is reflective of the local landscape and heritage.
- Site buildings to create outdoor public spaces and through-block walking connections, as these spaces create opportunities for a variety of pedestrian-oriented activities and uses. Special attention should be paid to establishing linear park connections from Russell Avenue north and Johnston Road west to the Central Plaza/Park, and west from the intersection at Russell Avenue and Foster Street to Centennial Park.



Guideline a: Setting buildings back from the corner of North Bluff Road and Johnston Road creates a plaza with public art and a gateway feature or sign



Guidelines b and f: Building siting creates a fine-grained network of pathways, parks, and open spaces



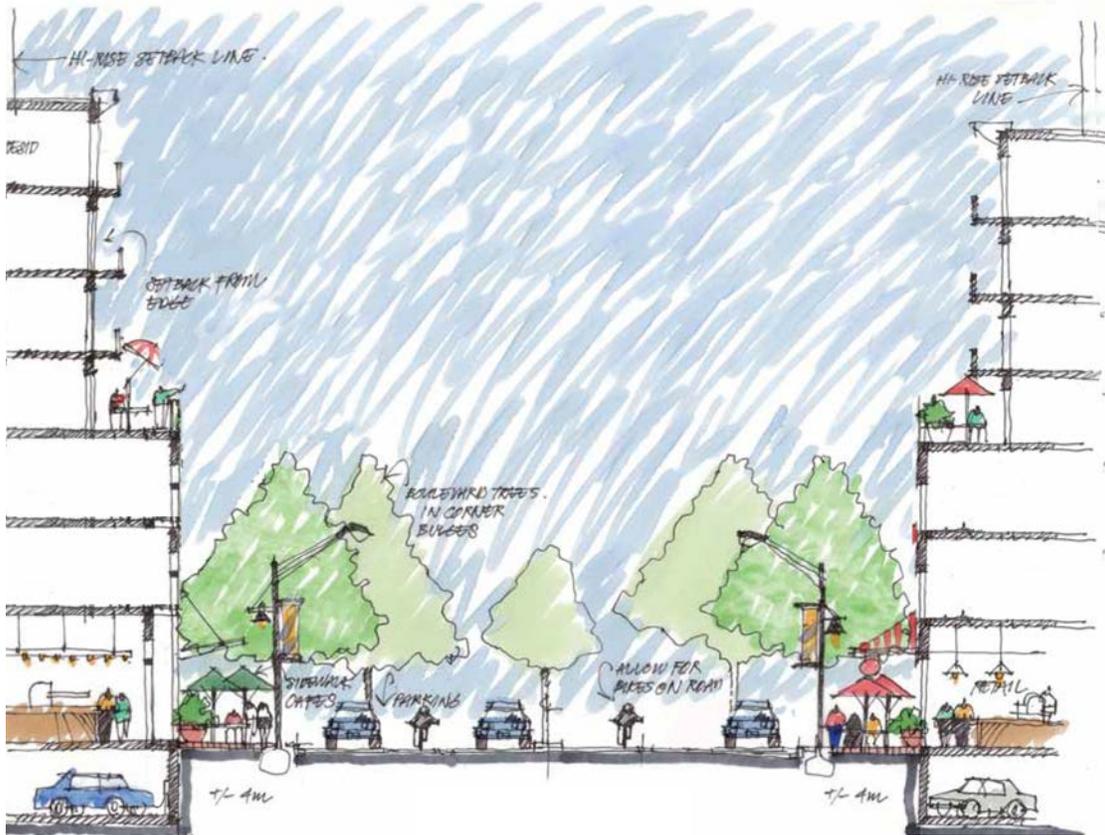
- g. Use light coloured reflective paving materials such as white asphalt or concrete for paths, driveways, and parking areas to reduce heat absorption and urban heat island effect. Ensure all areas not covered by buildings, structures, roads, and parking areas are landscaped. Use landscaping to establish transitions from public to private areas.
- h. Increase the quantity, density, and diversity of trees planted in the Town Centre, with both deciduous and coniferous tree species. Ensure all trees are planted with sufficient soil volume, using soil cells where appropriate, and incorporate diverse native shrub layers below trees to intercept stormwater. Landscape design should employ CPTED safety principles.
- i. Select trees that will maximize passive solar gain, natural ventilation, and natural cooling, and increase the entry of natural light into buildings. Maximize the use of drought tolerant and native species requiring minimal irrigation. Use lawn alternatives such as groundcovers or sedums to limit watering requirements and increase biodiversity. The planting of hedges directly adjacent to sidewalks is discouraged, unless they are screening a garbage/recycling area.
- j. Incorporate Low Impact Development Techniques for stormwater management, where appropriate and in accordance with the City's Integrated Storm Water Management Plan (ISWMP). This includes but is not limited to bio-swales, cisterns, and permeable paving. Narrower lanes/access roads and the use of porous asphalt are encouraged.
- k. 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.



Guideline c: Street-level commercial development focused along Johnston Road, with residential development focused at the west side of the Town Centre



Guidelines f, h, and i: Through-block pedestrian connections provide a variety of pedestrian routes, public spaces create opportunities to gather, and trees provide shade



Section showing mixed-use building step-backs, parking, and pedestrian realm along Johnston Road.



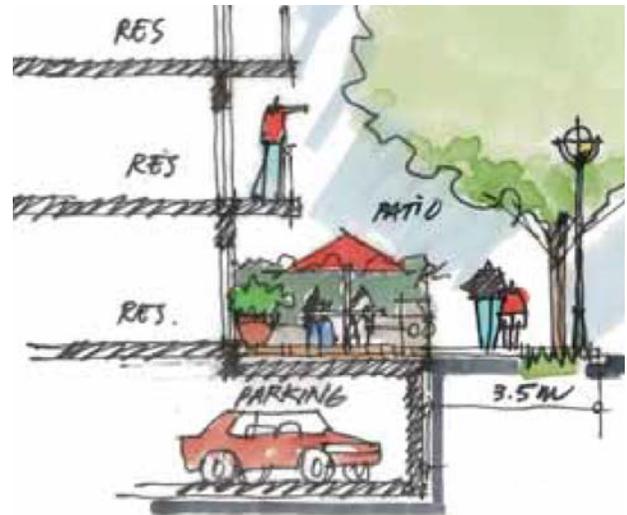
Section showing residential step-backs, parking, pedestrian realm and use of street fronting outdoor amenity spaces.

22.3.3 Parking and Functional Elements

- a. Locate parkade entrances at the rear or side of buildings where possible, separate from pedestrian entrances. If a parkade entrance faces a street, it shall be subordinate to the pedestrian entrance in terms of size, prominence on the streetscape, location, and design emphasis. The use of landscaping to screen and soften the appearance of the parkade entrance is encouraged. Access ramps must be designed with appropriate sight lines and incorporate security features.
- 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.
- c. Provide sufficient space for garbage, recycling, and composting within parkades. These areas are to be located so that they are convenient for users and accessible for waste/recycling/compost collection and removal. Loading areas must also be incorporated within buildings wherever possible.
- d. Locate mechanical equipment to minimize exposure to the street and nearby buildings. Screening of rooftop mechanical equipment must be integrated into the overall architectural form of the building, and be designed to dampen noise where required.



Guideline a: Parkade entrance softened by landscaping



Guideline b: Below grade, off-street parking

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22.4 Lower Town Centre Development Permit Area

The objectives of this Development Permit Area are to:

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



Local Life and Culture

22.4.1 Buildings

- a. Ensure buildings are compatible with or complementary to adjacent developments in terms of height, density, and design, with height transitions as outlined in Figure 9. Vary heights, rooflines, and massing to minimize impacts to views and solar exposure enjoyed by adjacent buildings and open spaces.
- b. Set buildings back from the property line at least 3 metres to provide enough space for front patios next to the sidewalk in mixed-use areas and landscaped front gardens in residential areas. A further setback above the second or third floor along Johnston Road is also required. Tower portions of all buildings should be slim and be set back a minimum of 3 metres from the edge of the podium level to minimize view impacts and shading, and to facilitate a minimum separation of 30 metres between towers.
- c. Create visual interest and comfort for pedestrians along all elevations with architectural details. Incorporate windows, doors, bay windows, porches, setbacks, and vary colours, massing, and materials. Non-street facing elevations shall be treated with the same architectural details as the street facing elevations.
- d. Ensure main entrances of residential and mixed-use buildings are level with the sidewalk. Entrances shall be clearly identifiable, and weather protection with overhangs and awnings shall be provided over all entrances and along all commercial frontages. Residential units on the ground floor should be ground-oriented with entrances directly off of the street.
- e. Address all street edges on properties fronting multiple streets or public walkways. Orient buildings toward intersections or design independent frontages along both intersecting streets, and incorporate windows, doorways, landscaping, and architectural detailing along all street frontages and walkways.
- f. Provide articulation to break up building mass and to establish a rhythm along the street front in commercial areas. Ground-level commercial spaces should reflect traditional patterns of diverse, small-scale retail with storefronts of approximately ten metres wide. Include no more than six contiguous units fronting a given street without incorporating architectural elements.



Guideline a and e: Addressing both street frontages and stepping down and back to create a smoother transition to the adjacent, lower density residential area



Guidelines d and e: Mixed-use development addressing both street frontages, with entrances and weather protection along both streets



Guidelines a, b and h: Buildings are set back from the property line to allow for patio spaces at the sidewalk, with additional stepping above to create outdoor spaces and lessen view and shading impacts

- g. Maximize transparency in commercial areas through extensive use of glazing at grade level, and consider use of mullions and frames to create character and visual interest. Reflective glass or other similar material on the ground floor façade of any building facing a street will not be accepted.
- h. Provide common outdoor amenity spaces for residents in mixed use and residential buildings. Shared roof decks with gardens are encouraged where appropriate. Incorporate dining and seating areas with outdoor cooking facilities, play areas for children, areas for air-drying laundry, communal vegetable gardens, and appropriate landscaping. Provide each apartment unit with a private outdoor space, such as a balcony or ground level patio, where possible. Provide ground floor units with a semi-private front patio. Incorporating green-roofs to manage stormwater, reduce urban heat island effect, and contribute to biodiversity is encouraged.
- i. Follow passive solar design principles and orient and site buildings to maximize views to the waterfront. Design roofs to maximize opportunities for solar collection in winter and control solar gain on south-facing facades by blocking high-angle sun in summer. Alternatively, provide operable shading devices or window overhangs to control summer solar gain. Maximize passive ventilation and passive cooling through building orientation.
- j. Incorporate west coast design elements with the use of natural materials, including brick, stone, concrete, exposed heavy timber, and/or steel. Vinyl siding and stucco will not be considered for cladding. Use rich natural tones which reflect the natural landscape and seascape as the dominant colours, with brighter colours used only as accents.
- 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.



Guideline f: Facade articulation and narrow store fronts with entrances at regular intervals



Guidelines c and h: Creating visual interest with varied massing, windows, and landscaped areas, and common outdoor space for residents



Guideline g and k: Transparency, mullions and frames, and projecting signs create visual interest at the pedestrian scale. Image: La Citta Vita

22.4.2 Public Realm and Landscape

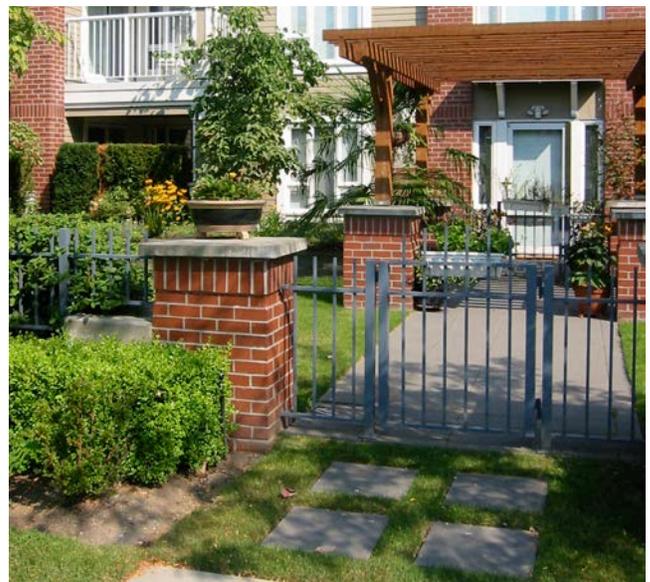
- a. Provide continuous commercial frontage along Johnston Road and Pacific Avenue. Bicycle parking adjacent to retail entrances is encouraged.
- b. Improve the public realm with widened sidewalks throughout the Lower Town Centre (minimum 1.8-2.5 metres). Install ornamental street lamps and street furniture and provide space for patios adjacent to commercial frontages. Curb let-downs are to be designed to accommodate wheelchair and scooter movement.
- c. Provide consistency with street trees, plant materials, street furniture, and other aspects of the public realm to create cohesive streetscapes. Incorporate public art in both the public and private realm that is reflective of the local landscape and heritage.
- d. Site buildings to create outdoor public spaces and through-block walking connections, creating opportunities for a variety of pedestrian-oriented activities and uses. Special attention should be paid to establishing destination or gathering space at Five Corners. Enhance these public spaces with public art and opportunities for programmed uses.
- e. Use light coloured reflective paving materials such as white asphalt or concrete for paths, driveways, and parking areas to reduce heat absorption and urban heat island effect. Ensure all areas not covered by buildings, structures, roads, and parking areas are landscaped. Use landscaping to establish transitions from public to private areas.
- f. Increase the quantity, density, and diversity of trees planted in the Lower Town Centre, with both deciduous and coniferous tree species. Ensure all trees are planted with sufficient soil volume, using soil cells where appropriate, and incorporate diverse native shrub layers below trees to intercept stormwater. Landscape design should employ CPTED principles.



Guidelines b and d: Wide sidewalks and an outdoor public space with seating and dining areas

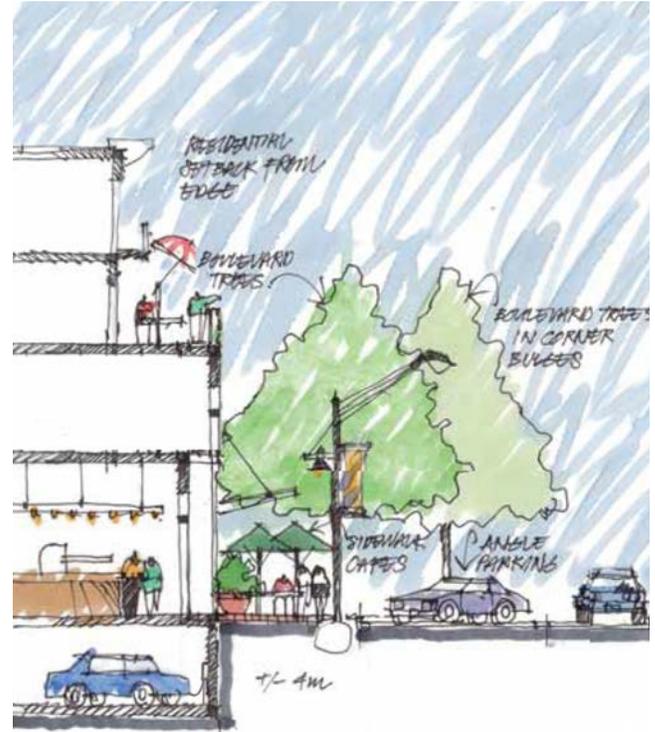


Guideline i: Duckbill lighting is used to highlight signs and building entrances in retail areas



Guideline e: Landscaping elements establish a transition from public to private spaces

- g. Select trees that will maximize passive solar gain, natural ventilation, and natural cooling, and increase the entry of natural light into buildings. Maximize the use of drought tolerant and native species requiring minimal irrigation. Use lawn alternatives such as groundcovers or sedums to limit watering requirements and increase biodiversity. The planting of hedges directly adjacent to sidewalks is discouraged, unless they are screening a garbage/recycling area.
- h. Incorporate Low Impact Development Techniques for stormwater management, where appropriate and in accordance with the City's Integrated Storm Water Management Plan (ISWMP). This includes but is not limited to bio-swales, cisterns, and permeable paving. Narrower lanes/access roads and the use of porous asphalt are encouraged.
- i. Provide sufficient on-site illumination for pedestrian/vehicle safety and good exposure for retail uses. Light facades and highlight building entrances, and avoid "light spill" onto adjacent properties. The use of lighting systems that are powered by renewable energy, such as solar-power, are encouraged.



This section shows a mixed-use building step-back above the 2nd storey, and continuous street-oriented commercial frontage with weather protection over entrances. Street improvements create a cohesive streetscape with furnishings as well as patio spaces. Short term parking is provided on the street, and long term parking is provided underground.



This section shows 4-storey residential apartments. Entrances are level with the sidewalk and ground floor units are ground-oriented with semi-private patio spaces defined by low shrubs and low fences. Residential parking is provided underground. Shared rooftop amenity spaces and balconies are encouraged.

22.4.3 Parking and Functional Elements

- a. Locate parkade entrances at the rear or side of buildings where possible, separate from pedestrian entrances. If a parkade entrance faces a street, it shall be subordinate to the pedestrian entrance in terms of size, prominence on the streetscape, location, and design emphasis. The use of landscaping to screen and soften the appearance of the parkade entrance is encouraged. Access ramps must be designed with appropriate sight lines and incorporate security features.
- b. Provide all off-street parking below grade or enclosed within a building, with the exception of some visitor parking spaces 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.
- c. Provide sufficient space for garbage, recycling, and composting within parkades. These areas are to be located so that they are convenient for users and accessible for waste/recycling/compost collection and removal. Loading areas must also be incorporated within buildings wherever possible.
- d. Locate mechanical equipment to minimize exposure to the street and nearby buildings. Screening of rooftop mechanical equipment must be integrated into the overall architectural form of the building, and be designed to dampen noise where required.



Guideline a: Parking entrances are designed to be discrete and softened by landscape.

22.5 Waterfront Development Permit Area

The objectives of this Development Permit Area are to:

- Reinforce the Waterfront as a seaside village unique within the region
- 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 and water and reduce GHGs
- Enhance the unique waterfront environment



The Soul of Our Community

22.5.1 Buildings

- a. Ensure buildings are compatible with or complementary to adjacent developments in terms of height, density, and design. Vary heights, rooflines, and massing to minimize impacts to views and solar exposure enjoyed by adjacent buildings and open spaces.
- b. Set buildings back from the property line at least 1.5-2.5 metres to provide enough space for front patios next to the sidewalk in mixed use areas and landscaped front gardens in residential areas. Provide further step back above the second floor. The ground floor in residential developments along Marine Drive shall be designed as flex-space for potential future use as retail or office space.
- c. Create visual interest and comfort for pedestrians along all elevations with architectural details. Incorporate windows, doors, bay windows, porches, setbacks, and vary colours, massing, and materials. Non-street facing elevations shall be treated with the same architectural details as the street facing elevations.
- d. Ensure main entrances of residential and mixed-use buildings are level with the sidewalk. Entrances shall be clearly identifiable, and weather protection with overhangs and awnings shall be provided over all entrances and along all commercial frontages. Residential units on the ground floor should be ground-oriented with entrances directly off of the street.
- e. Address all street edges on properties fronting multiple streets or public walkways. Orient buildings toward intersections or design independent frontages along both intersecting streets, and incorporate windows, doorways, landscaping, and architectural detailing along all street frontages and walkways.
- f. Provide articulation to break up building mass and to establish a rhythm along the street front in commercial areas. Ground-level commercial spaces should reflect traditional patterns of diverse, small-scale retail with storefronts of approximately ten metres wide. Include no more than six contiguous units fronting a given street without incorporating architectural elements.



Guidelines b and d: Patio spaces contribute to making the Waterfront a full day destination, with entrances level with the sidewalk to support a barrier free environment



Guideline b, c, and d: Vibrant accent colours help create a welcoming streetscape, with a streetside patio under awnings



Guideline j: Natural materials with rich colours and bold patterns as accents

- g. Maximize transparency in commercial areas through extensive use of glazing at grade level, and consider use of mullions and frames to create character and visual interest. Reflective glass or other similar material on the ground floor façade of any building facing a street will not be accepted.
- h. Provide common outdoor amenity spaces for residents in mixed-use and residential buildings. Shared roof decks with views to the waterfront and other amenities are encouraged where appropriate. Incorporate dining and seating areas with outdoor cooking facilities, play areas for children, areas for air-drying laundry, communal vegetable gardens, and appropriate landscaping. Provide each apartment unit with a private outdoor space where possible. Incorporating green-roofs to manage stormwater, reduce urban heat island effect, and contribute to biodiversity is encouraged.
- i. Follow passive solar design principles and orient and site buildings to maximize views to the waterfront. Design roofs to maximize opportunities for solar collection in winter and control solar gain on south-facing facades by blocking high-angle sun in summer. Alternatively, provide operable shading devices or window overhangs to control summer solar gain. Maximize passive ventilation and passive cooling through building orientation.
- j. Incorporate west coast design elements with the use of natural materials, including brick, stone, concrete, exposed heavy timber, and/or steel. Vinyl siding and stucco will not be considered for cladding. Use rich natural tones which reflect the natural landscape and seascape as the dominant colours, with brighter colours used only as accents.
- 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.



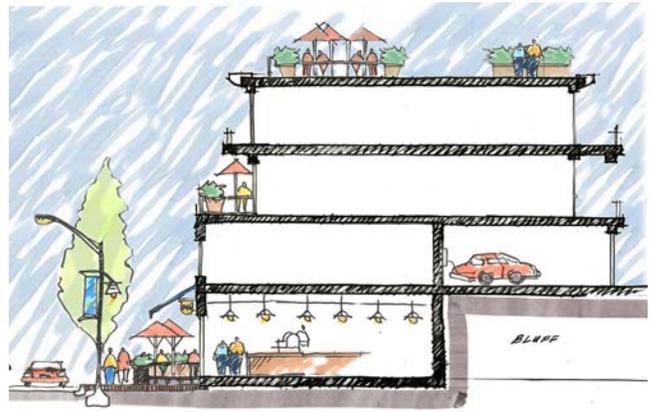
Guideline d and k: Varied massing creates visual interest, entrances are level with the sidewalk, and signage contributes to the vibrant character of the architecture and setting



Guideline g and k: Projecting signs and windows with mullions and frames create visual interest

22.5.2 Public Realm and Landscape

- a. Provide continuous commercial frontage along Marine Drive between Oxford and Foster Streets and between Balsam and Maple Streets. Residential developments in other areas along Marine Drive should incorporate flex spaces at grade level that will allow for future conversion for use as retail or office space. Bicycle parking adjacent to retail entrances is encouraged.
- b. Improve the public realm with widened sidewalks along Marine Drive (minimum 1.8 metres). Install ornamental street lamps and street furniture and provide space for patios adjacent to commercial frontages. Curb let-downs are to be designed to accommodate wheelchair and scooter movement.
- c. Provide consistency with street trees, plant materials, street furniture, and other aspects of the public realm to create cohesive streetscapes. Incorporate public art in both the public and private realm that is reflective of the local landscape and heritage.
- d. Site buildings to enhance potential public spaces in unopened road ends (Hill Walks) and north-south pedestrian connections to and from the Waterfront. Enhance these public areas with public art and opportunities for programmed uses.
- e. Use light coloured reflective paving materials such as white asphalt or concrete for paths, driveways, and parking areas to reduce heat absorption and urban heat island effect. Ensure all areas not covered by buildings, structures, roads, and parking areas are landscaped. Use landscaping to establish transitions from public to private areas.
- f. Plant both deciduous and coniferous tree species, and ensure all trees are planted with sufficient soil volume using soil cells where appropriate, Incorporate diverse native shrub layers below trees to intercept stormwater. Landscape design should employ CPTED safety principles.
- g. 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.



Guidelines a and b: Commercial frontages create a destination and add to the vibrancy of Marine Drive, with widened sidewalks improving the pedestrian experience



Guidelines a and b: Continuous commercial frontage with awnings and seating areas, and widen sidewalks
Image: La Citta Vita



Guideline c: Public art should reflect and build upon a sense of place
Image: Bernard Spragg

- h. 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.
- i. Provide sufficient on-site illumination for pedestrian/vehicle safety and good exposure for retail uses. Light facades and highlight building entrances, and avoid “light spill” onto adjacent properties. The use of lighting systems that are powered by renewable energy, such as solar-power, are encouraged.



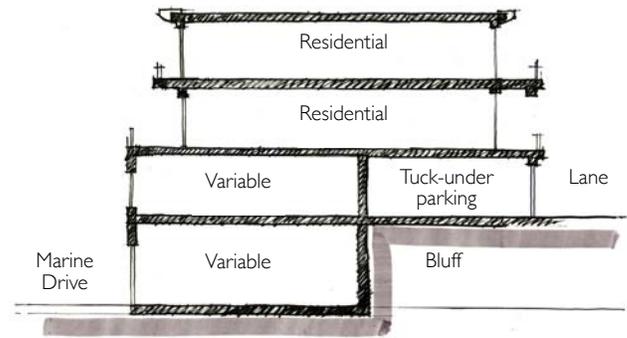
Guideline h: Areas not covered by paving are landscaped, with a diverse, native, drought tolerant shrub layer

22.5.3 Parking and Functional Elements

- a. Locate parkade entrances at the rear or side of buildings where possible, separate from pedestrian entrances. Avoid vehicular access from Marine Drive unless no other option is available. If a parkade or garage entrance faces a street, it should 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 or garage entrance is encouraged. Access ramps must be designed with appropriate sight lines and incorporate security features.
- 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.
- c. Provide sufficient space for garbage, recycling, and composting within parkades. These areas are to be located so that they are convenient for users and accessible for waste/recycling/compost collection and removal. Loading areas must also be incorporated within buildings wherever possible.
- d. Locate mechanical equipment to minimize exposure to the street and nearby buildings. Screening of rooftop mechanical equipment must be integrated into the overall architectural form of the building, and be designed to dampen noise where required.



Guideline a: Parking entrances are designed to be discrete and softened by landscape.



Guideline a: Build into bluff to create second storey tuck-under parking where possible

22.6 Multi-Family Development Permit Area

The objectives of this Development Permit Area are to:

- Establish an attractive, comfortable, 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
- Enhance the character of the built environment and public realm in the City of White Rock



Life Near the Centre

22.6.1 Buildings

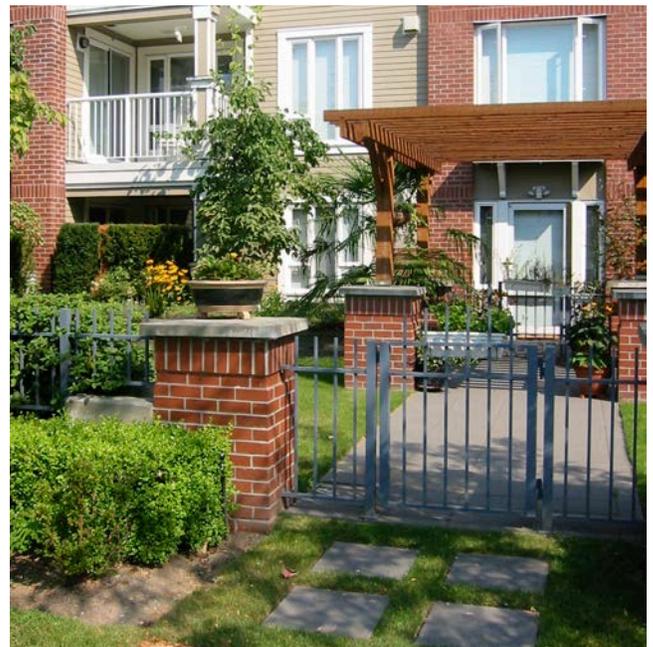
- a. Ensure buildings are compatible with or complementary to adjacent developments in terms of height, density, and design, with height transitions as outlined in Figure 9 in applicable areas. Vary heights, rooflines, and massing to minimize impacts to views and solar exposure enjoyed by adjacent buildings and open spaces.
- b. Set buildings back from the property line at least 3 metres to provide enough space for gardens and shade trees in the front yard. Include a further step back above the fourth floor and consider an additional step back above the seventh floor. Tower portions of all buildings should be slim and be set back a minimum of 6 metres from the edge of the podium level to minimize view impacts and shading and to facilitate a minimum tower separation of 30 metres.
- c. Create visual interest and comfort for pedestrians along all elevations with architectural details. Incorporate windows, doors, bay windows, porches, setbacks, and vary colours, massing, and materials. Townhouse developments are encouraged to provide for individuality from site to site and unit to unit, and to vary the front set-back between units. Non-street facing elevations shall be treated with the same architectural details as the street facing elevations.
- d. Ensure the main entrances of residential apartment buildings are level with the sidewalk to create a barrier free environment for aging in place. Townhouses may have elevated patios and entrances. Entrances shall be clearly identifiable, and weather protection with overhangs and awnings shall be provided over all entrances. Residential units on the ground floor should be ground-oriented.
- e. Address all street edges on properties fronting multiple streets or public walkways. Orient buildings toward intersections or design independent frontages along both intersecting streets, and incorporate windows, doorways, landscaping, and architectural detailing along all street frontages and walkways.



Guideline a and e: Addressing both street frontages and stepping down and back to create a smoother transition to the adjacent, lower density residential area



Guideline a and c: Materials, roof lines and front entrances create visual interest and soften transitions between multi-family development areas and single family areas

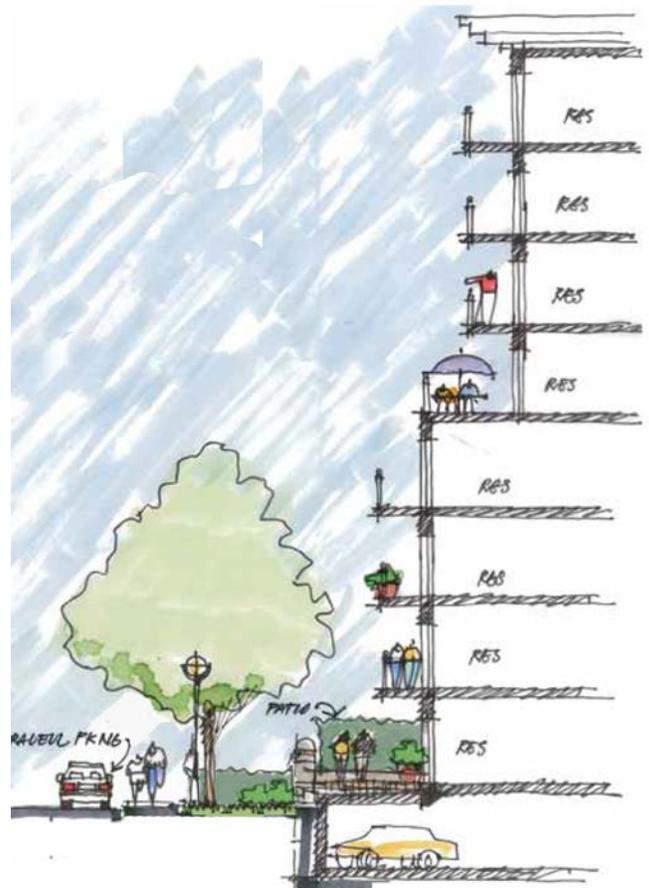


Guideline d: Ground-oriented residential units

- f. Provide articulation to break up building mass and to establish a rhythm along the street front in commercial areas. Ground-level commercial spaces should reflect traditional patterns of diverse, small-scale retail with storefronts of approximately ten metres wide. Include no more than six contiguous units fronting a given street without incorporating architectural elements.
- g. Provide shared outdoor amenity spaces for residents in mixed-use and residential buildings. Shared roof decks with gardens are encouraged where appropriate. Incorporate dining and seating areas with outdoor cooking facilities, play areas for children, areas for air-drying laundry, communal vegetable gardens, and appropriate landscaping. Provide each residential 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.
- h. 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.
- i. 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.
- j. 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.
- k. Blocks of side-by-side townhouses are limited to a maximum of eight contiguous units. Lot consolidation to allow for street-fronting townhouse developments are encouraged.



Guidelines c and i: Massing and natural materials are varied to break up the building front and create visual interest



Guidelines b and g: Section showing apartment stepped apartment building form and outdoor amenity spaces

22.6.2 Public Realm and Landscape

- 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.
- b. Provide consistency with street trees, plant materials, street furniture, and other aspects of the public realm to create cohesive streetscapes. Incorporate public art in both the public and private realm that is reflective of the local landscape and heritage.
- c. Site buildings to create through-block walking connections. These will create opportunities for a variety of pedestrian-oriented activities and a finer-grained street grid. Special attention should be paid to establishing a linear park connection between the Town Centre and Centennial Park. Enhance these public spaces with public art and opportunities for programmed uses.
- d. 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.
- e. Increase the quantity, density, and diversity of trees planted. 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 safety principles.
- f. 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.
- g. Incorporate Low Impact Development Techniques for stormwater management, where appropriate and in accordance with the City's 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.



Guidelines c and h: A pedestrian pathway through a development, with lighting



Guideline d: Areas not covered by paving are landscaped, with a diverse, native, drought tolerant shrub layer



Guideline g: On-site, natural stormwater management
Image: La Citta Vita.

- h. 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.



Guideline c: Permeable pavers
Image: Center for Watershed Protection Inc.

22.6.3 Parking and Functional Elements

- 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. 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.
- c. 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.
- d. 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.
- e. 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.



Guideline a: Parking entrances are designed to be discrete and softened by landscape

22.7 Neighbourhood Commercial Development Permit Area

The objectives of this Development Permit Area are to:

- Encourage complete neighbourhoods with attractive, comfortable, well-connected, pedestrian-oriented environments
- Ensure the compatibility of new development with adjacent existing buildings
- Enhance quality of life
- Conserve energy and water and reduce GHGs
- Enhance the character of the built environment and public realm in the City of White Rock



Neighbourhood Hubs

22.7.1 Buildings

- a. Ensure buildings are compatible with or complementary to adjacent developments in terms of height, density, and design. Vary heights, rooflines, and massing to minimize impacts to views and solar exposure enjoyed by adjacent buildings and open spaces.
- b. Ensure commercial space is located in a highly visible location on the ground floor. Residential and retail entrances shall be clearly distinguished between, and weather protection 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.
- c. Create visual interest and comfort for pedestrians along all elevations with architectural details. Incorporate windows, doors, bay windows, porches, setbacks, and vary colours, massing, and materials. Non-street facing elevations shall be treated with the same architectural details as the street facing elevations. Ensure all main entrances are level with the sidewalk.
- d. Address all street edges on properties fronting multiple streets or public walkways. Orient buildings toward intersections or design independent frontages along both intersecting streets, and incorporate windows, doorways, landscaping, and architectural detailing along all street frontages and walkways.
- e. Optimize opportunities for creating through-block walking connections during site planning, and provide walkways, stairs, and other pedestrian pathways where possible.
- f. Maximize transparency in the commercial portion of the development 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.



Guideline b and c: Retail and residential entrances and uses are clearly distinguished through entry treatment and architectural articulation.



Guidelines b and d: Mixed-use development addressing both street frontages, with entrances and weather protection along both streets



Guidelines b, g, and i: Ground-oriented units, entrances directly off of and level with the sidewalk, natural materials, and private outdoor space

g. Provide common outdoor amenity spaces for residents where possible. Shared roof decks with gardens are encouraged where appropriate. Incorporate dining and seating areas with outdoor cooking facilities, play areas for children, areas for air-drying laundry, communal vegetable gardens, and appropriate landscaping. Provide each apartment and/or townhouse unit with a semi-private outdoor space, such as a balcony or ground level patio, where possible. Incorporating green-roofs to manage stormwater, reduce urban heat island effect, and contribute to biodiversity is encouraged.

h. 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.

i. 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.

j. 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.



Guideline j: Commercial projecting signs are scaled to the pedestrian and are designed to complement the architecture of the building



Guideline h: Transparency in commercial spaces
Image: Brew Books

22.7.2 Public Realm and Landscape

- a. Site buildings to create a gathering or patio space on the property. These spaces will create opportunities for a variety of retail-oriented activities and local gathering spaces. Retractable awnings, pergolas, or other overhead structures for weather protection are encouraged for outdoor seating areas. Enhance these public spaces with public art and opportunities for programmed uses. Use landscaping to ensure privacy of residential units and outdoor spaces from public outdoor amenity spaces associated with the retail use.
- b. Use light coloured reflective paving materials such as white asphalt or concrete for paths, driveways, and parking areas to reduce heat absorption and urban heat island effect. Ensure all areas not covered by buildings, structures, roads, and parking areas are landscaped. Use landscaping to establish transitions from public to private areas.
- c. 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.
- d. 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.
- e. Incorporate Low Impact Development Techniques for stormwater management, where appropriate and in accordance with the City's 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.
- f. 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.



Guideline a: Outdoor patio seating areas defined by landscape edges and screened from adjacent residential uses



Guideline f: Lighting is used to highlight signs and building entrances while avoiding light-spill onto residential uses
Image: Wine Country Media



Guidelines c and d: Areas not covered by paving are landscaped, with a diverse, native, drought tolerant shrub layer

22.7.3 Parking and Functional Elements

- a. Locate vehicular accesses at the rear or side of buildings where possible, separate from pedestrian entrances. Provide vehicular access from the lane or a single shared driveway from the street when no lane exists. If a parkade or garage 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 or garage entrance is encouraged. Access ramps must be designed with appropriate sight lines and incorporate security features.
- b. Provide off-street parking below grade or enclosed within a building where possible, with the exception of some visitor parking spaces short-term commercial parking spaces. Ensure buildings are accessible from parkades for those with mobility impairments.
- c. Provide sufficient space for garbage, recycling, and composting within parkades where possible. 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.
- d. Locate mechanical equipment to minimize exposure to the street and nearby buildings. Screening of rooftop mechanical equipment must be integrated into the overall architectural form of the building, and be designed to dampen noise where required.



Guideline a: Parking entrances are designed to be discrete and softened by landscape

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22.8 East Side Large Lot Infill Development Permit Area

The objectives of this Development Permit Area are to:

- Establish an attractive, comfortable, 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
- Enhance the character of the built environment and public realm in the City of White Rock



Living Near the Heart

22.8.1 Buildings

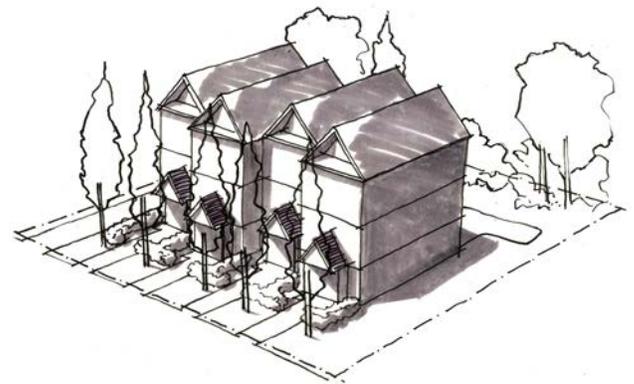
- a. Ensure buildings are compatible with or complementary to adjacent developments in terms of height, density, and design. New apartment and townhouse developments adjacent to Mature Neighbourhoods shall transition to compliment the height and scale of single family homes and create a streetscape that is reflective of a single family area.
- b. 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.
- c. 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. 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.
- d. Ensure main entrances of multi-unit 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 of multi-unit developments should be ground-oriented with entrances directly off of the street.
- e. Address all street edges on properties fronting multiple streets or public walkways. Orient buildings toward intersections or design independent frontages along both intersecting streets, and incorporate windows, doorways, landscaping, and architectural detailing along all street frontages and walkways.
- f. Provide articulation to break up building mass and to establish a rhythm along the street front in commercial areas. Ground-level commercial spaces should reflect traditional patterns of diverse, small-scale retail with storefronts of approximately ten metres wide. Include no more than six contiguous units fronting a given street without incorporating architectural elements.



Guideline d: Main entrances are level with the sidewalk, and residential units on the ground floor are ground-oriented.



Guideline a and c: Materials, roof lines and front entrances create visual interest and soften transitions between multi-family development areas and single family areas



Guidelines b and c: Varied setbacks for each townhouse unit provides articulation and identifies each dwelling unit

- g. Maximize transparency in commercial portions of mixed-use developments 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.
- h. 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.
- i. Follow passive solar design principles and orient and site buildings to maximize views to the waterfront. Design roofs to maximize opportunities for solar collection in winter and control solar gain on south-facing facades by blocking high-angle sun in summer. Alternatively, provide operable shading devices or window overhangs to control summer solar gain. Maximize passive ventilation and passive cooling through building orientation.
- j. Incorporate west coast design elements with the use of natural materials, including brick, stone, concrete, exposed heavy timber, and/or steel. Vinyl siding and stucco will not be considered for cladding. Use rich natural tones which reflect the natural landscape and seascape as the dominant colours, with brighter colours used only as accents.
- 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.
- 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.



Guidelines c and j Massing and natural materials are varied to break up the building front and create visual interest



Guidelines c and h: Creating visual interest with varied massing, windows, and landscaped areas, and common outdoor space for residents



Guidelines c and l: Varied materials and colours on each townhouse provides distinct character and rhythm along the street, pitched roofs and landscape contribute to the character, and blocks of townhouses are limited to eight

22.8.2 Public Realm and Landscape

- 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.
- 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.
- c. 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.
- d. 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.
- e. 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.
- f. 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.
- g. 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.



Guidelines c and h: A pedestrian pathway through a development, with lighting



Guideline d: Areas not covered by paving are landscaped, with a diverse, native, drought tolerant shrub layer



Guideline g: On-site, natural stormwater management
Image: La Citta Vita.



Guideline c: Permeable pavers
Image: Center for Watershed Protection Inc.

22.8.3 Parking and Functional Elements

- 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. 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.
- c. 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.
- d. 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.
- e. 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.



Guideline a: Parking entrances are designed to be discrete and softened by landscape



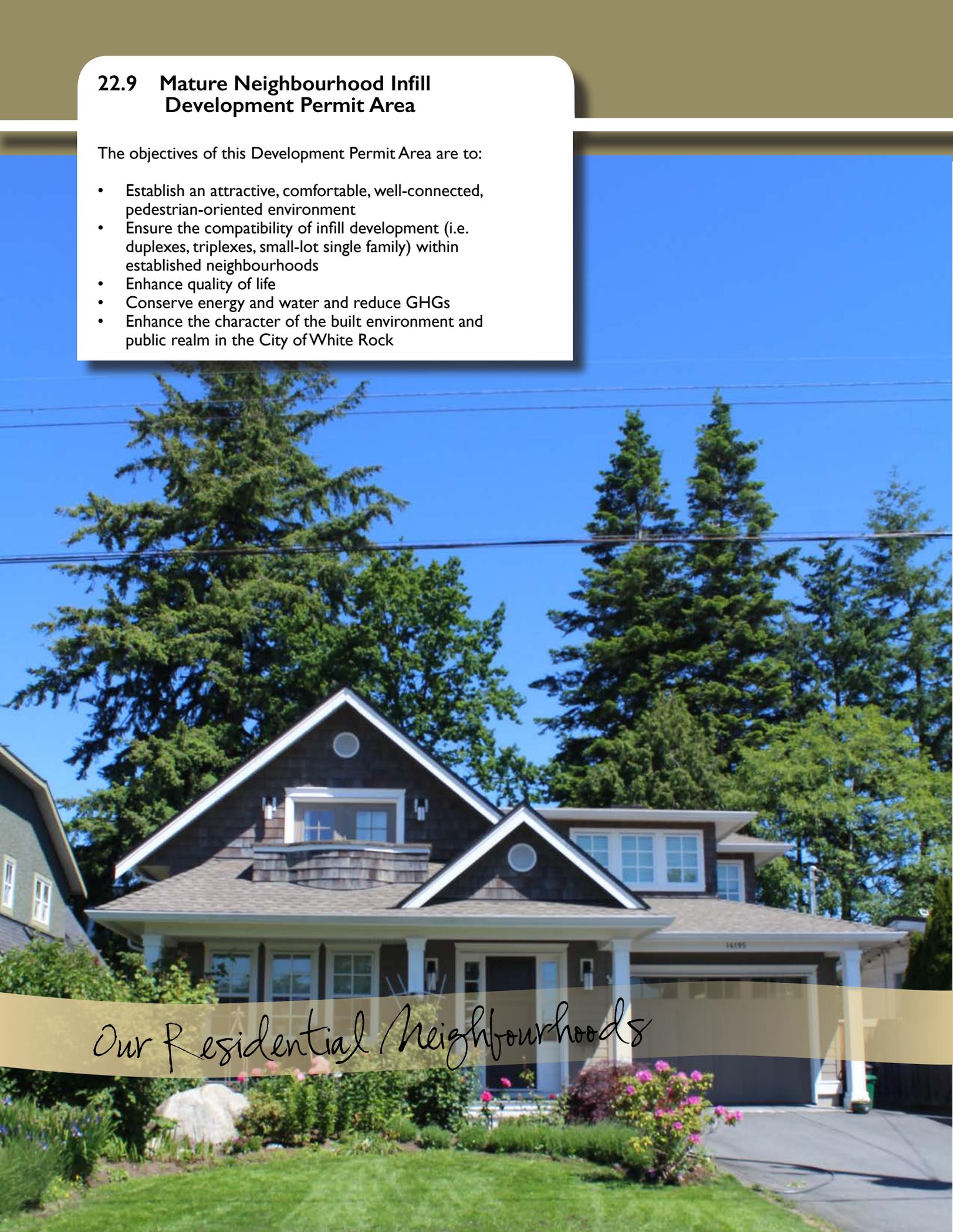
Guideline a: Internal vehicular access for a townhouse development, where laneway access is not available

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22.9 Mature Neighbourhood Infill Development Permit Area

The objectives of this Development Permit Area are to:

- Establish an attractive, comfortable, well-connected, pedestrian-oriented environment
- Ensure the compatibility of infill development (i.e. duplexes, triplexes, small-lot single family) within established neighbourhoods
- Enhance quality of life
- Conserve energy and water and reduce GHGs
- Enhance the character of the built environment and public realm in the City of White Rock



Our Residential Neighbourhoods

22.9.1 Buildings

- a. Ensure buildings are compatible with or complementary to adjacent developments in terms of height, density, and design.
- b. Consider alternatives to the traditional side-by-side duplexes and triplexes, such as front/rear and top/bottom layouts. 'Mirror-image' designs will not be permitted for single family dwellings, duplexes, or triplexes. Entrances shall be clearly identifiable, and weather protection with overhangs and awnings shall be provided over all entrances.
- c. Create visual interest with architectural details that break up the mass of the building and give each dwelling unit in a duplex or triplex its own visual identity. Open verandas and peaked roofs are encouraged for duplexes, triplexes, and small-lot single family development.
- d. Use a variety cladding colours and/or materials to avoid large, uniform expanses. Different cladding colours or materials can be used to differentiate between units in a duplex or triplex.
- e. Follow passive solar design principles for the orientation and siting of buildings. 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. Maximize passive ventilation and passive cooling through building orientation.
- f. 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.
- g. Ensure that garages do not dominate the front face of a building. If a garage 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 a garage is encouraged.



Guidelines a, b, and c: A top/bottom duplex with front veranda and balcony has a similar mass and form to a traditional single-detached home.



Guideline a, b, and c: Up/down duplexes, with parking at the rear and share pedestrian access to reduce paved area, reflect the established streetscape by incorporating pitched roofs, front porches, and similar materials and fenestration



Guideline b and d: Varied materials provide visual interest and give each unit distinct character

22.9.2 Public Realm and Landscape

- 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.
- 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.
- c. Use light coloured reflective paving materials such as white asphalt or concrete for paths and driveways to reduce heat absorption and urban heat island effect. Ensure all areas not covered by buildings, structures, and roads are landscaped. Incorporate shared pedestrian accesses where possible to minimize impervious areas.
- d. 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.
- e. 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.
- f. Use Low Impact Development Techniques for stormwater management, where appropriate, 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.



Guideline c: Areas not covered by paving are landscaped, with a diverse, native, drought tolerant shrub layer



Guideline f: On-site, natural stormwater management
Image: La Citta Vita.



Guideline f: Permeable pavers
Image: Center for Watershed Protection Inc.

22.9.3 Parking and Functional Elements

- a. Minimize paved areas with narrow, shared vehicular accesses. Separate accesses are considered for duplexes or triplexes that are located on corner lots or that have street and lane accesses.
- b. Provide sufficient space for garbage, recycling, and composting where appropriate. These areas are to be located so that they are convenient for users and accessible for waste/recycling/compost collection and removal.



Guideline a: Parking entrances are designed to be discrete and softened by landscape

23.0 Development Permit Areas (Environmental)

Guidelines for the following designated Development Permit Areas (DPAs) are intended to protect the natural environment, ecosystems, and biological diversity in White Rock.

23.1 Overview and Authority

The *Local Government Act* authorizes local governments to designate areas in the Official Community Plan for several purposes including the protection of the natural environment, its ecosystems and biological diversity. Pursuant to section 488(1)(e)(h)(i)(j) of the *Local Government Act*, the City designates the following Development Permit Areas to achieve objectives for the protection of the natural environment and its ecosystems and biological diversity:

- Environmental (Floodplain) Development Permit Area
- Environmental (Watercourse) Development Permit Area
- Environmental (Ravine Lands and Significant Trees) Development Permit Area

The properties subject to the above Environmental Development Permit Areas are identified on Schedule C. The following Sections outline the information that is required to be submitted by a property owner or applicant prior to any development on a property, including demolition, excavation, tree removal, and construction. Conditions of development and exemptions are also outlined. All definitions in the Province's *Riparian Areas Regulation* are applicable for the Environmental (Watercourses) Development Permit Area.

23.2 Development Permit Exemptions

The following activities occurring in an Environmental Development Permit Area shall be exempt from the development permit application process:

1. Emergencies – all actions to resolve emergency situation must be reported immediately to the Engineering and Municipal Operations and Development Services departments, as well as the appropriate Federal/Provincial authorities. A Development Permit is not required to authorize procedures to prevent, control, or reduce flooding, erosion, or other immediate threats to life or public or private property, including:
 - a. Emergency actions for flood protection, erosion protection, and clearing of obstructions;
 - b. Emergency works to prevent, repair, or replace public utilities;
 - c. Clearing of an obstruction from a culvert or drainage flow;
 - d. Repairs to safety fences;
 - e. Removal of a hazardous tree that presents a danger to the safety of persons or is likely to damage public or private property, as determined by an ISA Certified Tree Risk Assessor. A tree cutting permit will be required prior to removal.
2. Public Works & Services – the construction, repair and maintenance of works by the City or its authorized agents and contractors are exempt from the formal development approval process. However, development within Riparian Assessment Areas must be completed in accordance with a Riparian Areas Assessment.
3. Re-establishment of the Streamside Protection and Enhancement Area by planting native vegetation.
4. Removal of invasive non-native vegetation, provided that a vegetation management plan, prepared by a Qualified Environmental Professional, is provided to and approved by the City.
5. Existing approved developments, including previously approved Development Permits or variances still in effect that were approved prior to adoption of these policies. Modifications to these permits or variances may necessitate a new application.
6. Repairs and renovations to existing buildings and structures on existing foundations that involve no changes to the footprint of the building or structure.

23.3 Environmental (Floodplain) Development Permit Area

The purpose of this Development Permit Areas is to minimize damage in areas identified as having the potential for flood risk. To achieve this, the underside of the floor systems for habitable space in all buildings for residential occupancy shall be above the identified flood levels. All other development, including floor space ancillary to residential occupancies (such as parking areas) and floor space for commercial occupancies, may be permitted below the identified flood levels, provided that all electrical and mechanical equipment must be located above the identified flood levels. A Development Permit is not required for construction in accordance with these requirements. Development that is not consistent with these requirements is subject to the following conditions:

1. The applicants must submit stamped and sealed drawings for the building foundation from a qualified professional engineer. The foundation must be designed to prevent damage to habitable space in the event of a flood event.
2. The applicants must offer and enter into a covenant under Section 219 of the *Land Title Act* and agree to save harmless the City of White Rock in the event of damage to goods and materials by flood waters.
3. The applicants must submit a report from a qualified professional engineer indicating that the land may be used safely for the use intended, and that electrical and mechanical equipment can be safely located below the identified flood level (where applicable).
4. Exemptions may be considered on a site-by-site basis for repairs and minor alterations to existing buildings and structures, including minor additions which increase the building footprint by less than 10% or relocate habitable areas above the calculated flood level.

23.4 Environmental (Ravine Lands and Significant Trees) Development Permit Area

The purpose of this Development Permit Areas is to ensure the protection of healthy, mature stands of trees which are recognized for the important function they serve for the local eco-system. All development within the Environmental (Ravine Lands and Significant Trees) Development Permit Area is subject to the following conditions:

1. The applicants must submit a report from a Certified Arborist that identifies all trees on the subject property and adjacent lands that meet the minimum size requirements outlined in the City's Tree Management Bylaw. The report must indicate the species, health, structure, and size of each protected tree, and include a tree protection plan and a tree placement plan. Retention of mature, healthy trees and native vegetation and ground cover is a priority.
2. The applicants must submit an Erosion and Sediment Control Plan that shows how potential impacts to sensitive areas and nearby watercourses will be mitigated.
3. The applicants may be required to submit a geotechnical assessment, prepared by a Registered Geotechnical Engineer, in accordance with the current edition of the *Guidelines for Legislated Landslide Assessments for Proposed Residential Development in British Columbia*. Registration of a restrictive covenant pursuant to Section 219 of the *Land Title Act* may be required.
4. The applicants may be required to submit a plan detailing satisfactory building envelopes, with consideration of setback requirements and existing/proposed rights-of-way, easements, and restrictive covenants. Registration of a restrictive covenant pursuant to Section 219 of the *Land Title Act* may be required.
5. Council may, as part of a development permit, vary the property line setback or building height requirements of the Zoning Bylaw where it can be demonstrated that such variance is needed to facilitate the development proposal while attempting to satisfy the objective of preserving mature, healthy trees on the site. Innovative site designs which are in harmony with existing healthy, mature trees and other natural features are encouraged.
6. Building profiles should follow the natural topography of the site with as little change as possible to accommodate construction. Landscaping and replacement trees should be selected to compliment mature, healthy trees that will remain on the site.

23.5 Environmental (Watercourse) Development Permit Area

The purpose of this Development Permit Area is to protect and enhance riparian areas adjacent to streams and watercourses. All definitions in the Province's *Riparian Areas Regulation* are applicable, and all development within the Environmental (Watercourse) Development Permit Area is subject to the following conditions:

1. The applicants must submit a Riparian Areas Regulation Assessment, prepared by a Qualified Environmental Professional (QEP), as defined in the Provincial *Riparian Areas Regulation*. Confirmation that the Assessment has been received and accepted by the Ministry of Forest, Lands, and Natural Resource Operations is also required. Development must be consistent with the findings of the Riparian Areas Assessment, including but not limited to the Streamside Protection and Enhancement Area (SPEA).
2. The applicants must submit a tree assessment report, prepared by a Certified Arborist, that includes a tree protection/replacement plan. Retention of mature, healthy trees as well as native vegetation and ground cover is a priority. A vegetation management plan is required for planting proposed within a Riparian Assessment Area. Tree removal within a SPEA will only be permitted if the tree has been identified as a hazardous tree by a BC Danger Tree Assessor.
3. The applicants must submit an Erosion and Sediment Control Plan that shows how the adjacent watercourses and associated drainages will be protected during construction, in accordance with the Riparian Areas Assessment.
4. The applicants must submit a geotechnical assessment, prepared by a Registered Geotechnical Engineer, in accordance with the current edition of the *Guidelines for Legislated Landslide Assessments for Proposed Residential Development in British Columbia*. Registration of a restrictive covenant pursuant to Section 219 of the *Land Title Act* may be required.
5. The applicants may be required to provide securities to ensure that trees and vegetation are planted as required in a Development Permit, with the amount of securities equal to the estimated cost of planting the required trees and vegetation. The securities may be withheld by the City in the event that the Riparian Assessment Area is damaged due to a contravention of a Development Permit. The applicant(s) may be required to submit a cost estimate of required landscaping from a qualified professional to assist in the determination of the amount of securities required.
6. The applicants may be required to submit a post-construction report, prepared by a QEP, that confirms that all development, including but not limited to the planting of vegetation, has taken place as required in the Riparian Areas Assessment. A report from a Certified Arborist regarding the planting of required replacement trees may also be required.
7. The applicants may be required to submit a plan detailing satisfactory building envelopes, with consideration of setback requirements and existing/proposed rights-of-way, easements, and restrictive covenants. Registration of a restrictive covenant pursuant to Section 219 of the *Land Title Act* may be required.
8. The City may require that adequate public liability insurance in the amount of \$5,000,000 be provided, with the City of White Rock as an "additional named insured."

Appendix Schedules and Maps



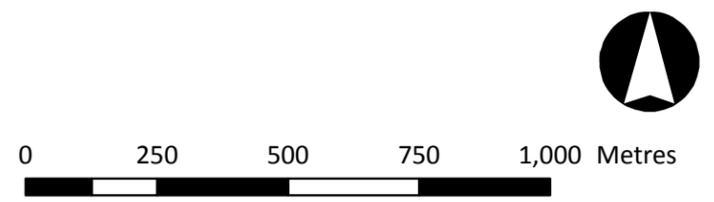
- Town Centre
- Town Centre Transition
- Lower Town Centre
- Waterfront Village
- Urban Neighbourhood
- North Bluff East
- Mature Neighbourhood
- East Side Large Lot Infill Area
- Neighbourhood Commercial
- Institutional
- Open Space & Recreation





- Environmental (Ravine Lands and Significant Trees) Development Permit Area
- Environmental (Watercourse) Development Permit Area
- Environmental (Floodplain) Development Permit Area
 - Ocean Floodplain - 3.90m Contour Level
 - Campbell River Floodplain - 4.60m Contour Level (Includes Ocean Floodplain)
- Parcel

Data Source: City of White Rock
 Note: Locations of Floodplains and Watercourses shown on this map are approximate



**THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW NO. 2000**



A Bylaw to regulate the development and use of land in the City of White Rock.

DISCLAIMER: THIS BYLAW IS CONSOLIDATED FOR CONVENIENCE ONLY. THE CITY DOES NOT WARRANT THAT THE INFORMATION CONTAINED IN THIS CONSOLIDATION IS CURRENT. IT IS THE RESPONSIBILITY OF THE PERSON USING THIS CONSOLIDATION TO ENSURE THAT IT ACCURATELY REFLECTS CURRENT BYLAW PROVISIONS.

Consolidated as of September 18, 2018.

SUMMARY TABLE OF AMENDMENTS TO ZONING BYLAW 2000

File No.	Bylaw No.	Date Adopted	Purpose of Amendment	Details
12-042	1997	2013-05-13	Rezone 14310 Marine Drive from RS-1 to CD-39	To allow a two lot subdivision.
12-045	2025	2013-07-15	Text Amendment No. 1	Includes a series of text amendments, including B & B's vs. vacation rentals plus CR-3 zone.
13-020	2030	2013-10-07	Rezone 13756 North Bluff Road from RS-1 to RS-4	To allow a two lot subdivision.
13-001	2015	2013-11-04	Rezone 1467 – 1519 Vidal Street to CD-41 after discharge of LUC 30	To allow a 109 unit, 12 storey residential complex at 1467 – 1519 Vidal Street.
13-027	2036	2013-11-04	Rezone 15031 Victoria Avenue from RT-1 to RS-3	To allow the construction of a single house with a suite.
13-033	2044	2014-01-13	Amend the P-1 zone for 1174 Fir Street	To allow commercial use for 1174 Fir Street and amend the related parking requirements.
13-030	2045	2014-02-24	Rezone 1550 Oxford Street from P-4 to CD-19 Comprehensive Development Zone	The building layout for the Evergreen Campus of Care Complex.

13-034	2042	2014-03-10	Text Amendment No. 2	Medical Marihuana and minor clarifications including retaining walls, structures, etc.
14-011	2053	2014-05-26	Rezone 1245 Kent Street from RS-1 to RS-4	To allow a two lot subdivision.
14-016	2062	2014-07-14	Rezone 15520 Russell Avenue from RT-1 to RI-1	To allow a two lot 'SoHL' subdivision.
14-017	2063	2014-07-28	Rezone 14139 Blackburn Avenue from RS-1 to RS-4	To allow a two lot subdivision.
14-021	2064	2014-10-20	Rezone 1230 Best Street from RS-1 to RT-1	To allow the construction of a duplex.
14-044	2076	2015-04-13	Rezone 1172 Parker Street from RT-1 to RS-4	To allow a two lot subdivision.
15-006	2079	2015-03-23	Amend the CD-41 zone	To clarify density restrictions.
14-038	2071	2015-07-13	Rezone 15611 Marine Drive from CR-4 to CD-48	To allow an increase in floor area for a small addition to the lounge (Ocean Promenade)
15-007	2082	2015-07-13	Text Amendment No. 3	Retaining walls
15-012	2094	2015-09-14	Rezone 15919 Russell and 15920 Vine from RS-1 to RS-4	To allow a four lot subdivision.
15-020	2108	2016-01-25	Rezone 15912 Russell from RS-1 to RS-4	To allow a two lot subdivision.
n/a	2136	2016-05-30	Text Amendment No. 4	Includes a series of text amendments, to clarify gross floor area and related terms
16-026	2189	2016-03-06	Rezone 1255 Kent Street from RS-1 to RS-4	To allow a two lot subdivision.
16-037	2187	2017-03-06	Rezone 1113 Dolphin Street from RS-1 to RS-4	To allow a two lot subdivision.
16-039	2188	2017-03-06	Rezone 15683 Thrift Avenue from RS-1 to RS-4	To allow a two lot subdivision.
16-004	2126	2017-04-10	Rezone 1590 Nichol Road (zoned CR-5) and 14022/34 North Bluff Road (zoned RS-1) to CD-56	To allow a 51 unit, 5 storey mixed-use residential and commercial development at 1590 Nichol Road, and 14022/34 North Bluff Road.
16-043	2181	2017-04-24	Amend the CD-16 zone	To clarify and correct text errors arising from the adoption of White Rock Zoning Bylaw, 2012, No. 2000.
n/a	2201	2017-04-24	Text Amendment No. 5	Includes a text amendment to permit siting exceptions for side mounted balcony guards.

16-036	2196	2017-07-24	Amend the CD-17 zone	To clarify the zoning regulation for the 36 unit, 5 storey mixed-use commercial and residential development located at 1400-20 Johnston Road, and to remove the property located at 15241 Thrift Avenue from the CD-17 zone
16-036	2197	2017-07-24	Rezone 15241 Thrift Avenue to CD-59	To allow for a 88 unit, 14 storey residential development located at 15241 Thrift Avenue
14-009	2056	2017-06-12	Rezone the western portion of 1454 Oxford Street from P-1 to CD-46	To allow for a 121 unit residential development, comprised of two towers sized at 21- and 24- storeys each, located at 1454 Oxford Street.
15-017	2131	2017-06-12	Rezone 14825 & 14835 Thrift Avenue from RS-1 to CD-51	To allow a 25 unit, 10 storey residential development at 14825 & 14835 Thrift Avenue.
15-030	2120	2017-06-12	Rezone 1293 Best Street from RS-1 to CD-54	To allow a 28 unit, 4 storey residential development at 1293 Best Street.
16-021	2151	2017-06-12	Rezone 15541 Oxenham Avenue from RS-1 to RT-1	To allow the construction of a duplex.
16-038	2200	2017-06-12	Amend the CD-19 zone	To allow for the addition of 3 complex care beds, and to clarify the minimum number of off-street parking spaces.
16-020	2157	2017-09-18	Rezone 1516/26/36/50/56 Finlay Street and 15601/21 Russell Avenue from RS-1 to CD-57	To allow a 126 unit, 13 storey mixed-use residential and commercial development at 1516/26/36/50/56 Finlay Street and 15601/21 Russell Avenue.
16-027	2211	2017-09-18	Rezone 1310 Johnston from CR-2 to CD-60	To allow a 30 unit, 12 storey mixed-use residential and commercial development at 1310 Johnston Road.
16-045	2214	2017-09-18	Rezone 14935 & 14945 Victoria Avenue from CR-3, and 14948 Beachview Avenue & 1156 Vidal Street from RT-1, to P-1	To allow the construction of a multi-level public parking garage.

16-011	2145	2017-10-23	Rezone 1350 Johnston Road from CR-2 to CD-58	To allow a 97 unit, 12 storey mixed-use residential and commercial development at 1350 Johnston Road.
16-022	2186	2017-10-23	Rezone 15920 Goggs Avenue from RS-1 to RS-4.	To allow a two lot subdivision.
n/a	2240	2018-01-29	Text Amendment No. 6	Addition of a new definition (cannabis dispensary), amendments to section 4.1.5
n/a	2237	2018-02-19	Text Amendment No. 7	Addition of a new definition (adult entertainment use), addition of section 2.3 (Severability), amendments to section 6.16.1.
n/a	2260	2018-07-09	Text Amendment No. 8	Clarification of public/community-oriented uses permitted in all zones where authorized by City, and specific use regulations for community gardens in CD zones that are vacant, P zones, and CR-1, CR-2, CR-3, CR-4 and CR-5 zones.
n/a	2261	2018-07-09	Text Amendment No. 9	To allow child care centres with over 8 children in CR zones, to provide consistent terminology for child care uses, require on-site outdoor play areas for child care centres, and housekeeping amendments to reflect changes to numbering of the Local Government Act and the City's Official Community Plan.
n/a	2262	2018-07-09	Text Amendment No. 10	To add electric vehicle charging requirements and regulations for new developments containing multi-unit residential uses with 10 or more off-street parking spaces.

n/a	2263	2018-07-09	Text Amendment No. 11	To amend the definition for accessory boarding use to require stays of 30 days or more, to update the parking requirements for accessory vacation rental use (1 per dwelling unit), to update the general regulations for accessory bed and breakfast and accessory vacation rental uses, and to remove the permission to have both an accessory vacation rental and an accessory bed and breakfast uses on the same property in the RS, RE, and RI zones.
n/a	2264	2018-07-09	Text Amendment No. 12	To amend the definition of licensed establishment to include licensed manufacturers (breweries, distilleries, and wineries) in the definition, to delete the existing definition for licensed manufacturers, and to require the same off-street parking requirements for licensed establishments as are required for restaurants.
n/a	2266	2018-07-23	Text Amendment No. 13	To replace the existing definition for cannabis dispensary with a new definition (cannabis store), to designate temporary use permit areas within the City of White Rock, to specify general conditions regarding the issue of temporary use permits for cannabis stores, and to amend Section 4.1.5 for consistency of language.
17-016	2249	2018-09-17	Amend the CD-23 zone	To allow a 29 unit, six storey mixed use building at 1456 Johnston Road, and update the regulations for the property at 1455 George Street to reflect the 108 unit residential building as constructed.

CITY OF WHITE ROCK

Zoning Bylaw No. 2000

ADOPTED: April 15, 2013

THE CORPORATION OF THE
CITY OF WHITE ROCK
BYLAW 2000



A Bylaw to adopt the City of White Rock Zoning Bylaw 2012, No. 2000

WHEREAS pursuant to Part 26, Division 7 of the *Local Government Act* in relation to Zoning and other Development Regulations, the Council of the City of White Rock is empowered to make regulations thereto;

AND WHEREAS a public hearing was given notice and held in accordance with the requirements of the *Local Government Act*;

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

1. That this Bylaw may be cited for all purposes as “White Rock Zoning Bylaw, 2012, No. 2000”.
2. The Zoning Bylaw attached herein as Schedules “A”, “B” and “C” and incorporated as part of this bylaw is hereby adopted.
3. That White Rock Zoning Bylaw, 1999, No. 1591 and all subsequent amendments is hereby repealed.
4. That the Mayor and City Clerk are hereby empowered to do all things necessary to give effect to this Bylaw.

PUBLIC INFORMATION Meetings held on the	31 st day of	January, 2013 and
	6 th day of	February, 2013
RECEIVED FIRST READING on the	11 th day of	March, 2013
RECEIVED SECOND READING as AMENDED on the	11 th day of	March, 2013
PUBLIC HEARING held on the	25 th day of	March, 2013
RECEIVED THIRD READING as amended on the	15 th day of	April, 2013
RECONSIDERED AND FINALLY ADOPTED as amended on the	15 th day of	April, 2013

MAYOR

CITY CLERK

City of White Rock Zoning Bylaw No. 2000

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SCHEDULE “B” – Comprehensive Development Zones

SCHEDULE “C” – Zone Maps

1.0 Introduction

1.1 Purpose

The purpose of this zoning bylaw, in accordance with Part 14 of the *Local Government Act*, is to establish land use regulations for the City of White Rock consistent with the White Rock Official Community Plan respecting:

- a) the use of land, including the surface of water;
- b) the density of the use of land, buildings, and structures
- c) the siting, size, and physical dimensions of buildings and structures;
- d) the provision of off-street parking and loading spaces;
- e) landscaping and screening; and
- f) runoff control

2.0 General

2.1 Basic Provisions

2.1.1 Within the City of White Rock, no person shall:

- a) use any land, buildings or structures;
- b) commence any construction to erect, move, enlarge or structurally alter any building or structure; or
- c) create a lot by subdivision under the *Land Title Act* or *Strata Property Act*; except as permitted by:
 - i) the provisions and regulations of this Bylaw
 - ii) the provisions and regulations of this Bylaw as varied by order of the Board of Variance in accordance with the *Local Government Act*
 - iii) the provisions and regulations of this Bylaw as varied by a Development Permit approved by Council in accordance with the *Local Government Act*
 - iv) the provisions and regulations of this Bylaw as varied by a Development Variance Permit approved by Council in accordance with the *Local Government Act*
 - v) a Temporary Use Permit approved by Council in accordance with the *Local Government Act*
 - vi) the non-conforming uses and other continuations provisions of the *Local Government Act*
 - vii) Respecting subdivision, Section 511 [Bylaws adopted after application for subdivision submitted] and Section 514 [Subdivision to provide residence for a relative] of the *Local Government Act*

2.1.2 No provision or regulation of this Bylaw shall be construed to replace or remove the requirement for approvals under any other act or regulation.

- 2.1.3 Properties with uses existing at the date of adoption of this bylaw have, in some instances, been zoned to recognize existing long-standing uses in transitional areas, or otherwise to recognize existing lot areas for older historical properties.
- 2.1.4 This bylaw uses comprehensive development zones (CD zones) as a means to accommodate site specific proposals, minimize the use of restrictive covenants, and to incorporate “form-based” zoning which has broad implications for community livability, and is intended to accommodate community input on the form, character and density for these projects.
- 2.1.5 Residential buildings in the RE, RI, RS and RT zones that were lawfully constructed but rendered non-conforming for residential gross floor area with the approval of this bylaw, may be reconstructed to their original size if damaged or destroyed to the extent of 75% or more of their assessed value above the foundation by fire or other natural causes.
- 2.1.6 Metric units are used for all measurements in this Bylaw. The approximate equivalent in imperial units are included for convenience only and do not form part of this Bylaw.

2.2 Administration & Enforcement

- 2.2.1 A Building Official, Bylaw Enforcement Officer, Business License Inspector or other employee appointed by the City of White Rock to administer and enforce this Bylaw is hereby authorized pursuant to Section 16(6) of the *Community Charter* to enter, at all reasonable times, on any property including land and improvements, that is subject to this Bylaw, to inspect and determine whether the regulations and provisions of this Bylaw are being or have been complied with. The Building Official, Bylaw Enforcement Officer, Business License Inspector or other appointed employee shall undertake such entry and inspection in accordance with the procedures outlined in the relevant City Bylaws and in accordance with Section 16(6) of the *Community Charter*.
- 2.2.2 A Building Official for or on behalf of the City of White Rock, where applicable, shall not issue any permit except in accordance with the provisions and regulations of this Bylaw.
- 2.2.3 No person shall prevent or obstruct the entry of a Building Official, Bylaw Enforcement Officer, Business License Inspector or other appointed employee of the City of White Rock on property in the administration of this Bylaw.
- 2.2.4 Any owner or occupier of land, who causes, suffers, or permits any contravention of any provision of these regulations is guilty of an offence and is liable on conviction for the payment of penalties imposed under the Offence Act. Every day that an offence under this Bylaw is caused or allowed to continue, constitutes a separate offence and separate fines, each not exceeding the maximum for that offence, may be imposed for each day during which the offence continues.

2.3 Severability

- 2.3.1 Every provision of this Bylaw is independent of all other provisions and if any provisions of this Bylaw is declared invalid for any reason by a Court of competent jurisdiction, all other provisions of this Bylaw shall remain valid and enforceable.

3.0 Interpretation & Definitions

3.1 Zone Boundaries

- 3.1.1 The precise boundaries of each zone shall be interpreted as following the boundary of a lot, the centre line of a road allowance or stream, or as outlined in Schedule “C” – Zone Maps.

3.2 Rules of Interpretation

- 3.2.1 Words, phrases and terms used in this Bylaw that are neither defined in this Bylaw nor in the *Local Government Act* or the *Community Charter* or the *Interpretation Act* shall be given their usual and customary meaning.
- 3.2.2 Where the regulations set forth in this Bylaw conflict with the terms and conditions contained in an existing Land Use Contract, the terms and conditions contained in the Land Use Contract shall prevail.

3.3 Definitions

- 3.3.1 For the purposes of this Bylaw, the following defined words, phrases and terms shall have the meaning assigned to them below, unless the context otherwise requires:

“accessory bed & breakfast use” means a use that is accessory to a one-unit residential use that provides temporary accommodations for the travelling public.

“accessory boarding use” means the use of a room or rooms (similar to sleeping units) in a dwelling unit used for the accommodation of roomers and boarders for periods greater than 30 days with either private or shared sanitary facilities and without separate cooking facilities or equipment; this use shall not be permitted in conjunction with a *hotel, accessory bed & breakfast use, accessory registered secondary suite, accessory vacation rental, care facility, or any other similar commercial or institutional use.*

“accessory child care centre” means a child care centre within the licensee’s personal residence where child care is provide for no more than eight (8) children.

“accessory coach house” means a 2nd *dwelling unit* that is separate from and accessory to a *one-unit residential use* and is located above an *ancillary building* in the form of either a garage or carport at the rear of the *one-unit residential use*.

“accessory home occupation” means an occupation or profession carried on as a business by a person residing in the same dwelling unit in a manner ancillary to the residential use of the dwelling unit.

“accessory registered secondary suite” means an additional dwelling unit contained within the principal dwelling unit on the site, where the principal dwelling unit is the only other dwelling unit on the site and is a single real estate entity, and that is registered with the City of White Rock as a secondary suite.

“accessory use” means a use which is subordinate and customarily incidental to the principal use and located on the same lot as the principle use.

“adult entertainment use” means a use of an establishment, or part thereof that provides adult-oriented entertainment, not suitable for viewing by minors, including, but not limited to, exotic dancing whereby entertainers remove clothing during a performance and/or perform in a sexually suggestive manner, or entertainment involving full or partial nudity.

“agency store” means a liquor store operated by an agent appointed under section 18 (5) of the *Liquor Distribution Act*.

“ancillary building” means a building which is detached from, subordinate and customarily incidental to the principal building permitted on the same lot and, without limiting the generality of the foregoing, includes detached garages, detached carports, detached workshops and storage sheds.

“ancillary car wash” means a facility for the washing of motor vehicles with a rated gross vehicle weight of 5,000 kg or less on an automated, semi-automated or manual basis, and ancillary to a gas bar/convenience store.

“apartment” means a multi-unit residential building containing four (4) or more residential dwelling units.

“assembly use” means the use of a *building* or part thereof, by a gathering of persons for civic, political, travel, religious, social, educational, and recreational or like purposes.

“assisted living residence” means a premises or part of a premises, other than a community care facility, in which housing, hospitality services and at least one but not more than two prescribed services are provided by or through the operator to three or more adults who are not related by blood or marriage to the operator of the premises.

“average natural grade” see *grade, average natural*.

“balcony” means an unenclosed platform cantilevered off of a *building*.

“bay, bow and box windows” means a window space projecting out from the walls of a *building*.

“basement” means the area of a *building* where the floor area is located no less than 0.6m (2.0ft) below *average natural grade*.

“building” means any *structure* wholly or partly enclosed by a roof or roofs, supported by walls, columns or posts and used or intended for the shelter or accommodation of persons, animals, chattels or things.

“Building Official” means a person employed by or contracted to the City to administer the Building Bylaw and the BC Building Code.

“Business License Inspector” means a person employed by or contracted to the City to administer the Business License Bylaw, and other bylaws of the City, including, but not limited to, the Zoning Bylaw, the Sign Bylaw and the Sidewalk Café/Business License Bylaw.

“Bylaw Enforcement Officer” means a person employed by or contracted to the City to administer all City bylaws.

“cannabis store” means a government cannabis store under the *Cannabis Distribution Act*, as amended, or an establishment licensed under the *Cannabis Control and Licencing Act*, as amended.

“cantilever” means an overhang where all or part of the floor area extends beyond and over a foundation wall.

“care facility” means a building which contains sleeping units for persons receiving care or assistance where the building and/or operator are regulated or funded by provincial or federal agencies, including care and assisted living as defined and regulated under the Community Care and Assisted Living Act as amended.

“child care centre” means a facility that provides child care, including group child care, preschool, family child care, occasional child care, and multi-age child care as defined, licensed and regulated under the *Community Care and Assisted Living Act* as amended, and is distinct from a *care facility*.

“church” means a building or structure or part thereof used for religious worship or organized religious services and associated accessory uses which may include a church hall or auditorium, nursery school, child care centre, parish hall, and an accessory dwelling unit.

“civic use” means a use providing for public functions and services including federal, provincial and municipal offices and yards, public schools and colleges, public hospitals, community centres, libraries, museums, parks, playgrounds, cemeteries, tourist information, waterways, and includes private and public utilities.

“commercial floor area” means the sum total of floor areas of each storey in a *building* used for commercial purposes, inclusive of exterior walls, areas occupied by internal walls and partitions, and excluding storage areas open to employees only, common stairwells, elevator shafts, common corridors, heating, maintenance and service areas, and enclosed parking facilities.

“community amenity space” means floor area used for community amenities that are provided by the constructor of a building as community amenities under a phased development agreement or amenity rezoning bylaw in accordance with prevailing legal requirements of the City.

“community garden” means an area managed by a non-profit society, public entity, or community organization, where members of the community may grow edible and ornamental plants for personal use or community distribution.

“community service” means a use by a non-profit society:

- a) providing information, referral, counseling, advocacy, or physical or mental health services on an out-patient basis;
- b) dispensing aid in the nature of food or clothing; or
- c) providing drop-in or activity space;

but does not include *churches, residential uses or care facilities*.

“deck/elevated patio” means an uncovered and unenclosed raised platform area constructed out of wood, metal, plastic or concrete greater than 0.6m above finished grade around the raised platform.

“density” means a measurement of development intensity on a lot which shall be in either floor area ratio or unit density.

“dwelling unit” means one or more *habitable rooms* used for the residential accommodation of one or more persons as an independent and separate residence containing cooking, living, sleeping and sanitary facilities, consisting of one stove and kitchen sink, and one or more sets of sanitary facilities for the exclusive use of such person or persons, but specifically excludes a recreational vehicle.

“electric vehicle” means a vehicle that uses electricity for propulsion, and that can use an external source of electricity to charge the vehicle's batteries.

“electric vehicle supply equipment” means a complete assembly consisting of conductors, connectors, devices, apparatus, and fittings installed specifically for the purpose of power transfer and information exchange between a branch electric circuit and an *electric vehicle*.

“electric vehicle energy management system” means a system to control *electric vehicle supply equipment* electrical loads comprised of monitor(s), communications equipment, controller(s), timer(s) and other applicable devices.

“energized outlet” means a connected point in an electrical wiring installation at which current is taken and a source of voltage is connected to supply utilization equipment.

“exterior side yard” means a side yard that abuts a road on a corner lot.

“farmers’ market” means a reoccurring commercial use managed by a non-profit society, a public entity, or community organization, that provides for the sale of local agricultural products, locally produced alcohol (beer, wine, spirits and other similar alcohol), local artisan goods, and prepared foods and beverages, by independent vendors directly to consumers.

“fence” means an unenclosed *structure* used as a barrier to enclose or partially enclose a parcel of land.

“first storey” means the story above the *basement*, but where no *basement* exists, the lowest storey in the *building*.

“food primary” means a restaurant that includes a dining establishment issued a food primary license pursuant to the *Liquor Control and Licensing Act*.

“front yard” means the area between the side lot lines extending from the front lot line to the nearest wall of the building.

“gas bar” or **“gas bar / convenience store”** means a business establishment for the retail sale of automotive fuels (including gasoline, diesel fuel, gasohol, propane and natural gas) and lubricating oils, including the sale of products ancillary to automotive fuel sales, and the minor servicing and repairing of automobiles excluding auto body repair. It also includes the retail sale of convenience items, including food, tobacco, pharmaceuticals, periodicals, snack foods or other similar household convenience items.

“grade, average natural” means the average that is determined by measuring at the midpoints of the walls of the four sides of the *building* or *structure* (see sub-section 4.8).

“grade, finished” means the actual finished grade of the land adjacent to the foundation of a *building* or *structure*.

“grade, natural” means the grade of the *lot*, as determined by a B.C. Land Surveyor, prior to any construction or alteration of the site.

“gross floor area” means the sum total of floor areas of each *storey* in a *building*, inclusive of exterior walls.

Gross floor area shall exclude *community amenity space*.

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

“health service facility” means a facility providing room, board and surgical or other medical treatment for the sick, injured or infirm including outpatient services, including but not limited to private hospitals, nursing homes with health care for dependent residents, mental health facilities, detoxification centres and adult day care.

“height” means, with reference to a *fence*, the vertical distance between the highest point of the *fence* and the *natural grade* elevation at that point; and, with reference to a *building* or *structure*, the vertical distance between the highest point of the *building* or *structure* and the *average natural grade* except where indicated otherwise.

“hospitality service” means meal services, housekeeping services, laundry services, social and recreational opportunities and a 24 hour emergency response system.

“hotel” means a building or buildings containing sleeping units, where payment for occupancy is usually on a daily or weekly basis to the operator of the premises, and may include ancillary services such as restaurants, meeting or conference rooms, recreational facilities, and entertainment facilities issued a liquor primary license pursuant to the *Liquor Control and Licensing Act*.

“institutional floor area” means the sum total of floor areas of each storey in a *building* used for institutional purposes, inclusive of exterior walls, areas occupied by internal walls and partitions, and excluding storage areas open to employees only, common stairwells, elevator shafts, common corridors, heating, maintenance and service areas, and enclosed parking facilities.

“interior side yard” means a side yard abutting another lot.

“lane” means a dedicated road allowance less than 10.0m (32.8ft) in width intended to provide rear or side access to a lot and/or a private or common access to a building complex or bare land strata development.

“Level 2 charging” means a Level 2 *electric vehicle* charging level as defined by SAE International's J1772 standard.

“licensed establishment” means a business premise or establishment licensed under the *Liquor Control and Licensing Act* and the *Liquor Control and Licensing Regulation* as amended, including *liquor primary*, *food primary*, brewery, winery, distillery, *u-brew*, and *u-vin*.

“liquor primary” means a *licensed establishment* where the primary purpose is the sale of alcoholic beverages for consumption on-site.

“liquor store” means a government liquor store, government beer store or government wine store licensed under the *Liquor Distribution Act*.

“lot” means an area designated as a separate and distinct entity on a legally recorded subdivision plan or description filed under the *Land Title Act* or *Strata Property Act* in the Land title Office, or surveyed and registered under the *Land Act*. Distinction is provided for: a “fee-simple lot” which applies to lots created by subdivision under Part 7 of the *Land Title Act*; a “strata lot” which applies to lots created by subdivision under Part 14 of the *Strata Property Act*; and, a “lease lot” which applies to a parcel of land created by subdivision under Part 7 of the *Land Title Act* for the purpose of a lease of more than three (3) years.

“lot area” means the total horizontal area of land within the lot lines of a lot.

“lot coverage” means the area of a lot covered by any and all buildings measured to the outside of the outermost walls and expressed as a percentage of the lot, and includes any cantilevered floor area and chimneys as well as covered decks, covered porches, covered entranceways, carports, detached garages and ancillary buildings including detached garages and sheds.

“lot depth” means the least horizontal distance between the front and rear lot lines, but where the lot has irregular shape, the minimum lot depth may be the average of the lot line with the least lot depth and the lot line with the most lot depth.

“lot frontage” means the horizontal distance between the side lot lines, such distance being measured along a line parallel to the front lot line a distance from that line equal to the minimum required front-yard depth, except for “pan-handle lots” as further defined.

“lot line” means the legal boundary of a lot that divides one lot from another, or that divides a lot from a road allowance or park dedication area.

“lot line, exterior” means the *lot* line or lines, not being the *front* or *rear lot lines*, common to the *lot* and a *street*.

“lot line, front” means the *lot* line common to the *lot* and an abutting *street* or where there is more than one *lot* line common to abutting *streets*, the shortest of these lines shall be considered as the *front lot line*.

“lot line, rear” means the *lot* line opposite to and most distant from the *front lot line*, or, where the rear portion of the *lot* is bounded by intersecting side *lot* lines, shall be deemed to be the point of such intersection.

“lot line, side” means a lot line other than a front or rear lot line.

“lot width” means the horizontal distance of the *front lot line* between the *side lot lines*.

“medical or dental clinic” means a *building* or part thereof where members of the medical profession including, but not limited to, dentists, chiropractors, osteopaths, optometrists, physicians or occupational therapists provide diagnosis and treatment to the general public without overnight accommodation, and may include reception areas, offices for consultation, treatment rooms, including x-ray and minor operating rooms, a pharmaceutical dispensary, and a coffee shop. A medical or dental clinic may also include a facility for removal of tattoo’s/body art.

“mixed-use building” means a *building* containing a combination of *residential uses* and non-residential uses, and any *accessory* uses thereto.

“multi-unit residential use” means a building or part thereof which contains two (2) or more dwelling units, excluding secondary suites.

“neighborhood convenience store” means the retail sale of convenience items, including food, tobacco, pharmaceuticals, periodicals, snack foods or other similar household convenience items.

“off-street loading space” means an on-site parking space reserved for temporary parking for the purpose of loading or unloading of goods and materials.

“off-street parking space” means a space for the parking of a vehicle either inside or outside of a building or structure, but does not include maneuvering aisles and other areas providing access to the space.

“one-unit residential use” means a *residential use* limited to one *dwelling unit* on a *lot* exclusive of an *accessory registered secondary suite*.

“owner” means the person or persons listed as the titleholder on a property’s legal certificate of title registered in the BC Land Title Office.

“parking facilities” means an off-street area or structure for the temporary parking of vehicles, and may include at-grade, below-grade or above-grade facilities as a principal use.

“parks” and/or **“natural areas”** means an area of land designated and used by the public for active or passive recreation and/or an area of land in a natural or undeveloped condition where lands are restricted for future development by enactment, statute or covenant.

“principal building” means a *building* of which the floor space is used for a permitted principal use.

“principal use” means the primary use of land, buildings or structures.

“public utility use” means uses providing for the essential servicing of the City with water, sewer, electrical, telephone and similar services where such use is established by the Corporation, by another governmental body or by a company operating under the *Utilities Commission Act*, and includes broadcast transmission facilities, sewer, water-main, and power line easements, pump houses, sub-stations, telephone exchanges, traffic controls, and related *ancillary buildings and structures*.

“railway use” means a railway use and operation within the legislative authority of Parliament and includes (a) branches, extensions, sidings, railway bridges, tunnels, stations, depots, wharfs, rolling stock, equipment, stores, or other things connected with the railway, and (b) communications or signaling systems and related facilities and equipment used for railway purposes.

“rear yard” means the area between the side lot lines extending from the rear lot line to the nearest wall of a building.

“recreation facilities” means a curling rink, skating rink, swimming pool, playing field, public park, public playground.

“recycling use” means a use completely contained within a *building* for collection only for *recycling* goods which is limited to a material which is gathered for the main purpose of reprocessing a raw material for manufacturing purposes.

“residential floor area” means the sum total of floor areas of each storey in a building for *multi-unit residential use* which contains four (4) or more *dwelling units*, measured to the mid-point of the exterior walls, including areas occupied by internal walls and partitions, and excluding unenclosed balconies, common stairwells, elevator shafts, common corridors, enclosed parking facilities, and common recreation or amenity areas.

“residential gross floor area” means the sum total of floor areas of each storey in a *building* containing a *one-, two- or three-unit residential use*, excluding a *basement*, cellar, crawl spaces, carport, garage, bay window, bow window or box window, elevator shafts, and areas occupied by stairs on the second storey of a building.

“residential use” means a *building* consisting of a dwelling unit for residential occupancy as the *principal use* for long term accommodation for periods in excess of one (1) month.

“restaurant” means a business establishment where food and beverages are prepared, served and consumed on the premises, including dining establishments issued a *food primary license* pursuant to the *Liquor Control and Licensing Act*, and includes facilities for ordering and pick-up for consumption off-site.

“retail service group 1 use” means a use providing for the sale at retail or repair of household or personal goods or things, or for extending services to persons; is limited to: sale of automotive goods, health clubs, veterinary clinics, appliance repairs, appliance stores, art galleries, bakery shops, banks, barbers, billiard halls, book shops, bowling alleys, business offices, business schools, cafes, camera shops, clothing stores, coffee houses, dance studios, delicatessens, department stores, drug stores, dry cleaners, financial services offices excluding “money marts” or “pay-day cash services” (not permitted), fish markets, grocery stores, hairdressers, hardware, home furnishing stores, laundrettes, meat markets, medical or dental clinic, music studios, passenger depots, personal furnishing shops, printers, professional and semi-professional offices, *restaurants*, secondhand stores excluding “pawnshops” (not permitted), shoemakers, social clubs, stationery stores, super markets, tailors, tattoo/body art studio, theatres, toy stores, trade schools and variety stores; excludes a use providing for the sale at retail or servicing of non-household or non-personal goods or things, or for the sale at retail or servicing of any goods or things that necessitate access by motor vehicle or a use located other than in a permanent type *building*.

“retail service group 2 use” means a use providing for the sale at retail or servicing of non-household or non-personal goods or things, or for the sale at retail or servicing of any goods or things that necessitate access by motor vehicle; is limited to: building or home supply retail sales, business schools, car washes, curling rinks, drive-in facilities, drive-in *restaurants* and cafes, dry cleaners, gas bar, glass sales, health clubs, heating shops, light machinery sales, light marine sales, mortuaries, new automobile sales, nurseries, plumbing shops, recreation clubs, repair of automobiles, servicing of automobiles, sheet metal shops, skating rinks, social clubs, used automobile sales; excludes a use located other than in a permanent type *building*.

“retail store” means a *building* where goods, wares, merchandise, substances, articles, or things are stored, offered or kept for sale at retail and includes storage on or about the store premises of limited quantities of the goods, wares, merchandise, substances, articles, or things sufficient only to service the store.

“retaining wall” means a wall or similar works constructed to hold back, stabilize, support or retain soil, rock or a bank of earth.

“roughed-in electric vehicle charging infrastructure” means a *Level 2 charging* service including a 240v or 208v circuit breaker on an energized electrical panel connected by raceway to an outlet.

“setback” means the distance between the lot line and the exterior of a building or structure measured from the lot line to the exterior face of the building or structure and within which no part of any building or structure may be situated, except those matters and items specifically excluded from a setback or yard requirement permitted as exemptions elsewhere in this bylaw.

“shipping container” means an enclosed unit used or intended to be used for storing and transporting goods via ship, rail or truck, whether or not it is actually being used for such purpose.

“side yard” means the area between side lot lines and the nearest wall of a building extending from the front yard to the rear yard.

“special event” means any public or private exhibition, *farmers’ market*, parade, procession, carnival, athletic event, public performance or show, held on public property, including any street, road, lane, park, or other public right of way or place.

“sleeping unit” means a hotel or tourist accommodation room rented to the general public and used for temporary or overnight sleeping accommodations on a daily or weekly basis, and may include in room sanitary facilities, but excludes in-room kitchen or cooking facilities.

“storey” means that portion of a building which is situated between the surface of any floor and the surface of the floor next above it and, if there is no floor above it, that portion between the surface of such floor and the ceiling surface above it. A storey shall not include a *basement*, cellar, or crawl space, except for those portions of a *basement* which contain *residential floor area*, *institutional floor area* or *commercial floor area*.

“street” means a road allowance or road dedication area 10.0m (32.81ft) or more in width.

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

“three-unit residential use” means a multi-family residential building containing three (3) dwelling units attached as one building entity.

“townhouse” means a *multi-unit residential use* which is attached horizontally and which usually contains three or more *dwelling units*, and which has a principal entrance(s) which provides direct outdoor access at or from ground level, but does not include an *apartment* or a *hotel*.

“two-unit residential use” means a *residential use* where the *building* contains two *dwelling units* per fee-simple *lot*, either one above the other and separated by a ceiling and floor extending from exterior wall to exterior wall, or side by side and separated by a common wall extending from ground to roof, including detached dwelling units which are linked by a carport or garage that share a continuous permanent foundation and common roof area, but does not include a *one unit residential use plus accessory registered secondary suite*.

“u-brew” or **“u-vin”** means an establishment licensed under Section 12.1 of the *Liquor Control and Licensing Act* to operate a u-brew or u-vin.

"underground" means a portion of a *building* or *structure* located either entirely beneath a *building* or below the level of the ground, where the *building* or the *structure* is below the *finished grade* of the immediately adjacent land.

“vacation rental” means the rental of a residential *dwelling unit* to short-term paying guests for periods of less than one (1) month.

“yard” means an area created by setback.

4.0 General Provisions & Regulations

4.1 Uses Permitted/Not Permitted – General

- 4.1.1 No person shall use or occupy any building, structure or land, including land covered by water, except as expressly permitted by and in compliance with all provisions of this bylaw. Any use not expressly permitted is prohibited.
- 4.1.2 The following uses are permitted in all zones:
- a) uses, *buildings*, and *structures* in accordance with the regulations of this bylaw;
 - b) public parks and playgrounds, including the following uses only where authorized by permit issued pursuant to the White Rock Parks Regulation By-law, 1977, No. 675 as amended, or another applicable license or agreement with the City of White Rock:
 - i) *community gardens*;
 - ii) *special events*;
 - iii) mobile food vendors;
 - iv) outdoor recreation equipment rental and classes; and
 - v) display and retail sale of artwork by the licensed artist; and
 - c) public *parking facilities*, a public utility, public utility buildings and structures (excluding a garage or storage yard under jurisdiction of the City of White Rock, the Province of British Columbia, or Crown Corporation) including utilities maintained and operated by the City of White Rock as well as those defined in the *Utilities Commission Act*.
- 4.1.3
- a) A use authorized by a Temporary Use Permit issued under the provisions of the *Local Government Act*, with the exception of a *cannabis store*, is permitted in any zone.
 - b) A *cannabis store* authorized by a Temporary Use Permit issued under the provisions of the *Local Government Act* is permitted in the Town Centre area, bounded by North Bluff Road, George Street, Thrift Avenue, and Martin Street, in accordance with the following general conditions:
 - i) the premises containing the *cannabis store* use shall be located a minimum of 100 metres from an entrance to an existing *child care centre* (notwithstanding, a new *child care centre* shall not be limited by the distance to a *cannabis store*);
 - ii) the premises containing the *cannabis store* use shall be located a minimum of 1000 metres from another *cannabis store* within White Rock;
 - iii) the premises containing the *cannabis store* use shall be located a minimum of 30 metres from Byrant Park, Hodgson Park, and the Town Square located at 1510 Johnston Road;
 - iv) unless a government cannabis store, the *cannabis store* has a valid license issued in accordance with the *Cannabis Control and Licensing Act*, as amended;
 - v) the cannabis store shall not sell any goods or things until the *Cannabis Act* has come into force, and it has obtained a valid business licence (no business licence will be issued to any applicant for cannabis store use unless the City has been provided with written consent by the Owner or the Owner’s Agent as authorized in writing by the Owner).

- 4.1.4 *Decks/elevated patios* must be attached to a *principal building* and are only permitted behind the front face of the *building*.
- 4.1.5 The commercial cultivation, growth, production, storage, barter or sale of cannabis, or any products containing or derived from cannabis, is not permitted in any zone except as otherwise provided in this bylaw. This includes licensed producers regulated under applicable provincial or federal legislation, and *cannabis stores*.
- 4.1.6 The use of a modular *building* as a sales centre may be permitted in any RM, CR or CD zone permitting a multi-family residential, commercial or mixed commercial/residential project, but only when a building permit has been issued for the multi-family residential, commercial or mixed commercial/residential project, and must be removed prior to final approval of the building permit.
- 4.1.7 The use of a modular building as a construction site office may be permitted in any RM, CR or CD zone permitting a multi-family residential, commercial or mixed commercial/residential project, but only when a building permit has been issued for the multi-family residential, commercial or mixed commercial/residential project, and must be removed prior to final approval of the building permit.
- 4.1.8 *Shipping containers* are not permitted as permanent storage units or as *ancillary buildings or structures*, and may only be located in the City when used for storage purposes for tools and materials during construction when a building permit has been issued, and must be removed prior to final approval of the building permit. Notwithstanding, shipping containers may be used for storage purposes on P-1 zoned lands owned by the City of White Rock.
- 4.1.9 Accessory off-street parking shall not be used for the parking or storing:
- (a) of two or more commercial vehicles;
 - (b) of any commercial vehicle exceeding 7.7m (25.26ft) in length;
 - (c) of any contractors equipment or machinery; and/or
 - (d) of house trailers or recreational vehicles, boats or boat trailers, any one of which exceeds 7.7m (25.26ft) in length unless fully concealed from view within an enclosed garage, tarped within an open carport, or tarped and screened from view from a public street by landscaping.

4.2 Comprehensive Zone Coverage

- 4.2.1 For the purposes of this Bylaw, all lands and properties within the boundaries of the City of White Rock shall be deemed to have a zone assigned to it.

4.3 Existing Lots of Record

- 4.3.1 In each zone, all lots that have a lesser lot area, frontage or depth than required herein, and that were registered on a plan in the Land Titles Office prior to the date of adoption of this Bylaw, are established as locations where the minimum lot area, frontage or depth requirements of the zone do not apply, but only to the extent necessary to permit the use of that lot for a use permitted in that zone, and only on the condition that all other requirements of this Bylaw applying in that zone must be observed.

4.4 Construction within an Identified Floodplain

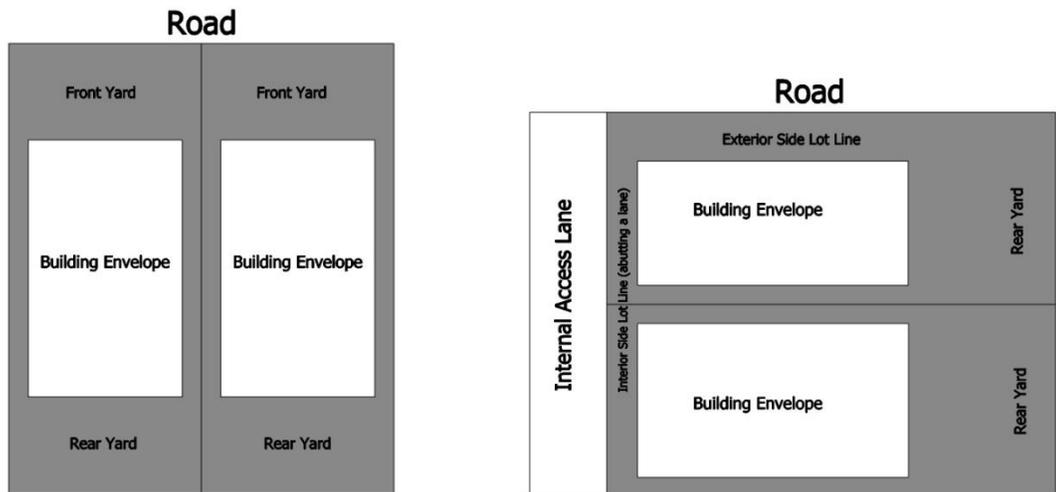
- 4.4.1 Development within the Campbell River Floodplain and Ocean Floodplain areas as identified in the Official Community Plan require approval for development permit as outlined in the applicable development permit guidelines.
- 4.4.2 Storage tanks shall be located above the identified flood elevation level, or otherwise:
 - a) be buried and have a water-tight cap; and/or
 - b) be sufficiently anchored to withstand flood waters
- 4.4.3 Where landfill is required to raise a minimum floor area elevation above the identified flood level for a residential use, the maximum building height permitted may be increased by the equivalent depth of the landfill or difference needed to raise the underside of the floor above the flood level. Where landfill is provided to raise the grades and elevations, the site shall be engineered so as not to adversely impact drainage patterns for adjacent properties.

4.5 Established Building Line

- 4.5.1 Where a one-unit, two-unit or multi-unit residential building is to be constructed or reconstructed on a lot within a residential zone and where there is an established line of buildings on the same side of the street, such permitted building may be constructed or reconstructed closer to the lot line adjoining the street than permitted by this bylaw such that the front yard or exterior side yard setback is equal to the average front yard or exterior side yard setback of buildings on the same side of the street, provided that such permitted building is not located closer to the lot line adjoining a street than the established building line existing on the date of adoption of this Bylaw.

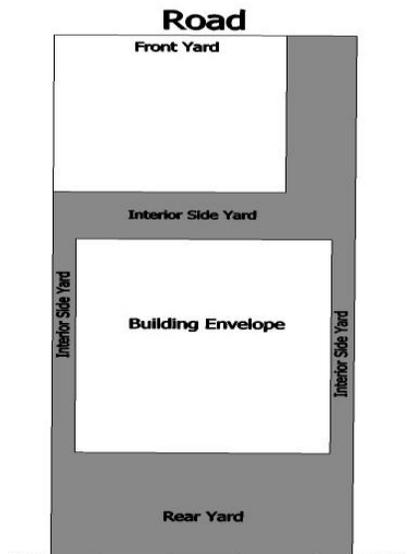
4.6 Lot Line Setbacks on Strata Lots

- 4.6.1 The interpretation of front, rear and side yard setbacks for strata lots is dependent on the requirements of the zone applicable to the subject lands, and adjacency to a public road.
- 4.6.2 Where a strata lot is adjacent to, and access is provided from, a public road, the front, rear and side yard setbacks are determined in the same manner as they are for a fee-simple lot.
- 4.6.3 Where a strata lot is provided access from a private or common access lane:
 - a) no front yard setback is required from the strata lot adjacent to the common access lane, however, a minimum 6.0m setback is required between the internal access lane and the front face of the building and opening for a garage or carport;
 - b) the rear yard is interpreted as the part of the lot directly opposite from the strata lot line running parallel with the common access lane;
 - c) all other strata lot lines are interpreted as side lot lines.
- 4.6.4 In cases where lot widths and lot depths (exclusive of the access area) are equal, or where lot lines are so irregular that proper interpretation cannot be made, the City's Approving Officer may make interpretation regarding the location of front, rear and side yards for the purposes of locating buildings on each bare land strata lot.



4.7 Lot Line Setbacks on Pan-Handle (Fee Simple) Lots

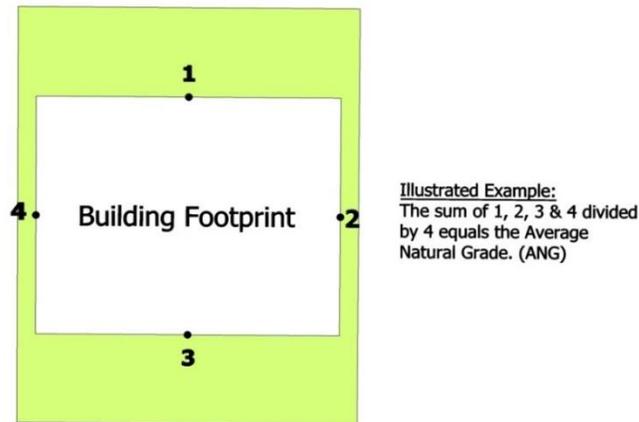
4.7.1 The interpretation of front, rear and side yard setbacks for pan-handle (fee-simple) lots is dependent on the width and depth of the lot exclusive of the access area, where the narrow portion is interpreted as the width of the lot, and the wider portion is interpreted as the depth as shown in the illustration below. Front yard setbacks are only adjacent to a road, rear yard setbacks are interpreted to be behind the building envelope running parallel with the narrower lot lines, and all remaining lot lines are interpreted as side yards, as shown in the illustration below.



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

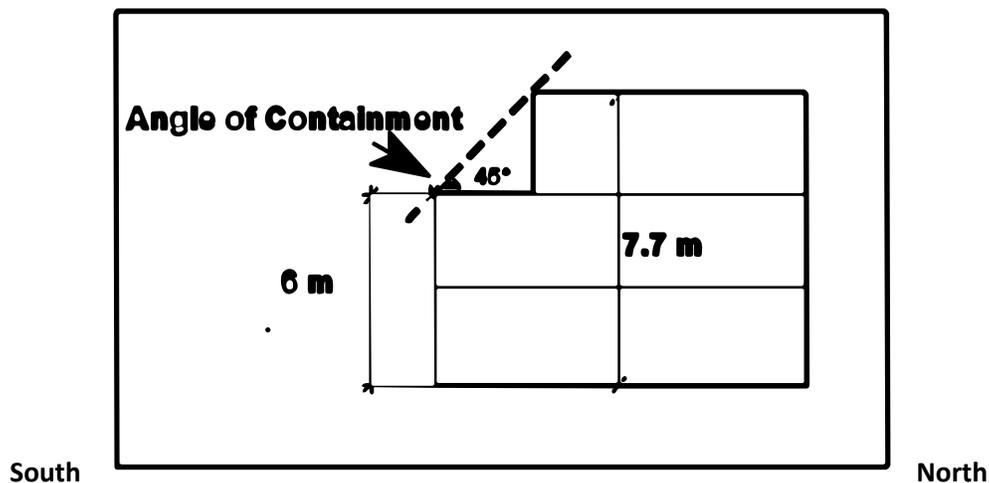
4.8 Building Heights

- 4.8.1 The height of buildings and structures shall be interpreted as the vertical distance between the highest point of the building or structure and average natural grade, except as indicated for *principal buildings* in the CR-3 zone.
- 4.8.2 For the purposes of this Bylaw, average natural grade shall be calculated as the average grade, as determined by measuring the natural grade at the midpoints of the walls on all sides of the building or structure, then divided by the number of all sides, as illustrated below using four sides as an example (the sum of 1, 2, 3 & 4, divided by 4 = ANG). Natural grade shall be determined by a registered BC Land Surveyor and shall be determined as the grades prior to any construction or alteration of the land.



4.9 Angle of Containment

Where angle of containment is required, the height of the southerly elevation of the building shall be determined by an angle of containment of 45 degrees to the vertical commencing 6.0m (19.69ft) above the *natural grade* at the mid-point of the base for the southerly wall as generally shown below. No part of a *building*, with the exception of open type balcony guards, shall be placed above the angle of containment.



4.10 Floor Area in One-, Two-, and Three-Unit Residential Zones

4.10.1 Floor area ratio calculations in all one, two and three-unit residential zones (RS, RE, RI, RT zones and CD zones for one-, two, and three-unit residential uses) shall include the sum total of floor areas of each storey in a *building* for *residential use*, excluding the following:

- a) *basements*
- b) cellars or crawl spaces
- c) carports or garages
- d) bay, bow or box windows
- e) elevator shafts
- f) areas on the second storey of a *building* occupied by stairs

4.11 Floor Area in Multi-Unit Residential, Commercial, Public and Mixed Use Zones

4.11.1 Floor area ratio calculations in all multi-unit residential zones (RM) shall be measured based on *residential floor area* as defined in Section 3.3, which includes the sum total of floor areas of each storey in a *building* for *multi-unit residential use*, measured to the midpoint of the exterior walls, including areas occupied by internal walls and partitions, and excluding the following:

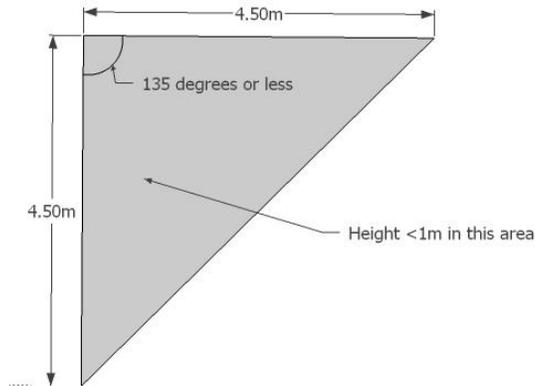
- a) unenclosed balconies
- b) common stairwells
- c) elevator shafts
- d) common corridors
- e) enclosed parking facilities
- f) common recreation or amenity areas

4.11.2 Floor area ratio calculations in all commercial or mixed use zones (CR), and public use (P) zones shall be measured based on *gross floor area* as defined in Section 3.3, which is the sum total of floor areas of each *storey* in a *building*, inclusive of exterior walls.

4.11.3 Maximum floor areas in all Comprehensive Development (CD) zones for multi-unit residential, commercial or mixed uses may be based on *gross floor area*, *residential floor area*, *institutional floor area*, or *commercial floor area*, as defined in Section 3.3, or a combination of the above terms.

4.12 Screening & Fencing

4.12.1 A *fence*, wall or similar *structure* over 1.0m (3.28ft) in height shall not be permitted within 4.5m (14.76ft) of an exterior lot corner, as defined by the intersection of an exterior side lot line and a front lot line or a rear lot line, where such lines form an interior angle of 135° or less, as illustrated below.

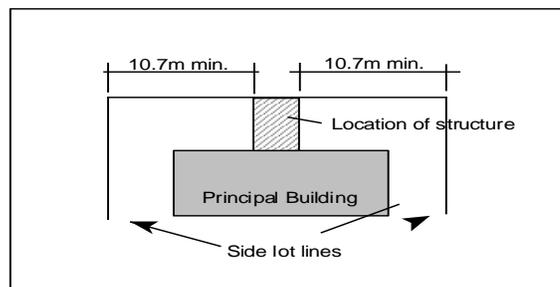


- 4.12.2 Subject to the provisions of Paragraph 4.12.1 above, and except as otherwise provided for in this Bylaw, a fence:
- a) may be sited on any portion of a lot; and
 - b) shall not exceed a height of 2.0m (6.56ft).

4.13 Siting Exceptions and Permitted Projections

- 4.13.1 Notwithstanding any setback requirements contained in this Bylaw, the following structures may project into the required setback area of all zones, in accordance with the following restrictions:
- a) exterior cladding or rain screen wall assembly may project a maximum of 0.115m (0.375ft) into any required setback area;
 - b) exterior architectural design features and cornices may project a maximum of 0.3m (1ft) into any required setback area;
 - c) *bay, bow and box windows* and *cantilevers* may project a maximum of 0.6m (2ft) into a front, rear or exterior side yard setback area (but not an interior side yard setback area) provided that such projection shall only apply to the projected feature, shall not comprise more than 3.0m (9.54ft) of linear distance of any wall, and provided that the projected feature is located at least 2.44m (8.0ft) from the front, rear or exterior side lot line;
 - d) freestanding light poles, warning devices, antennas, masts, utility poles, wires, flagpoles, signs and sign structures may be sited on any portion of a lot, except as otherwise limited or restricted by this or other bylaws;
 - e) underground buildings such as an underground parking area may be sited on any portion of a lot, provided that such projections do not extend above grade and are not permitted within any RS, RE, RI or RT zone; and
 - f) structures designed to provide weather protection over the main pedestrian entrance may project a maximum of 1.2m (4ft) into a required front or exterior side yard setback, provided that such structure must be at least 2.44m (8.0ft) from a front or exterior side lot line.
 - g) side mounted balcony guards may project a maximum of 0.15m (0.5 ft) into any required setback area.
- 4.13.2 In addition to the exceptions noted in Paragraph 4.13.1, and notwithstanding any setback requirements contained in this Bylaw, the following structures may project into the required setback area of all RM zones, in accordance with the following restrictions:

- a) eaves and gutters may project a maximum of 1.2m (4ft) into any required setback;
- b) unenclosed balconies may project a maximum of 1.6m (5.25ft) into a required front, rear or exterior side yard setback
- c) an extension of the principal building or structure designed to provide weather protection over the primary pedestrian entrance, as a porte cochere, may be permitted within the required front or exterior side yard setback areas provided that:
 - i) the height of the extension shall not exceed 4.0 metres (13.12 feet) measured from finished grade;
 - ii) no more than one such extension shall be permitted for each principal building; and
 - iii) the extension shall not be located within a distance of 10.7 metres (35.10 feet) of a side lot line as illustrated below.



4.13.3 In addition to the exceptions noted in Paragraph 4.13.1, and notwithstanding any setback requirements contained in this Bylaw, the following structures may project into the required setback area of any RS, RE, RI or RT zone only, in accordance with the following restrictions:

- a) *balconies, decks/elevated patios*, or steps may project beyond the face of the *principal building* to 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.
- b) eaves and gutters, cornices, sills and sun shades may project a maximum of 0.6m (2ft) into a required interior side yard setback, and 1.2m (4ft) into a required front, rear or exterior side yard setback, provided that where an exterior side yard setback required is less than 3.0m (9.84ft), the maximum projection permitted is 0.6m (2ft).
- c) chimneys and fireplaces may project a maximum of 0.6m (2ft) into a required front, rear or exterior side yard setback.

4.13.4 The heights of buildings and structures permitted elsewhere in this Bylaw may be exceeded for: elevator shafts and stair towers that do not provide direct access to the roof; for antennas; for church spires, belfries and domes; for chimneys; for flag poles; and, for monuments; but no such structure shall cover more than 20 percent of the *lot* or, if located on a *building*, no more than 10 percent of the roof area of the *building*.

4.13.5 Notwithstanding Paragraph 4.13.4, the heights of buildings and structures in all RS, RE, RI and RT zones, inclusive of stair towers and elevator shafts that do provide direct access to the roof, shall not exceed the maximum height prescribed under the applicable zone.

4.13.6 In the RM-1, RM-2 and RM-3 zones only, where solar panels or other green energy technologies are installed on or within a roof, the maximum height of buildings and structures permitted elsewhere in this Bylaw may be exceeded for solar heating panels by not more than 2.2m (7.22ft).

4.14 Off-Street Parking Requirements

4.14.1 Unless otherwise indicated in this Bylaw, off-street parking spaces must be provided and maintained in accordance with the following standards:

Development Type or Use	Required Parking Spaces
RESIDENTIAL USES	
One-unit residential Two-unit residential Three-unit residential Townhouse	2 per dwelling unit, except 1 per dwelling unit for lots zoned RS-3 fronting onto Marine Drive
Accessory secondary suite Accessory coach house Accessory vacation rental	1 per dwelling unit
Accessory bed & breakfast Accessory boarding use	1 per sleeping unit
Apartment	1.2 per dwelling unit, plus 0.3 per dwelling unit for visitor parking, for a total of 1.5 spaces per dwelling unit
Community Care Facility	1 per 5 units plus 1 for every 2 employees
Accessory Child Care Centre	2 spaces for pick-up and drop-off plus 1 for every 2 employees
COMMERCIAL USES	
Commercial – retail	1 per every 37m ² of commercial (retail) floor area, except 1 per 74m ² of commercial (retail) floor area for lots fronting onto Marine Drive
Commercial – office	1 per every 37m ² of commercial (office) floor area, except 1 per 74m ² of commercial (office) floor area for lots fronting onto Marine Drive
Commercial – restaurant or licensed establishment	1 per every 8 seats available for customer use, except 1 per every 16 seats for lots fronting onto Marine Drive
Hotel / Motel	1 per sleeping unit
INSTITUTIONAL & CULTURAL USES	
Civic use, Recreational use	1 per every 37m ² of institutional floor area used for a civic or recreational use. For 1174 Fir Street only (lot 1, Block 30, Plan 11883), 6 parking spaces total for

	professional and semi-professional office use.
Assembly use	1 per every 46m ² of institutional floor area used for an assembly use
Elementary school	1 per every 92m ² of institutional floor area
Hospital	1 per 5 patient beds
Child Care Centre	1 per every 3 employees, plus 2 spaces for pick-up and drop-off

- 4.14.2 Notwithstanding Paragraph 4.14.1 above, developments existing prior to the adoption of this Bylaw shall be considered acceptable provided that there are no changes in the use or increases in the floor area and/or density of the development. If there is a change of use or increase in floor area or density, an existing development will be required to comply with the parking requirements outlined in Paragraph 4.14.1.
- 4.14.3 The minimum on-site parking requirements outlined in Paragraph 4.14.1 above may be reduced by up to a maximum of 10% where:
- a) transportation demand management measures, including the use of car co-operatives, or car-share programs, are provided, and
 - b) the reduction in minimum on-site parking requirements is substantiated by a parking study that is prepared by a registered professional engineer and is subject to review and approval by the City; and
 - c) the proponents offer and enter into a covenant to require continuation of the transportation demand management measure.
- 4.14.4 Where a building or structure is used for more than one permitted use, the required number of parking spaces shall be interpreted as the sum of the requirements for each use.
- 4.14.5 Notwithstanding Paragraph 4.14.4 above, shared on-site parking areas for two (2) or more uses may be permitted where:
- a) the maximum demand for such parking areas by the individual uses occurs at different periods of the day;
 - b) the maximum demand of such parking areas is substantiated by a parking study that is prepared by a registered professional engineer and is subject to review and approval by the City; and
 - c) the proponents offer and enter into a covenant to restrict any change of use or occupancy that would adversely affect the continuation of the shared on-site parking arrangement.
- 4.14.6 The size of parking spaces for persons with disabilities shall be provided in accordance with the requirements of the BC Building Code. Further, as part of the overall required number of parking stalls, parking stalls for occupancies where more than 10 parking spaces are provided shall be provided as follows:

Total Required Spaces	Required Spaces for Handicapped
10 to 75	1
76 to 125	2
126 to 200	3

Over 200	4 plus 1 for every additional 100 or fraction thereof
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- 4.14.7 In the calculation of required parking, where the calculation results in a fraction of a parking space, any fraction less than 0.5 shall be disregarded and any fraction of 0.5 or greater shall require one (1) full parking space.
- 4.14.8 Minimum parking space dimensions shall be as follows:

Angle	Width	Length	Depth to Curb	Aisle Width	Traffic Direction
30°	2.7m	5.2m	5.2m	3.5m	1-way
45°	2.7m	5.2m	6.0m	3.9m	1-way
60°	2.7m	5.2m	6.4m	5.0m	1-way
90°	2.7m	5.8m	5.8m	6.7m	1- or 2-way
Parallel Parking	2.5m	7.0m	2.5m	3.5m 6.0m	1-way 2-way

- 4.14.9 Small car spaces may be provided to a maximum portion of 40% of the total parking required, shall have a minimum width of 2.5m and minimum length of 5.2m, and shall be clearly marked for small car use only.

4.15 Off-Street Loading Requirements

- 4.15.1 Additional spaces must be provided for the temporary stopping, loading and unloading of vehicles for every commercial site, place of public assembly, hospital, institution, school, or club. The minimum number of loading spaces in addition to the parking space requirements of Paragraph 4.14.1 above, are as follows:

Commercial / Institutional Floor Area	Required Loading Spaces
< 500m ²	1 loading space
500-2000m ²	2 loading spaces
2001-3500m ²	3 loading spaces
>3500m ²	1 additional loading space for every additional 5000m ² of commercial / institutional floor area

- 4.15.2 Notwithstanding the above, a minimum of one (1) off-street loading space shall be provided for every apartment complex, assisted-living complex and *care facility* containing more than ten (10) *dwelling units* or *living units*. Where the apartment complex, assisted-living complex or *care facility* is provided in more than one *principal building* with separate elevators for each *building*, one (1) off-street loading space shall be provided for each *principal building* containing more than ten (10) *dwelling units* or *living units*.
- 4.15.3 Loading spaces shall have a minimum width of 3.0m, a minimum length of 9.0m and a minimum clearance height of 3.7m.

4.16 Bicycle Parking

4.16.1 On-site bicycle parking areas should be considered for all new commercial, institutional and multi-family developments and, when provided, should be designed as an integral part of the overall site plan addressing concerns of topography and ease of access.

4.16.2 On-site bicycle parking areas should be designed in accordance with the following:

- a) Class I – long-term secured bicycle parking provided in the form of waterproof bicycle lockers, secured bicycle rooms, or secured compounds within a building complete with bicycle racks. Class I bicycle parking areas should be located at grade, within sight of the building entry or security room, and have the following minimum dimensions:

Vertical Clearance	Width	Length (if placed horizontally)	Length (if placed vertically)
1.9m	0.6m	1.8m	1.0m

Where waterproof bicycle lockers are provided, the following minimum dimensions apply:

Length	Height	End width at door	End width opposite door
1.8m	1.2m	0.6m	0.22m

- b) Class II – short-term bicycle parking should be provided in the form of bicycle racks, made of sturdy, theft-resistant material and should be securely anchored to the floor or ground, designed to support the bicycle frame, not the wheels. Class II parking areas should be clearly visible from the principal building entry points or roads.

4.16.3 On-site bicycle parking areas should be provided as follows:

Use	Class I	Class II
Apartment, Townhouse	1 space per dwelling unit	0.2 spaces per dwelling unit
Commercial – retail	0.25 spaces per 200m ² gross floor area	0.75 spaces per 200m ² gross floor area
Commercial – office	0.75 spaces per 200m ² gross floor area	0.25 spaces per 200m ² gross floor area
Civic, assembly, recreation, education uses	0.25 spaces per 200m ² gross floor area	0.75 spaces per 200m ² gross floor area
Community Care Facility, Hospital	0.25 spaces per 200m ² gross floor area	0.75 spaces per 200m ² gross floor area

4.17 Provision of Electric Vehicle Charging Infrastructure

4.17.1 For new buildings that include multi-unit residential uses, a minimum of 1 of every 10 *off-street parking spaces* shall feature an *energized outlet* capable of providing *Level 2 charging* or higher to the *off-street parking space*.

An additional 1 of every 10 *off-street parking spaces* shall feature *roughed-in electric vehicle charging infrastructure*, including an electrical outlet box located within 3 metres of the parking space.

Where more than 1 of every 10 *off-street parking spaces* features an *energized outlet* capable of providing *Level 2 charging* or higher is provided, the minimum number of *off-street parking spaces* featuring *roughed-in electric vehicle charging infrastructure* may be reduced by the number of *off-street parking spaces* that feature the *energized outlets* beyond the minimum requirement.

This section does not apply to new buildings with fewer than 10 *off-street parking spaces*.

- 4.17.2 *Energized outlets*, provided pursuant to Section 4.17.1 above, shall be labelled for their intended use for *electric vehicle* charging.
- 4.17.3 Where an *electric vehicle management energy system* is implemented, the Director of Engineering may specify a minimum performance standard to ensure a sufficient rate of *electric vehicle* charging.

5.0 Specific Use Provisions & Regulations

5.1 Community Care Facilities

5.1.1 Child Care Centres:

- 1) An accessory child care centre shall be permitted as an accessory use to a one-unit residential use in all RS, RE, and RI Zones, provided that:
 - a) child care is provided for no more than eight (8) children;
 - b) child care is provided within the personal residence of the licensee;
 - c) the accessory child care centre has a valid license issued in accordance with the *Community Care and Assisted Living Act* and *Child Care Licensing Regulation* as amended;
 - d) the *accessory child care centre* has a valid *business license*; and
 - e) the *accessory child care centre* meets the off-street parking requirements in Section 4.14.1.
- 2) A *child care centre* providing care for more than eight (8) children is permitted in the CR-1, CR-2, CR-3, CR-4, CR-5 zones and in all P zones, provided that:
 - a) the *child care centre* has a valid license issued in accordance with the *Community Care and Assisted Living Act* and *Child Care Licensing Regulation* as amended;
 - b) the *child care centre* has a valid *business license*;
 - c) the *child care centre* meets the off-street parking requirements in Section 4.14.1; and
 - d) the outdoor play area required for the *child care centre* under the *Child Care Licensing Regulation* is located on the same lot as the child care centre.

5.1.2 Care Facilities:

- 1) A *care facility* used as a residence for no more than ten (10) persons, not more than six (6) of whom are persons in care, is permitted in all RS, RE and RI zones provided that:
 - a) the *care facility* has a valid license issued in accordance with the *Community Care and Assisted Living Act and Regulations as amended*;
 - b) the *care facility* has a valid *business license*; and
 - c) shall be located not closer than 300.0 metres (984.25 feet) from any other *care facility*.
- 2) A *care facility* used as a residence for more than six (6) persons in care is permitted in all P zones and in all CD zones specifically permitting a *care facility*, provided that:
 - a) the *care facility* received approval for development permit if developed, redeveloped or expanded after September 2008;
 - b) the *care facility* has a valid license issued in accordance with the *Community Care and Assisted Living Act and Regulations as amended*; and
 - c) the *care facility* has a valid *business license*.

5.2 Community Services

5.2.1 *Community services* may be permitted in any CR or CS zone, any P zone, and any CD zone that permits a commercial use.

5.3 Accessory Home Occupation Use

5.3.1 An *accessory home occupation use* is permitted in all zones permitting a residential use, but only in accordance with the following provisions:

- 1) it shall be completely enclosed within the *building* used for the *residential use* to which it is *accessory*, and shall not occupy more than 40% of the *residential gross floor area of a dwelling unit*;
- 2) the wholesale or retail sale of any goods or materials from the *dwelling unit* is not permitted;
- 3) within all RM (multiple-unit zones), mixed commercial/residential zones, or RS, RE or RI zones containing an accessory bed and breakfast use or an accessory vacation rental, no home occupation shall be permitted which involves clients directly accessing the *building*;
- 4) there shall be no exterior storage or display of goods or materials;
- 5) the *home occupation use* shall be clearly incidental to the *residential use* of the *building*;
- 6) there shall be no alteration to the exterior appearance of the property to indicate that a home occupation is being conducted except for one non-illuminated sign in accordance with the requirements of the City's Sign Bylaw;
- 7) the premises shall not be used for any assembly related uses or occupancies, or for any use that generates noise, vibration, dust, odours, vapours, heat, on-street parking or vehicular traffic other than that normally associated with a residential dwelling;
- 8) it shall be conducted only by the resident of the residential use to which it is accessory, and not more than one resident or non-resident employee;
- 9) all home occupation uses will be required to possess a valid *business license*;
- 10) no *business license* will be issued any applicant for home occupation use unless the City has been provided with written consent by the Owner or the Owner's Agent as authorized in writing by the Owner;
- 11) parking for the home occupation use shall be provided totally upon the site, in addition to that required for the principal residential use. No more than one additional off-street parking space for the home occupation will be permitted. Any additional spaces shall be provided totally enclosed within the structure.

5.4 Accessory Boarding Use

5.4.1 An *accessory boarding use* shall only be permitted in the RS, RE, RI and RT zones, and shall:

- a) be *accessory to a residential use*;
- b) be completely enclosed within the *principal dwelling*;
- c) be limited to a maximum of two *sleeping units* per *dwelling unit* and a maximum of four (4) boarding guests;

- d) not provide separate cooking facilities for the *accessory boarding use*;
- e) provide one additional on-site parking space per *sleeping unit*;
- f) shall only be permitted in an owner-occupied *dwelling unit*;
- (g) shall only accommodate boarders or roomers for periods of 30 days or greater.

5.5 Accessory Registered Secondary Suite

5.5.1 An *accessory registered secondary suite* shall only be permitted in the RS, RE and RI zones, and shall:

- a) be accessory to a one-unit residential use only;
- b) be limited to one accessory registered secondary suite per *lot*;
- c) shall conform with the BC Building Code requirements and limited to a maximum of 90 square metres *residential gross floor area* and not more than two (2) bedrooms;
- d) provide one additional on-site parking space for occupants of the *accessory registered secondary suite*; and
- e) be inspected and registered through the City's Secondary Suite Registration process.

5.6 Accessory Coach House

5.6.1 An *accessory coach house* shall only be permitted in the zones where specifically permitted, and shall:

- a) be accessory to a one-unit residential use only, but not with an *accessory registered secondary suite*;
- b) be allowed only where secondary access can be provided from a lane or common access lane in a bare land strata development;
- c) be allowed over garages or carports where specified in the zone permitted;
- d) be allowed a vestibule (entrance foyer and stairway) on the main (garage or carport) level;
- e) be limited to a maximum of two (2) bedrooms and 90 square metres *residential gross floor area* exclusive of the vestibule;
- f) be provided one additional on-site parking space for occupants of the *accessory coach house*; and
- g) be inspected and registered through the City's Secondary Suite Registration process.

5.7 Accessory Bed & Breakfast Use

5.7.1 An *accessory bed & breakfast use* shall:

- a) only be permitted in a *principal building* containing a *one-unit residential use*;
- b) not provide separate cooking facilities or equipment for the *accessory bed & breakfast use*;
- c) install fire extinguishers, interconnected smoke and carbon monoxide alarms, and emergency lighting in hallways and egress points, to B.C. Building Code standards;
- d) be limited to a maximum of three (3) *sleeping units*;
- e) be limited to no more than six (6) guests at any given time;
- f) provide one (1) *off-street parking space* for each *sleeping unit*, pursuant to Section 4.14;

- g) not create any form or manner of nuisance for neighbouring properties, including but not limited to noise, light, traffic or on-street parking;
- h) have a valid *business license* (no *business license* will be issued any applicant for an *accessory bed & breakfast use* unless the City has been provided with written consent by the Owner or the Owner's Agent as authorized in writing by the Owner); and
- i) only provide for the temporary accommodation of any number of guests for periods not to exceed thirty (30) days.

5.8 Accessory Vacation Rental

5.8.1 An accessory vacation rental use shall:

- a) only be operated from an *accessory registered secondary suite* that complies with all applicable BC Building Code requirements;
- b) only be operated by an *owner* (or family member of the owner) of the subject property, where they are a full-time resident and occupant of the *one-unit residential use*. A tenant may not sublet the *accessory registered secondary suite* for this purpose;
- c) install fire extinguishers, interconnected smoke and carbon monoxide alarms, and emergency lighting in hallways and egress points, to B.C. Building Code standards;
- d) not permit any structural alteration or addition that changes the residential character and form of the *principal building*;
- e) be limited to a maximum of two (2) *sleeping units* only;
- f) be limited to no more than four (4) adult guests at any given time;
- g) not be occupied by more than one booking or reservation at any given time;
- h) not have any exterior signage advertising the *accessory vacation rental use*;
- i) provide accessory off-street parking in accordance with the provisions of Section 4.14;
- j) not create any form or manner of nuisance for neighbouring properties, including but not limited to noise, light, traffic or on-street parking;
- k) have a valid business license;
- l) only provide for the temporary accommodation of any number of guests for periods not to exceed thirty (30) days.

5.9 Community Gardens

- 1) A *community garden* shall be permitted in all P zones, in the CR-1, CR-2, CR-3, CR-4, CR-5 zones, and in all CD zones, provided that:
 - a) for CD zones, there shall be no other buildings or structures for other uses present on the lot;
 - b) any non-profit society or community organization operating the *community garden* shall have a valid *business licence* (no *business license* will be issued to an applicant for any *community garden* unless the City has been provided with written consent by the Owner or the Owner's Agent as authorized in writing by the Owner, including identifying the terms for when the community garden is to cease); and
 - c) the cultivation of cannabis, or any invasive or illegal species does not occur as part of the community garden use.

6.0 General Zones – Uses Permitted & Zone Provisions

6.1 RS-1 One Unit Residential Zone

The intent of this zone is to accommodate *one-unit residential buildings* on *lots* of 464 square metres (4,995 square feet) or larger.

6.1.1 Permitted Uses:

- 1) a *one-unit residential use* in conjunction with not more than one (1) of the following accessory uses:
 - a) an *accessory child care centre* in accordance with the provisions of Section 5.1.
 - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
 - c) an *accessory registered secondary suite* in accordance with the provisions of Section 5.5.
 - d) an *accessory coach house* in accordance with the provisions of Section 5.6.
 - e) an *accessory bed & breakfast use* in accordance with the provisions of Section 5.7.
 - f) an *accessory vacation rental* in accordance with the provisions of Section 5.8.
- 2) an *accessory home occupation* in conjunction with a *one-unit residential use* and in accordance with the provisions of Section 5.3;
- 3) a *care facility* in accordance with the provisions of Section 5.1.
- 4) notwithstanding the above, on lots with less than the minimum required *lot area*, a one-unit residential use only is permitted.

6.1.2 Lot Size:

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

Lot width	15.0m (49.2ft)
Lot depth	27.4m (89.9ft)
Lot area	464.0m ² (4,994.6ft ²)

6.1.3 Lot Coverage:

- 1) The maximum *lot coverage* is as follows:
 - a) 45% for lots with less than or equal to 696 square metres *lot area*;
 - b) 40% for lots with greater than 696 square metres *lot area*.

6.1.4 Floor Area:

- 1) maximum *residential gross floor area* shall not exceed 0.5 times the *lot area*.
- 2) maximum permitted floor area of a 2nd storey for a *principal building* shall not exceed 80% of the footprint for the 1st storey including attached garage and that portion of any covered porch, deck or carport. Notwithstanding, existing *principal buildings* constructed or issued a building permit prior to adoption of this bylaw are exempt from this requirement except for proposed major additions which increase the *residential gross floor area* by 50% or more.
- 3) notwithstanding any other provision in this bylaw, only one basement storey is permitted.

6.1.5 Building Heights:

- 1) *principal buildings* shall not exceed a *height* of 7.7m (25.26ft).
- 2) *ancillary buildings* containing an *accessory coach house* shall not exceed a *height* of 7.0m for a *building* with a minimum roof slope of 6:12, and shall not exceed a *height* of 6.0m for a *building* with any lesser roof slope.
- 3) *ancillary buildings* and *structures* shall not exceed a *height* of 5.0m.

6.1.6 Minimum Setback Requirements:

- 1) *principal buildings* and *ancillary buildings and structures* in the RS-1 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Buildings and Structures
Front lot line	7.5m (24.61ft)	Not permitted
Rear lot line	7.5m (24.61ft)	1.5m (4.92ft)
Rear lot line on a lot with an exterior side yard requirement of 7.5m, where the rear lot line abuts the interior side lot line of an adjacent residential lot	3.8m (12.47ft)	1.5m (4.92ft)
Interior side lot line	1.5m (4.92ft)	1.5m (4.92ft)
Interior side lot line (abutting a lane)	2.4m (7.87ft)	2.4m (7.87ft)
Exterior side lot line (where the rear lot line abuts a lane, or where the rear lot line abuts the rear lot line of an adjacent residential lot or abutting an interior or rear lot line for a commercial use)	3.8m (12.47ft)	3.8m (12.47ft)
Exterior side lot line (where the rear lot line abuts the interior side lot line of an adjacent residential lot)	7.5m (24.61ft)	7.5m (24.61ft)

6.1.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 6.1.5 and 6.1.6 above, the following also applies:

- 1) there shall be not more than one *ancillary building* per *lot*.
- 2) *ancillary buildings and structures* shall not be located in any required *front yard* or *exterior side yard* area.
- 3) *Ancillary buildings and structures* shall not be sited less than 3.0m from a *principal building* on the same *lot*.

6.1.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.2 RS-2 One Unit (Small Lot) Residential Zone

The intent of this zone is to accommodate one unit residential *buildings* on *lots* of 362 square metres (3,896.53 square feet) or more.

6.2.1 Permitted Uses:

- 1) a *one-unit residential* use in conjunction with not more than one (1) of the following accessory uses:
 - a) an *accessory child care centre* in accordance with the provisions of Section 5.1.
 - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
 - c) an *accessory registered secondary suite* in accordance with the provisions of Section 5.5.
 - d) an *accessory bed & breakfast use* in accordance with the provisions of Section 5.7.
 - e) an *accessory vacation rental* in accordance with the provisions of Section 5.8.
- 2) an *accessory home occupation* in conjunction with a *one-unit residential use* and in accordance with the provisions of Section 5.3;
- 3) a *care facility* in accordance with the provisions of Section 5.1.
- 4) notwithstanding the above, on lots with less than the minimum required *lot area*, a one-unit residential use only is permitted.

6.2.2 Lot Size:

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

Lot width	10.0m (32.81ft)
Lot depth	27.4m (89.9ft)
Lot area	362.0m ² (3,896.53ft ²)

6.2.3 Lot Coverage:

- 1) The maximum *lot coverage* in the RS-2 zone is 50%.

6.2.4 Floor Area:

- 1) maximum *residential gross floor area* shall not exceed 0.6 times the *lot area*.

6.2.5 Building Heights:

- 1) *principal buildings* shall not exceed a *height* of 7.7m (25.26ft), and the height of the southerly elevation of the building shall be determined by an angle of containment of 45 degrees to the vertical commencing 6.0 metres (19.69 feet) above the natural grade at the base of the south wall as illustrated in sub-section 4.9.
- 2) *ancillary buildings* and structures shall not exceed a *height* of 4.0m (13.12ft).

6.2.6 Minimum Setback Requirements:

- 1) *principal buildings* and *ancillary buildings and structures* in the RS-2 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Buildings and Structures
Front lot line i.e. see 2) below	3.0m (9.84ft)	Not permitted
Rear lot line i.e. see 2) below	3.0m (9.84ft)	1.5m (4.92ft)
Interior side lot line	1.2m (3.94ft)	1.2m (3.94ft)
Interior side lot line (abutting a lane)	2.4m (7.87ft)	2.4m (7.87ft)
Exterior side lot line (rear lot line abutting a lane or rear lot line of adjacent lot) i.e. for a distance of 7.5m as per 3) below	3.0m (9.84ft) & 1.5m (4.92ft)	3.0m (9.84ft) & 1.5m (4.92ft)

- 2) Notwithstanding the above, the *front* and *rear yard setbacks* shall in combination be not less than 12.0m (39.37ft).
- 3) Notwithstanding the above, the *exterior side yard setback* requirement for *principal buildings* and for *ancillary buildings and structures* shall be 3.0m (9.84ft) for a distance of 7.5m (24.61ft) from the *front lot line* and 1.5m (4.93ft) from that point to the *rear lot line* of the *lot*.

6.2.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 6.2.5 and 6.2.6 above, the following also applies:

- 1) there shall be not more than one *ancillary building* per *lot*.
- 2) *ancillary buildings* shall not exceed a gross floor area of 11.15m² (120.0ft²).
- 3) *ancillary buildings and structures* shall not be located in any required *front yard* or *exterior side yard* area.

6.2.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.3 RS-3 One Unit (Small Lot, Hillside) Residential Zone

The intent of this zone is to accommodate one unit residential *buildings* on hillside *lots* of 278.7 square metres (2,992.37 square feet) or more.

6.3.1 Permitted Uses:

- 1) a *one-unit residential* use in conjunction with not more than one (1) of the following accessory uses:
 - a) an *accessory child care centre* in accordance with the provisions of Section 5.1.
 - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
 - c) an *accessory registered secondary suite* in accordance with the provisions of Section 5.5.
 - d) an *accessory bed & breakfast use* in accordance with the provisions of Section 5.7.
 - e) an *accessory vacation rental* in accordance with the provisions of Section 5.8.
- 2) an *accessory home occupation* in conjunction with a *one-unit residential use* and in accordance with the provisions of Section 5.3;
- 3) a *care facility* in accordance with the provisions of Section 5.1.
- 4) notwithstanding the above, on lots with less than the minimum required *lot area*, a one-unit residential use only is permitted.

6.3.2 Lot Size:

- 1) The minimum *lot width*, *lot depth* and *lot area* in the RS-3 zone are as follows:

Lot width	9.0m (29.53ft)
Lot depth	27.4m (89.9ft)
Lot area	278.7m ² (2,992.37ft ²)

6.3.3 Lot Coverage:

- 1) The maximum *lot coverage* in the RS-3 zone is 50%.

6.3.4 Floor Area:

- 1) maximum *residential gross floor area* shall not exceed 0.7 times the *lot area*.

6.3.5 Building Heights:

- 1) *principal buildings* shall not exceed a *height* of 7.7m (25.26ft), and the height of the southerly elevation of the building shall be determined by an angle of containment of 45 degrees to the vertical commencing 6.0m (19.69ft) above the natural grade at the base of the wall as illustrated in sub-section 4.9.
- 2) *ancillary buildings* and structures shall not exceed a *height* of 4.0m (13.12ft).

6.3.6 Minimum Setback Requirements:

- 1) *principal buildings* and *ancillary buildings and structures* in the RS-3 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Buildings and Structures
Front lot line i.e. see 2) below	3.0m (9.84ft)	Not permitted
Rear lot line i.e. see 2) below	3.0m (9.84ft)	1.5m (4.92ft)
Interior side lot line	1.2m (3.94ft)	1.2m (3.94ft)
Interior side lot line (abutting a lane)	2.4m (7.87ft)	2.4m (7.87ft)
Exterior side lot line (rear lot line abutting a lane or rear lot line of adjacent lot) i.e. for a distance of 7.5m as per 3) below	3.0m (9.84ft) & 1.5m (4.92ft)	3.0m (9.84ft) & 1.5m (4.92ft)

- 2) Notwithstanding the above, the *front* and *rear yard setbacks* shall in combination be not less than 9.0m (29.5ft), except for lots with lot depth of 25m (82.02ft) or less i.e. where the rear yard setback shall be no less than 1.8m (5.9ft) and the minimum front yard setback shall be no less than 3.0m (9.84ft).
- 3) Notwithstanding the above, the *exterior side yard setback* requirement for *principal buildings* and for *ancillary buildings and structures* shall be 3.0m (9.84ft) for a distance of 7.5m (24.61ft) from the *front lot line* and 1.5m (4.93ft) from that point to the *rear lot line* of the *lot*.
- 4) Notwithstanding 6.3.6(1) above, for those properties located at 14579, 14585, 14591 and 14597 Marine Drive the minimum *front yard setback* shall be 7.5m and the minimum *rear yard setback* shall be 4.5m.

6.3.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 6.3.5 and 6.3.6 above, the following also applies:

- 1) there shall be not more than one *ancillary building* per *lot*.
- 2) *ancillary buildings* shall not exceed a gross floor area of 11.15m² (120.0ft²).
- 3) *ancillary buildings and structures* shall not be located in any required *front yard* or *exterior side yard* area.

6.3.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.4 RS-4 One Unit (12.1m Lot Width) Residential Zone

The intent of this zone is to accommodate *one-unit residential buildings* on *lots* with minimum 12.1m *lot width* and 410m² (4,413ft²) *lot area*.

6.4.1 Permitted Uses:

- 1) a *one-unit residential use* in conjunction with not more than one (1) of the following accessory uses:
 - a) an *accessory child care centre* in accordance with the provisions of Section 5.1.
 - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
 - c) an *accessory registered secondary suite* in accordance with the provisions of Section 5.5.
 - d) an *accessory coach house* in accordance with the provisions of Section 5.6.
 - e) an *accessory bed & breakfast use* in accordance with the provisions of Section 5.7.
 - f) an *accessory vacation rental* in accordance with the provisions of Section 5.8.
- 2) an *accessory home occupation* in conjunction with a *one-unit residential use* and in accordance with the provisions of Section 5.3;
- 3) a *care facility* in accordance with the provisions of Section 5.1.
- 4) notwithstanding the above, on lots with less than the minimum required *lot area*, a *one-unit residential use* only is permitted.

6.4.2 Lot Size:

- 1) The minimum *lot width*, *lot depth* and *lot area* in the RS-4 zone are as follows:

Lot width	12.1m (39.7ft)
Lot depth	27.4m (89.9ft)
Lot area	410.0m ² (4,413.2ft ²)

6.4.3 Lot Coverage:

- 1) The maximum *lot coverage* in the RS-4 zone is 45%.

6.4.4 Floor Area:

- 1) maximum *residential gross floor area* shall not exceed 0.5 times the *lot area*.
- 2) maximum permitted floor area of a 2nd storey for a *principal building* shall not exceed 80% of the footprint for the 1st storey including attached garage and that portion of any covered porch, deck or carport. Notwithstanding, existing *principal buildings* constructed or issued a building permit prior to adoption of this bylaw are exempt from this requirement except for proposed major additions which increase the *residential gross floor area* by 50% or more.
- 3) notwithstanding any other provision in this bylaw, only one basement storey is permitted.

6.4.5 Building Heights:

- 1) *principal buildings* shall not exceed a *height* of 7.7m (25.26ft).
- 2) *ancillary buildings* containing an *accessory coach house* shall not exceed a *height* of 7.0m for a *building* with a minimum roof slope of 6:12, and shall not exceed a *height* of 6.0m for a *building* with any lesser roof slope.

3) *ancillary buildings* and structures shall not exceed a *height* of 5.0m.

6.4.6 Minimum Setback Requirements:

1) *principal buildings* and *ancillary buildings and structures* in the RS-4 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Buildings and Structures
Front lot line	7.5m (24.61ft)	Not permitted
Rear lot line	7.5m (24.61ft)	1.5m (4.92ft)
Rear lot line on a lot with an exterior side yard requirement of 5.65m, where the rear lot line abuts the interior side lot line of an adjacent residential lot	3.8m (18.5ft)	1.5m (4.92ft)
Interior side lot line	1.35m (4.43ft)	1.35m (4.43ft)
Interior side lot line (abutting a lane)	2.4m (7.87ft)	2.4m (7.87ft)
Exterior side lot line (where the rear lot line abuts a lane, or where the rear lot line abuts the rear lot line of an adjacent residential lot or abutting an interior or rear lot line for a commercial use)	3.8m (12.47ft)	3.8m (12.47ft)
Exterior side lot line (where the rear lot line abuts the interior side lot line of an adjacent residential lot)	5.65m (18.5ft)	5.65m (18.5ft)

6.4.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 6.4.5 and 6.4.6 above, the following also applies:

- 1) there shall be not more than one *ancillary building* per lot.
- 2) *ancillary buildings and structures* shall not be located in any required *front yard* or *exterior side yard* area.
- 3) *ancillary buildings and structures* shall not be sited less than 3.0m from a *principal building* on the same lot.

6.4.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.5 RE-1 Estate Residential 1 Zone

The intent of this zone is to accommodate *one-unit residential buildings* on estate residential *lots* of 0.5 hectares (1.235 acres) or larger.

6.5.1 Permitted Uses:

- 1) a *one-unit residential use* in conjunction with not more than one (1) of the following accessory uses:
 - a) an *accessory child care centre* in accordance with the provisions of Section 5.1.
 - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
 - c) an *accessory registered secondary suite* in accordance with the provisions of Section 5.5.
 - d) an *accessory bed & breakfast use* in accordance with the provisions of Section 5.7.
 - e) an *accessory vacation rental* in accordance with the provisions of Section 5.8.
- 2) an *accessory home occupation* in conjunction with a *one-unit residential use* and in accordance with the provisions of Section 5.3;
- 3) a *care facility* in accordance with the provisions of Section 5.1.

6.5.2 Lot Size:

- 1) The minimum *lot width*, *lot depth* and *lot area* in the RE-1 zone are as follows:

Lot width	30.0m (98.4ft)
Lot depth	100.0m (328.08ft)
Lot area	0.5ha (1.235ac)

6.5.3 Lot Coverage:

- 1) maximum *lot coverage* is 20%.

6.5.4 Floor Area:

- 1) maximum *residential gross floor area* shall not exceed 0.3 times the *lot area*.

6.5.5 Building Heights:

- 1) *principal buildings* shall not exceed a *height* of 7.7m (25.26ft).
- 2) *ancillary buildings* and structures shall not exceed a *height* of 5.0m.

6.5.6 Minimum Setback Requirements:

- 1) *principal buildings* and *ancillary buildings and structures* in the RE-1 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Buildings and Structures
Front lot line	7.5m (24.61ft)	Not permitted
Rear lot line	7.5m (24.61ft)	1.5m (4.92ft)
Interior side lot line	1.5m (4.92ft)	1.5m (4.92ft)
Exterior side lot line (abutting a lane, or where the rear lot line abuts the rear lot line of an adjacent residential lot, or abutting an interior or rear lot line for a commercial use)	3.8m (12.47ft)	3.8m (12.47ft)
Exterior side lot line (where the rear lot line abuts the interior side lot line of an adjacent residential lot)	7.5m (24.61ft)	7.5m (24.61ft)

6.5.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 6.5.5 and 6.5.6 above, the following also applies:

- 1) there shall be not more than one *ancillary building* per lot.
- 2) *ancillary buildings and structures* shall not be located in any required *front yard* or *exterior side yard* area.

6.5.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.6 RE-2 Estate Residential 2 Zone

The intent of this zone is to accommodate *one-unit residential buildings* on estate residential *lots* of 2,000m² (21,527.9ft²) or larger.

6.6.1 Permitted Uses:

- 1) a *one-unit residential use* in conjunction with not more than one (1) of the following accessory uses:
 - a) an *accessory child care centre* in accordance with the provisions of Section 5.1.
 - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
 - c) an *accessory registered secondary suite* in accordance with the provisions of Section 5.5.
 - d) an *accessory bed & breakfast use* in accordance with the provisions of Section 5.7.
 - e) an *accessory vacation rental* in accordance with the provisions of Section 5.8.
- 2) an *accessory home occupation* in conjunction with a *one-unit residential use* and in accordance with the provisions of Section 5.3.
- 3) a *care facility* in accordance with the provisions of Section 5.1.

6.6.2 Lot Size:

- 1) The minimum *lot width*, *lot depth* and *lot area* in the RE-2 zone are as follows:

Lot width	23.0m (75.46ft)
Lot depth	60.0m (196.8ft)
Lot area	2,000m ² (21,527.9ft ²)

6.6.3 Lot Coverage:

- 1) maximum *lot coverage* is 25%.

6.6.4 Floor Area:

- 1) maximum *residential gross floor area* shall not exceed 0.35 times the *lot area*.

6.6.5 Building Heights:

- 1) *principal buildings* shall not exceed a *height* of 7.7m (25.26ft).
- 2) *ancillary buildings* and *structures* shall not exceed a *height* of 5.0m.

6.6.6 Minimum Setback Requirements:

- 1) *principal buildings* and *ancillary buildings and structures* in the RE-2 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Buildings and Structures
Front lot line	7.5m (24.61ft)	Not permitted
Rear lot line	7.5m (24.61ft)	1.5m (4.92ft)
Interior side lot line	1.5m (4.92ft)	1.5m (4.92ft)
Exterior side lot line (abutting a lane, or where the rear lot line abuts the rear lot line of an adjacent residential lot, or abutting an interior or rear lot line for a commercial use)	3.8m (12.47ft)	3.8m (12.47ft)
Exterior side lot line (where the rear lot line abuts the interior side lot line of an adjacent residential lot)	7.5m (24.61ft)	7.5m (24.61ft)

6.6.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 6.6.5 and 6.6.6 above, the following also applies:

- 1) there shall be not more than one *ancillary building* per lot.
- 2) *ancillary buildings and structures* shall not be located in any required *front yard* or *exterior side yard* area.

6.6.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.7 RE-3 Estate Residential 3 Zone

The intent of this zone is to accommodate *one-unit residential buildings* on estate residential *lots* of 1,200m² (12,916.7ft²) or larger.

6.7.1 Permitted Uses:

- 1) a *one-unit residential use* in conjunction with not more than one (1) of the following accessory uses:
 - a) an *accessory child care centre* in accordance with the provisions of Section 5.1.
 - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
 - c) an *accessory registered secondary suite* in accordance with the provisions of Section 5.5.
 - d) an *accessory bed & breakfast use* in accordance with the provisions of Section 5.7.
 - e) an *accessory vacation rental* in accordance with the provisions of Section 5.8.
- 2) an *accessory home occupation* in conjunction with a *one-unit residential use* and in accordance with the provisions of Section 5.3.
- 3) a *care facility* in accordance with the provisions of Section 5.1.

6.7.2 Lot Size:

- 1) The minimum *lot width*, *lot depth* and *lot area* in the RE-3 zone are as follows:

Lot width	20.0m (65.6ft)
Lot depth	40.0m (131.2ft)
Lot area	1,200 m ² (12,916.7ft ²)

6.7.3 Lot Coverage:

- 1) maximum *lot coverage* is 35%.

6.7.4 Floor Area:

- 1) maximum *residential gross floor area* shall not exceed 0.4 times the *lot area*.

6.7.5 Building Heights:

- 1) *principal buildings* shall not exceed a *height* of 7.7m (25.26ft).
- 2) *ancillary buildings* and *structures* shall not exceed a *height* of 5.0m.

6.7.6 Minimum Setback Requirements:

- 1) *principal buildings* and *ancillary buildings and structures* in the RE-3 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Buildings and Structures
Front lot line	7.5m (24.61ft)	Not permitted
Rear lot line	7.5m (24.61ft)	1.5m (4.92ft)
Interior side lot line	1.5m (4.92ft)	1.5m (4.92ft)
Exterior side lot line (abutting a lane, or where the rear lot line abuts the rear lot line of an adjacent residential lot, or abutting an interior or rear lot line for a commercial use)	3.8m (12.47ft)	3.8m (12.47ft)
Exterior side lot line (where the rear lot line abuts the interior side lot line of an adjacent residential lot)	7.5m (24.61ft)	7.5m (24.61ft)

6.7.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 6.7.5 and 6.7.6 above, the following also applies:

- 1) there shall be not more than one *ancillary building* per lot.
- 2) *ancillary buildings and structures* shall not be located in any required *front yard* or *exterior side yard* area.

6.7.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.8 RI-1 One Unit (Infill 1) Residential Zone

The intent of this zone is to accommodate infill redevelopment for one unit residential *buildings* in the south of hospital lands area on *lots* of 333.0m² (3,584.38ft²) or more.

6.8.1 Permitted Uses:

- 1) a *one-unit residential* use in conjunction with not more than one (1) of the following accessory uses:
 - a) an *accessory child care centre* in accordance with the provisions of Section 5.1.
 - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
 - c) an *accessory registered secondary suite* in accordance with the provisions of Section 5.5.
 - d) an *accessory bed & breakfast use* in accordance with the provisions of Section 5.7.
 - e) an *accessory vacation rental* in accordance with the provisions of Section 5.8.
- 2) an *accessory home occupation* in accordance with the provisions of Section 5.3.
- 3) a *care facility* in accordance with the provisions of Section 5.1.

6.8.2 Lot Size:

- 1) The minimum *lot width*, *lot depth* and *lot area* for fee simple and bare land strata lots in the RI-1 zone are as follows:

Lot width	9.1m (29.86ft)
Lot depth	35.0m (114.83ft)
Lot area	333.0m ² (3,584.38ft ²)

6.8.3 Lot Coverage:

- 1) The maximum *lot coverage* in the RI-1 zone is 50%.

6.8.4 Floor Area:

- 1) maximum *residential gross floor area* shall not exceed 250m² (2,690.98ft²), inclusive of *basement* and/or garage, for a *lot* with *lot area* less than or equal to 450m² (4,843.76ft²). Notwithstanding, for properties with *lot area* greater than 450m² (4,843.76ft²), *residential gross floor area* shall not exceed 307m² (3,304.52ft²) inclusive of *basement* and/or garage.
- 2) maximum *gross floor area* for *ancillary buildings* shall not exceed 6.0m² (64.58ft²).

6.8.5 Building Heights:

- 1) *principal buildings* shall not exceed a *height* of 8.5m (27.88ft) for a *building* with a roof slope of 1:1, and shall not exceed a *height* of 7.7m (25.25ft) for a *building* with any lesser roof slope.
- 2) *ancillary buildings and structures* shall not exceed a *height* of 3.0m (9.84ft).
- 3) dormers and any part of the *building* that projects out of either roof angle shall be limited to 0.4 times the length of the base wall of the same face of the building facing the same lot line, provided that the roof for any such projection has a minimum slope of 4:12.

6.8.6 Minimum Setback Requirements:

- 1) *principal buildings* and *ancillary buildings and structures* in the RS-3 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Buildings and Structures
Front lot line i.e. see 2) below	7.5m (24.61ft)	Not permitted
Rear lot line i.e. see 2) below	7.5m (9.84ft)	1.5m (4.92ft)
Interior side lot line	1.2m (3.94ft)	1.5m (4.92ft)
Interior side or rear lot line (abutting a lane)	2.4m (7.87ft)	2.4m (12.47ft)
Exterior side lot line (rear lot line abutting a lane or rear lot line of adjacent lot) i.e. for a distance of 7.5m as per 3) below	3.0m (9.84m) & 1.5m (4.92ft)	3.0m (9.84m) & 1.5m (4.92ft)

- 2) balconies or decks located on the rear elevation of a *principal building* are not permitted above the first *story*.
- 3) Notwithstanding the above, the *exterior side yard setback* requirement for *principal buildings* and for *ancillary buildings and structures* shall be 3.0m (9.84ft) for a distance of 7.5m (24.61ft) from the *front lot line* and 1.5m (4.93ft) from that point to the *rear lot line* of the *lot*.
- 4) subject to the provision of sub-section 4.13.1, bay, bow or box window projections shall be permitted along the front face of the *principal building*, and are not included in the calculation of *residential gross floor area*.
- 5) subject to the provision of sub-section 4.13.1, an extension of the *principal building* designed to provide weather projection over the primary pedestrian entrance shall be permitted to project within the required *front yard* setback area provided that:
 - i) the number of projections are limited to not more than one (1);
 - ii) the height of the projection shall not exceed the lesser of 3.0m (9.84ft) or the height of the first story as measured from the finished grade;
 - iii) the length of the projection shall be limited to a maximum projection of 2.0m (6.56ft) into the front yard setback with a width of not more than 3.0m (9.84ft); and
 - iv) the projection shall be open and not enclosed.

6.8.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-sections 6.8.5 and 6.8.6 above, the following also applies:

- 1) there shall be not more than one *ancillary building* per *lot*.
- 2) *ancillary buildings and structures* shall not be located in any required *front yard* or *exterior side yard* area.
- 3) *ancillary buildings and structures* shall be located not less than 1.5m (4.92) from a *principal building*.

6.8.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.8.9 Notwithstanding the provisions of Section 4.14, driveways shall not exceed a width of 4.0m (13.12ft). Further, the width of an opening to a garage for vehicular access and contained within the *principal building* shall not exceed 3.5m (11.48ft).

6.9 RI-2 One Unit (Infill 2) Residential Zone

The intent of this zone is to accommodate infill redevelopment for one unit residential *buildings* in the East Side Large Lot Infill Redevelopment Area.

6.9.1 Permitted Uses:

- 1) a *one-unit residential use* in conjunction with not more than one (1) of the following accessory uses:
 - a) an *accessory child care centre* in accordance with the provisions of Section 5.1.
 - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
 - c) an *accessory registered secondary suite* in accordance with the provisions of Section 5.5.
 - d) an *accessory coach house* in accordance with the provisions of Section 5.6.
 - e) an *accessory bed & breakfast use* in accordance with the provisions of Section 5.7.
 - f) an *accessory vacation rental* in accordance with the provisions of Section 5.8.
- 2) an *accessory home occupation* in conjunction with a *one-unit residential use* and in accordance with the provisions of Section 5.3.
- 3) a *care facility* in accordance with the provisions of Section 5.1.

6.9.2 Lot Size:

- 1) The minimum *lot width*, *lot depth*, and *lot area* for fee-simple and bare land strata lots in the RI-2 zone are as follows:

Dimension Type	Narrow Lot Housing With Rear Lane Access	Narrow Lot Housing with Shared Access
Lot width for interior lots	9.15m (30.0ft)	10.0m (32.8ft)
Lot width for corner lots	10.0m (32.8ft)	10.0m (32.8ft)
Lot depth	27.4m (90.0ft)	33.5m (110.0ft)
Lot area	265.0m ² (2,852.5ft ²)	335.0m ² (3,606.0ft ²)

6.9.3 Lot Coverage:

- 1) maximum *lot coverage* in the RI-2 zone is 50%.

6.9.4 Floor Area:

- 1) maximum *residential gross floor area* for all *buildings* shall not exceed 0.65.
- 2) maximum *residential gross floor area* for an *accessory coach house* is outlined in Section 5.6.
- 3) *basement* floor area shall be included in the calculation of maximum permitted *residential gross floor area*.

6.9.5 Building Heights:

- 1) *principal buildings* shall not exceed a *height* of 7.7m.
- 2) *ancillary buildings* containing an *accessory coach house* shall not exceed a *height* of 7.0m for a *building* with a minimum roof slope of 6:12, and shall not exceed a *height* of 6.0m for a *building* with any lesser roof slope.
- 3) *ancillary buildings* not containing a *coach house* shall not exceed a height of 3.0m (9.84ft).

6.9.6 Minimum Setback Requirements:

- 1) *principal buildings* and *ancillary buildings and structures* in the RI-2 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Buildings and Structures
Front lot line	3.0m (9.8ft)	Not permitted
Rear lot line with shared access driveway	6.0m (19.7ft)	1.2m (3.94ft)
Rear lot line abutting a lane	6.0m (19.7ft)	3.0m (9.8ft)
Interior side lot line with rear yard access from a lane	1.2m (3.94ft)	0.0m (0.0ft) on one side; 3.0m (9.8ft) on the other when needed to accommodate the 3 rd parking space, or 1.2m (3.94ft) to accommodate a 2 nd level coach house over a carport.
Interior side lot line with shared access driveway	2.07m (6.8ft) on the driveway access side; 1.2m (3.94ft) on the other side	0.0m (0.0ft) on one side; 3.0m (9.8ft) on the other when needed to accommodate the 3 rd parking space, or 1.2m (3.94ft) to accommodate a 2 nd level coach house over a carport
Exterior side lot line	2.07m (6.8ft)	2.07m (6.8ft)

6.9.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 6.9.5 and 6.9.6 above, the following also applies:

- 1) there shall be not more than one *ancillary building* per *lot*.
- 2) *ancillary buildings and structures* shall not be located in any required *front yard* or *exterior side yard* area.
- 3) *ancillary buildings and structures* shall be located not less than 3.0m (9.84ft) from a *principal building*.

6.9.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.10 RT-1 Two Unit (Duplex) Residential Zone

The intent of this zone is to accommodate a two unit residential (duplex) use on *fee-simple lots* with 742.0m² (7,986.82ft²) or greater *lot area*.

6.10.1 Permitted Uses:

- 1) a *one-unit residential* use; or
- 2) a *two-unit residential* use;
in conjunction with not more than one (1) of the following accessory uses per *dwelling unit*:
 - a) an *accessory home occupation* in accordance with the provisions of Section 5.3.
 - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
- 3) a *care facility* in accordance with the provisions of Section 5.1.
- 4) notwithstanding the above, on *lots* with less than the minimum required *lot area* or *lot width*, a *one-unit residential* use only is permitted in accordance with the provisions of Section 6.1.
- 5) notwithstanding the above, *accessory registered secondary suites* are not permitted within a *two-unit residential* use that has been subdivided in accordance with the Strata Property Act.

6.10.2 Lot Size:

- 1) Minimum *lot width*, *lot depth* and *lot area* in the RT-1 zone are as follows:

Lot width	18.0m (59.04ft)
Lot depth	30.5m (100.4ft)
Lot area	742.0m ² (7,986.82ft ²)

6.10.3 Lot Coverage:

- 1) Maximum *lot coverage* per fee-simple lot is 45%.

6.10.4 Floor Area:

- 1) Maximum *residential gross floor area* shall not exceed 0.5 times the *lot area*.

6.10.5 Building Heights:

- 1) *Principal buildings* shall not exceed a *height* of 7.7m (25.26ft).
- 2) *Ancillary buildings* and *structures* shall not exceed a *height* of 5.0m.

6.10.6 Minimum Setback Requirements:

- 1) *Principal buildings and ancillary buildings and structures* in the RT-1 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Buildings and Structures
Front lot line	7.5m (24.61ft)	Not permitted
Rear lot line	7.5m (24.61ft)	1.5m (4.92ft)
Rear lot line abutting a lane	7.5m (24.61ft)	3.8m (12.47ft)
Interior side lot line	1.5m (4.92ft)	1.5m (4.92ft)
Interior side lot line (abutting a lane)	2.4m (7.87ft)	2.4m (12.47ft)
Exterior side lot line	3.8m (12.47ft)	3.8m (12.47ft)

6.10.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 6.10.5 and 6.10.6 above, the following also applies:

- 1) there shall be not more than one *ancillary building per fee-simple lot*.
- 2) *ancillary buildings and structures* shall not be located in any required *front yard or exterior side yard* area.
- 3) *ancillary buildings and structures* shall not be located closer than 3.0m (9.85ft) to a *principal building*.

6.10.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.11 RT-2 Three Unit (Triplex) Residential Zone

The intent of this zone is to accommodate a two- or three-unit residential (duplex or triplex) use on *fee-simple lots* with 742.0m² (7,986.82ft²) or greater *lot area*.

6.11.1 Permitted Uses:

- 1) a *two-unit residential* use; or
 - 2) a *three-unit residential* use;
- in conjunction with not more than one (1) of the following accessory uses, per *dwelling unit*:
- a) an *accessory home occupation* in accordance with the provisions of Section 5.3.
 - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
- 3) notwithstanding the above, on lots with less than the minimum required lot area or lot width, a one-unit residential use only is permitted in accordance with the provisions of sub-sections 6.1.3 to 6.1.8.

6.11.2 Lot Size:

- 1) Minimum *lot width*, *lot depth* and *lot area* in the RT-2 zone are as follows:

Lot width	18.0m (59.04ft)
Lot depth	30.5m (100.4ft)
Lot area	742.0m ² (7,986.82ft ²)

6.11.3 Lot Coverage:

- 1) Maximum *lot coverage* per fee-simple lot is 45%.

6.11.4 Floor Area:

- 1) Maximum *residential gross floor area* shall not exceed:
 - a) 0.5 times the *lot area* for a *two-unit residential* use; or
 - b) 0.6 times the *lot area* for a *three-unit residential* use.

6.11.5 Building Heights:

- 1) *Principal buildings* shall not exceed a *height* of 7.7m (25.26ft).
- 2) *Ancillary buildings* and *structures* shall not exceed a *height* of 5.0m.

6.11.6 Minimum Setback Requirements:

- 1) *Principal buildings* and *ancillary buildings and structures* in the RT-2 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Buildings and Structures
Front lot line	7.5m (24.61ft)	Not permitted
Rear lot line	7.5m (24.61ft)	1.5m (4.92ft)
Rear lot line abutting a lane	7.5m (24.61ft)	3.8m (12.47ft)
Interior side lot line	1.5m (4.92ft)	1.5m (4.92ft)
Interior side lot line abutting a lane	2.4m (7.87ft)	2.4m (12.47ft)
Exterior side lot line	3.8m (12.47ft)	3.8m (12.47ft)

- 2) Notwithstanding the above, where the rear lot line of a lot abuts the interior side lot line of an adjacent lot that is zoned for commercial use, the minimum required exterior side yard setback may be reduced to 3.8m (12.47ft).

6.11.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 6.11.5 and 6.11.6 above, the following also applies:

- 1) There shall be not more than one *ancillary building* per *fee-simple lot*.
- 2) *Ancillary buildings and structures* shall not be located in any required *front yard* or *exterior side yard* area.
- 3) *Ancillary buildings and structures* shall not be located closer than 3.0m (9.85ft) to a *principal building*.

6.11.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.12 RM-1 Low Density Multi-Unit Residential Zone

The intent of this zone is to accommodate multi-unit residential uses in the form of townhouse or apartment complexes at low densities not exceeding 24 units per 0.4 hectare (1.0 acre).

6.12.1 Permitted Uses:

- 1) a *multi-unit residential* use in conjunction with not more than one (1) of the following accessory uses, per *dwelling unit*:
 - a) an *accessory home occupation* in accordance with the provisions of Section 5.3.
 - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
- 2) a *multi-unit residential use* is permitted in one (1) or more *principal buildings*.

6.12.2 Lot Size:

- 1) Minimum *lot width*, *lot depth* and *lot area* in the RM-1 zone are as follows:

Lot width	18.0m (59.04ft)
Lot depth	30.5m (100.4ft)
Lot area	742.0m ² (7,986.82ft ²)

6.12.3 Lot Coverage:

- 1) Maximum *lot coverage* per fee-simple lot is 45%.

6.12.4 Density:

- 1) Maximum number of *dwelling units* permitted shall be based on a *lot area* of not less than 167 m² (1,797.57 ft²) per *dwelling unit* for a maximum density of 24 units per 0.4 ha (1.0 acres).

6.12.5 Building Heights:

- 1) *Principal buildings* shall not exceed a *height* of 7.7m (25.26ft).
- 2) *Ancillary buildings and structures* shall not exceed a *height* of 4.0m (13.12ft).

6.12.6 Minimum Setback Requirements:

- 1) *Principal buildings* and *ancillary buildings and structures* in the RM-1 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Buildings and Structures
Front lot line	7.5m (24.61ft)	Not permitted
Rear lot line	7.5m (24.61ft)	1.5m (4.92ft)
Rear lot line (abutting a lane)	7.5m (24.61ft)	2.4m (7.87ft)
Interior side lot line	2.4m (7.87ft)	2.4m (7.87ft)
Interior side lot line (abutting a lane)	2.4m (7.87ft)	2.4m (12.47ft)
Exterior side lot line (rear lot line abutting a lane or rear lot line of adjacent lot)	3.8m (12.47ft)	3.8m (12.47ft)
Exterior side lot line (rear lot line abutting interior side lot line of adjacent lot)	7.5m (24.61ft)	7.5m (24.61ft)

- 2) Notwithstanding the above, where the rear lot line of a lot abuts the interior side lot line of an adjacent lot that is zoned for commercial use, the minimum required exterior side yard setback may be reduced to 3.8m (12.47ft).

6.12.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-sections 6.12.5 and 6.12.6 above, the following also applies:

- 1) there shall be not more than one *ancillary building* per *fee-simple lot*.
- 2) *ancillary buildings and structures* shall not be located in any required *front yard* or *exterior side yard* area.
- 3) *ancillary buildings and structures* shall not be located closer than 3.0m (9.85ft) to a *principal building*.

6.12.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.12.9 Accessory off-street loading spaces shall be provided in accordance with the provisions of sub-sections 4.15.2 and 4.15.3.

6.13 RM-2 Medium Density Multi-Unit Residential Zone

The intent of this zone is to accommodate multi-unit residential uses in the form of townhouse or apartment complexes at medium densities not exceeding 50 units per 0.4 hectare (1.0 acre).

6.13.1 Permitted Uses:

- 1) a *multi-unit residential* use in conjunction with not more than one (1) of the following accessory uses, per *dwelling unit*:
 - a) an *accessory home occupation* in accordance with the provisions of Section 5.3.
 - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
- 2) a *multi-unit residential use* is permitted in one (1) or more *principal buildings*.

6.13.2 Lot Size:

- 1) Minimum *lot width*, *lot depth* and *lot area* in the RM-2 zone are as follows:

Lot width	18.0m (59.04ft)
Lot depth	30.5m (100.4ft)
Lot area	742.0m ² (7,986.82ft ²)

6.13.3 Lot Coverage:

- 1) Maximum *lot coverage* per fee-simple lot is 45%.

6.13.4 Density:

- 1) Maximum number of *dwelling units* permitted shall be based on a *lot area* of not less than 80.0m² (861.14 ft²) per *dwelling unit* for a maximum density of 50 units per 0.4ha (1.0ac), and a maximum *residential floor area* of 1.1 times the *lot area*.
- 2) *Maximum residential floor area* may be increased:
 - i) by not more than 37.0m² (398.26ft²) total where common recreation facilities are provided within a *principal building* for the exclusive use of the occupants;
 - ii) by not more than 5.6m² (60.28ft²) per *dwelling unit* where storage and laundry facilities are provided within the individual *dwelling units*.

6.13.5 Building Heights:

- 1) *Principal buildings* shall not exceed a *height* of 10.7m (35.1ft).
- 2) *Ancillary buildings and structures* shall not exceed a *height* of 4.0m (13.12ft).

6.13.6 Minimum Setback Requirements:

- 1) *Principal buildings and ancillary buildings and structures* in the RM-2 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Buildings and Structures
Front lot line	6.0m (19.68ft)	Not permitted
Rear lot line (not abutting a lane)	6.0m (19.68ft)	1.5m (4.92ft)
Rear lot line (abutting a lane)	6.0m (19.68ft)	2.4m (7.87ft)
Interior side lot line (not abutting a lane)	see 3) and 4) below	1.5m (4.92ft)
Interior side lot line (abutting a lane)	see 3) and 4) below	2.4m (12.47ft)
Exterior side lot line (rear lot line abutting a lane or rear lot line of adjacent lot)	3.8m (12.47ft)	3.8m (12.47ft)
Exterior side lot line (rear lot line abutting interior side lot line of adjacent lot)	6.0m (19.68ft)	6.0m (19.68ft)

- 2) Notwithstanding the above, where the rear lot line of a lot abuts the interior side lot line of an adjacent lot that is zoned for commercial use, the minimum required *exterior side yard* setback may be reduced to 3.8m (12.47ft).
- 3) The *minimum interior side lot line* shall be 3.0m (9.84ft) where the wall or walls of the *principal building* facing that *interior side lot line* either has no windows, or windows to non-*habitable rooms* only.
- 4) The *minimum interior side lot line* shall be 5.0m (16.4ft) where the wall or walls of the *principal building* facing that *interior side lot line* has a window or windows to a *habitable room*, or to a balcony, provided that no part of any balcony shall be sited less than 3.0m (9.84ft) from an interior side lot line.

6.13.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-sections 6.13.5 and 6.13.6 above, the following also applies:

- 1) there shall be not more than one *ancillary building* per *fee-simple lot*.
- 2) *ancillary buildings and structures* shall not be located in any required *front yard* or *exterior side yard* area.
- 3) *ancillary buildings and structures* shall not be located closer than 3.0m (9.85ft) to a *principal building*.

6.13.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.13.9 Accessory off-street loading spaces shall be provided in accordance with the provisions of sub-sections 4.15.2 and 4.15.3.

6.14 RM-3 High Density Multi-Unit Residential Zone

The intent of this zone is to accommodate multi-unit residential uses in the form of apartment complexes at high densities not exceeding 90 units per 0.4 hectare (1.0 acre).

6.14.1 Permitted Uses:

- 1) a *multi-unit residential* use in conjunction with not more than one (1) of the following accessory uses, per *dwelling unit*:
 - a) an *accessory home occupation* in accordance with the provisions of Section 5.3.
 - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
- 2) a *multi-unit residential use* is permitted in one (1) or more *principal buildings*.

6.14.2 Lot Size:

- 1) Minimum *lot width*, *lot depth* and *lot area* in the RM-3 zone are as follows:

Lot width	18.0m (59.04ft)
Lot depth	30.5m (100.4ft)
Lot area	742.0m ² (7,986.82ft ²)

6.14.3 Lot Coverage:

- 1) Maximum *lot coverage* per fee-simple lot is 45%.

6.14.4 Density:

- 1) Maximum number of *dwelling units* permitted shall be based on a *lot area* of not less than 44.4m² (478.4ft²) per *dwelling unit* for a maximum density of 90 units per 0.4ha (1.0ac), and a *maximum residential floor area* of 2.0 times the *lot area*.
- 2) *Maximum residential floor area* may be increased:
 - i) by not more than 37.0m² (398.26ft²) total where common recreation facilities are provided within a *principal building* for the exclusive use of the occupants;
 - ii) by not more than 5.6m² (60.28ft²) per *dwelling unit* where storage and laundry facilities are provided within the individual *dwelling units*.

6.14.5 Building Heights:

- 1) *Principal buildings* shall not exceed a *height* of 23.0m (75.46ft).
- 2) *Ancillary buildings* and *structures* shall not exceed a *height* of 4.0m (13.12ft).

6.14.6 Minimum Setback Requirements:

- 1) *Principal buildings and ancillary buildings and structures* in the RM-3 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Buildings and Structures
Front lot line	6.0m (19.68ft)	Not permitted
Rear lot line (not abutting a lane)	6.0m (19.68ft)	1.5m (4.92ft)
Rear lot line (abutting a lane)	6.0m (19.68ft)	2.4m (7.87ft)
Interior side lot line (not abutting a lane)	6.0m (19.68ft)	1.5m (4.92ft)
Interior side lot line (abutting a lane)	6.0m (19.68ft)	2.4m (12.47ft)
Exterior side lot line	6.0m (19.68ft)	6.0m (19.68ft)

- 2) Notwithstanding the above, where the *interior lot line* abuts another *lot* zoned RM-3 the *principal building* shall be located no closer than 12.2m (40.0ft) from the *interior lot line* to ensure a minimum separation distance of 24.4m (80.0ft) between *principal buildings* for *principal buildings* that exceed 10.7m (35.1ft) in *building height*.

6.14.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-sections 6.14.5 and 6.14.6 above, the following also applies:

- 1) there shall be not more than one *ancillary building* per *fee-simple lot*.
- 2) *ancillary buildings and structures* shall not be located in any required *front yard* or *exterior side yard* area.
- 3) *ancillary buildings and structures* shall not be located closer than 3.0m (9.85ft) to a *principal building*.

6.14.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.14.9 Accessory off-street loading spaces shall be provided in accordance with the provisions of sub-section 4.15.2.

6.15 RM-4 Marine Drive Medium Density Multi-Unit Residential Zone

The intent of this zone is to accommodate multi-unit residential uses in the form of apartment complexes at medium densities not exceeding 50 units per 0.4 hectare (1.0 acre) along limited areas of Marine Drive.

6.15.1 Permitted Uses:

- 1) a *multi-unit residential use* in conjunction with not more than one (1) of the following accessory uses, per *dwelling unit*:
 - a) an *accessory home occupation* in accordance with the provisions of Section 5.3.
 - b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
- 2) a *multi-unit residential use* is permitted in one (1) or more *principal buildings*.

6.15.2 Lot Size:

- 1) Minimum *lot width*, *lot depth* and *lot area* in the RM-4 zone are as follows:

Lot width	13.1m (43.0ft)
Lot depth	18.79m (61.6ft)
Lot area	295.0m ² (3,175.35ft ²)

6.15.3 Lot Coverage:

- 1) Maximum *lot coverage* per fee-simple lot is 60%.

6.15.4 Density:

- 1) Maximum number of *dwelling units* permitted shall be based on a *lot area* of not less than 80 m² (861.14 ft²) per *dwelling unit* for a maximum density of 50 units per 0.4 ha (1.0 acres), and a maximum *residential floor area* of 1.1 times the *lot area*.
- 2) *Maximum residential floor area* may be increased:
 - i) by not more than 37.0m² (398.26ft²) total where common recreation facilities are provided within a *principal building* for the exclusive use of the occupants;
 - ii) by not more than 5.6m² (60.28ft²) per *dwelling unit* where storage and laundry facilities are provided within the individual *dwelling units*.

6.15.5 Building Heights:

- 1) *Principal buildings* shall not exceed a *height* of 7.7m (25.26ft) and the height of the southerly elevation of the building shall be determined by an angle of containment as illustrated in sub-section 4.9.
- 2) *Structures* shall not exceed a *height* of 4.0m.

6.15.6 Minimum Setback Requirements:

- 1) *Principal buildings* and *structures* in the RM-4 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Structures
Front lot line	3.0m (9.84ft)	Not permitted
Rear lot line (not abutting a lane)	3.0m (9.84ft)	1.5m (4.92ft)
Rear lot line (abutting a lane)	1.8m (5.91ft)	2.4m (7.87ft)
Interior side lot line	1.2m (3.94ft)	1.5m (4.92ft)
Exterior side lot line ... see 2) below	3.0m (9.84ft)	3.0m (9.84ft)

- 2) The setback requirement shall be 3.0m (9.84ft) from an *exterior side lot line* for a distance of 7.5m (24.61ft) from the *front lot line* and 1.5m (4.92ft) from that point to the *rear lot line*.

6.15.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-section 6.15.6 above, the following also applies:

- 1) *ancillary buildings* shall not be permitted.
- 2) *structures* shall not be located in any required *front yard* or *exterior side yard* area.
- 3) *structures* shall not be sited less than 3.0m from a *principal building* on the same *lot*.

6.15.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.15.9 Accessory off-street loading spaces shall be provided in accordance with the provisions of sub-section 4.15.2.

6.16 CR-1 Town Centre Area Commercial / Residential Zone

The intent of this zone is to accommodate commercial and multi-unit residential uses, and to facilitate redevelopment in accordance with the direction provided in the 2011 Town Centre Urban Design Plan.

6.16.1 Permitted Uses:

The following uses are permitted in one (1) or more principal buildings:

- 1) *retail service group 1 uses*;
- 2) *licensed establishments*, including *liquor primary, food primary, liquor store, agent store, u-brew, u-vin*, and *licensed manufacturer*;
- 3) *hotel*;
- 4) *civic use*;
- 5) *medical or dental clinic*;
- 6) *multi-unit residential use* in conjunction with not more than one of the following *accessory uses per dwelling unit*:
 - a) *accessory home occupation* in accordance with the provisions of Section 5.3.;
 - b) *accessory boarding use* in accordance with the provisions of Section 5.4.
- 7) a *one-unit residential use*, a *two-unit residential use* or a *three-unit residential use* accessory to a *retail service group 1 use*, and limited to the storey or storeys above the portion of a building used for *retail service group 1 uses*.
- 8) *adult entertainment use* in accordance with the following provisions:
 - a) the *adult entertainment use* has a valid business license;
 - b) the *adult entertainment use* shall not operate in conjunction with a liquor licence in the same establishment;
 - c) the *adult entertainment use* shall not be located within 500 metres of a school;
 - d) notwithstanding Section 6.16.2 Lot Size, the minimum lot width of a lot with an *adult entertainment use* shall not be less than 45 metres;
 - e) any lot accommodating an *adult entertainment use* must have a *lot line* common with North Bluff Road;
 - f) any establishment accommodating an *adult entertainment use* must be setback a minimum of 50 metres from Johnston Road, and 30 metres from any other public road; and
 - g) notwithstanding Section 4.14.1 Off-Street Parking Requirements, parking for *adult entertainment use* shall be provided 1 parking space per every 18.6 m² (200 ft²) of commercial floor area.

6.16.2 Lot Size:

- 1) Minimum *lot width, lot depth* and *lot area* in the CR-1 zone are as follows:

Lot width	18.0m (59.0ft)
Lot depth	30.48m (100.0ft)
Lot area	548.64m ² (5,905.5ft ²)

6.16.3 Lot Coverage:

- 1) Maximum *lot coverage* per fee-simple lot is 65%.

6.16.4 Density:

Maximum *gross floor area* (GFA) of all uses shall be 1.75 times the *lot area*.

Notwithstanding, maximum *gross floor area* (GFA) for all uses may be increased to a maximum of 5.4 times the *lot area* where the proponents enter into amenity agreement with the City. Terms of the agreement shall be in accordance with the City of White Rock Community Amenity Contribution Policy for redevelopment, as follows:

- i) redevelopment shall be consistent with the design principles, land use and key ideas in the City of White Rock August 2011 Town Centre Urban Design Plan;
- ii) maximum density and location of building mass for each site shall be consistent with the recommendations of the City of White Rock August 2011 Town Centre Urban Design Plan; and
- iii) site specifics and design details will be confirmed through the development permit approval process.

6.16.5 Building Heights:

Principal buildings shall not exceed a *height* of 10.7m (35.1ft). Notwithstanding, maximum *heights* may be increased to a maximum of 80.7m (265.0ft) where the proponents enter into amenity agreement with the City. Terms of the agreement shall be in accordance with the City of White Rock Community Amenity Contribution Policy for redevelopment as follows:

- i) redevelopment shall be generally as outlined in the City of White Rock August 2011 Town Centre Urban Design Plan;
- ii) maximum building *height* and location of building mass for each site shall generally conform to the recommendations of the City of White Rock August 2011 Town Centre Urban Design Plan; and
- iii) site specifics and design details will be confirmed through the development permit approval process.

6.16.6 Minimum Setback Requirements:

- 1) *Principal buildings* and *structures* in the CR-1 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Structures
Front lot line	1.5m (4.92ft)	Not permitted *
Exterior side lot line	3.0m (9.84ft)	3.0m (9.84ft)

- 2) Where the *lot line* abuts *another lot* zoned CR-1 or CD and permitting a *principal building* that exceeds a height of 10.7m (35.1ft), the portion of the *principal building* above 10.7m (35.1ft) shall be located a minimum of 12.2m (40.0ft) from the *lot line* to ensure a minimum separation distance of 24.4m (80.0ft) between buildings above 10.7m (35.1ft) height.

6.16.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of subsection 6.16.6 above, the following also applies:

- 1) *ancillary buildings* shall not be permitted.
- 2) *structures* shall not be sited less than 3.0m from a *principal building* on the same *lot*.

- 3) * notwithstanding sub-sections 6.16.6 and 6.16.7 (2), patios and awnings are permitted in the front and exterior side yard areas in accordance with White Rock License Agreement (Sidewalk Café / Business License) Bylaw requirements.
- 6.16.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.
- 6.16.9 Accessory off-street loading spaces shall be provided in accordance with the provisions of sub-sections 4.15.2 and 4.15.3.

6.17 CR-2 Lower Town Centre Area Commercial / Residential Zone

The intent of this zone is to accommodate commercial and multi-unit residential uses in the Lower Town Centre area and areas adjacent to the Town Centre.

6.17.1 Permitted Uses:

The following uses are permitted in one (1) or more principal buildings:

- 1) *retail service group 1 uses*;
- 2) *retail service group 2 uses*;
- 3) *licensed establishments*, including *liquor primary*, *food primary*, *agent store*, *u-brew* and *u-vin*;
- 4) *civic use*;
- 5) *medical or dental clinic*;
- 6) *multi-unit residential use* in conjunction with not more than one of the following *accessory uses per dwelling unit*:
 - h) *accessory home occupation* in accordance with the provisions of Section 5.3.;
 - i) *accessory boarding use* in accordance with the provisions of Section 5.4.
- 7) a *one-unit residential use*, a *two-unit residential use*, or a *three-unit residential use* accessory to a *retail service group 1 use* or a *retail service group 2 use*, and limited to the storey or storeys above the portion of a building used for *retail service group 1* or *retail service group 2 uses*.

6.17.2 Lot Size:

- 1) Minimum *lot width*, *lot depth* and *lot area* in the CR-2 zone are as follows:

Lot width	15.24m (50.0ft)
Lot depth	35.0m (115.0ft)
Lot area	534.2m ² (5,750.5ft ²)

6.17.3 Lot Coverage:

- 1) Maximum *lot coverage* per fee-simple lot is 65%.

6.17.4 Density:

- 1) Maximum *gross floor area* (GFA) of all uses shall be 1.75 times the *lot area*.

6.17.5 Building Heights:

- 1) *Principal buildings* shall not exceed a *height* of 10.7m (35.1ft).
- 2) *Structures* shall not exceed a *height* of 4.0m.

6.17.6 Minimum Setback Requirements:

- 1) *Principal buildings* and *structures* in the CR-2 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Structures
Front lot line	1.5m (4.92ft)	Not permitted *
Exterior side lot line	1.5m (4.92ft)	3.0m (9.84ft)
Interior side lot line or rear lot line adjacent to a lot zoned only for residential use	1.5m (4.92ft)	3.0m (9.84ft)

6.17.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-sections 6.17.5 and 6.17.6 above, the following also applies:

- 1) *ancillary buildings* shall not be permitted.
- 2) *structures* shall not be sited less than 3.0m from a *principal building* on the same *lot*.
- 3) * notwithstanding sub-sections 6.17.6 and 6.17.7 (2), patios and awnings are permitted in the front and exterior side yard areas in accordance with White Rock License Agreement (Sidewalk Café/Business License) Bylaw requirements.

6.17.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.17.9 Accessory off-street loading spaces shall be provided in accordance with the provisions of sub-section 4.15.2 and 4.15.3.

6.18 CR-3 West Beach Business Area Commercial / Residential Zone

The intent of this zone is to accommodate commercial and multi-unit residential uses in the West Beach Business area.

6.18.1 Permitted Uses:

The following uses are permitted in one (1) or more principal buildings:

- 1) *retail service group 1 uses*;
- 2) *licensed establishments*, including *liquor primary, food primary, agent store, u-brew* and *u-vin*;
- 3) *hotel*;
- 4) *medical or dental clinic*;
- 5) *multi-unit residential use* in conjunction with not more than one of the following *accessory uses per dwelling unit*:
 - a) *accessory home occupation* in accordance with the provisions of Section 5.3.;
 - b) *accessory boarding use* in accordance with the provisions of Section 5.4.
- 6) a *one-unit residential use*, a *two-unit residential use*, or a *three-unit residential use* accessory to a *retail service group 1 use*, and limited to the story or stories above the portion of a building used for *retail service group 1 uses*.

6.18.2 Lot Size:

- 1) Minimum *lot width, lot depth* and *lot area* in the CR-3 zone are as follows:

Lot width	15.24m (50.0ft)
Lot depth	35.0m (115.0ft)
Lot area	534.2m ² (5,750.5ft ²)

6.18.3 Lot Coverage:

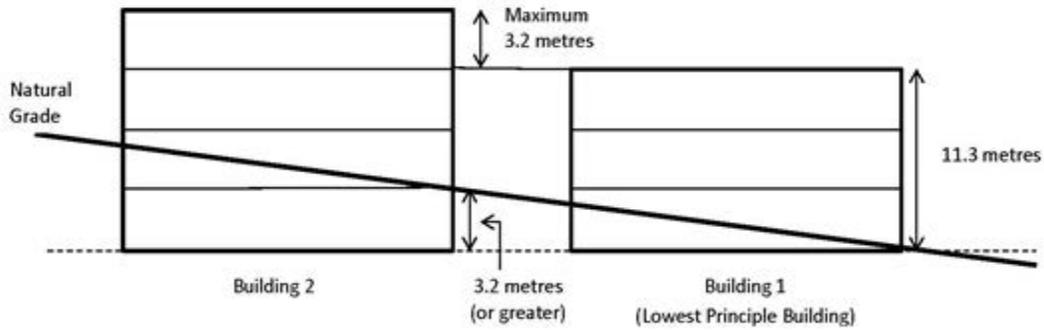
- 1) Maximum *lot coverage* per fee-simple lot is 75%.

6.18.4 Density:

- 1) Maximum *gross floor area (GFA)* of all uses shall be 1.75 times the *lot area*.

6.18.5 Building Heights:

- 1) *Principal buildings* shall not exceed a *height* of 11.3 metres (37.1 feet) measured as the vertical distance from the roof peak to the lesser of either the *natural grade* adjacent to the mid-point of the building on the lowest side of the property or not more than 0.5m (1.64ft) above the average height at the top of curb for the lowest street frontage adjacent to the property. Notwithstanding, where more than one *principal building* is proposed and where the *natural grade* for those other *principal buildings* is greater than 3.2 metres (10.5 feet) higher than the 1st or lowest *principal building*, the maximum *height* of the other *principal buildings* shall be no more than 3.2 metres (10.5 feet) greater in geodetic elevation than the maximum *height* of the 1st or lowest *principal building*, as shown in the illustration below.



2) Structures shall not exceed a height of 4.0m.

6.18.6 Minimum Setback Requirements:

1) *Principal buildings* and *structures* in the CR-3 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Structures
Front lot line	1.5m (4.92ft)	Not permitted *
Exterior side lot line	1.5m (4.92ft)	3.0m (9.84ft)
Interior side lot line or rear lot line adjacent to a lot zoned only for residential use	1.5m (4.92ft)	3.0m (9.84ft)

2) Notwithstanding sub-section 1) above, *principal buildings* shall be set back no more than 2.5m (8.2ft) from Marine Drive, where applicable.

6.18.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-section 6.18.5 and 6.18.6 above, the following also applies:

- 1) *ancillary buildings* shall not be permitted.
- 2) *structures* shall not be sited less than 3.0m from a *principal building* on the same lot.
- 3) * notwithstanding sub-sections 6.18.6 and 6.18.7 (2), patios and awnings are permitted in the front and exterior side yard areas in accordance with White Rock License Agreement (Sidewalk Café / Business License) Bylaw requirements.

6.18.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.18.9 Accessory off-street loading spaces shall be provided in accordance with the provisions of sub-sections 4.15.2 and 4.15.3.

6.19 CR-4 East Beach Business Area Commercial / Residential Zone

The intent of this zone is to accommodate commercial and multi-unit residential uses in the East Beach Business area.

6.19.1 Permitted Uses:

The following uses are permitted in one (1) or more principal buildings:

- 1) *retail service group 1 uses*;
- 2) *licensed establishments*, including *liquor primary, food primary, agent store, u-brew* and *u-vin*;
- 3) *hotel*;
- 4) *medical or dental clinic*;
- 5) a *three-unit residential use* or a *multi-unit residential use* in conjunction with not more than one of the following *accessory uses per dwelling unit*:
 - a) *accessory home occupation* in accordance with the provisions of Section 5.3;
 - b) *accessory boarding use* in accordance with the provisions of Section 5.4.
- 6) a *one-unit residential use* or a *two-unit residential use* accessory to a *retail service group 1 use*, and limited to the story or stories above the portion of a building used for *retail service group 1 uses*.

6.19.2 Lot Size:

- 1) Minimum *lot width, lot depth* and *lot area* in the CR-4 zone are as follows:

Lot width	9.1m (30.0ft)
Lot depth	18.2m (60.0ft)
Lot area	167.2m ² (1,800.0ft ²)

6.19.3 Lot Coverage:

- 1) Maximum *lot coverage* per fee-simple lot is 85%.

6.19.4 Density:

- 1) Maximum *gross floor area (GFA)* of all uses shall be 1.75 times the *lot area*.

6.19.5 Building Heights:

- 1) *principal buildings* shall not exceed a *height* of 9.2m (30.18ft) measured as the vertical distance between the highest point of the *structure* and the *average natural grade*, however, in no case shall the *building* be higher than 3.1 metres (10.17 feet) above the *average natural grade* of the *rear lot line* of the site. The front wall of a *building* shall not be higher than 4.6 metres (15.09 feet) above the average elevation of the *front lot line* of the site. The height of the southerly elevation of the building shall be determined by an angle of containment of 45 degrees to the vertical commencing 4.6 metres (15.09 feet) above the natural grade at the base of the wall as illustrated in sub-section 4.9.
- 2) *structures* shall not exceed a *height* of 4.0m.

6.19.6 Minimum Setback Requirements:

- 1) *Principal buildings* and *structures* in the CR-4 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Structures
Front lot line	1.5m (4.92ft)	Not permitted *
Exterior side lot line	1.5m (4.92ft)	1.5m (4.92ft)
Rear lot line	1.83m (6.0ft)	1.83m (6.0ft)

6.19.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-sections 6.19.5 and 6.19.6 above, the following also applies:

- 1) *ancillary buildings* shall not be permitted.
- 2) *structures* shall not be sited less than 3.0m from a *principal building* on the same *lot*.
- 3) * notwithstanding sub-sections 6.19.6 and 6.19.7 (2), patios and awnings are permitted in the front and exterior side yard areas in accordance with White Rock License Agreement (Sidewalk Café / Business License) Bylaw requirements.

6.19.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.19.9 Accessory off-street loading spaces shall be provided in accordance with the provisions of sub-sections 4.15.2 and 4.15.3.

6.20 CR-5 Neighborhood Commercial Zone

The intent of this zone is to accommodate neighborhood oriented convenience and limited commercial service type uses.

6.20.1 Permitted Uses:

The following uses are permitted in **not** more than one (1) *principal building*:

- 1) a retail service use limited to art gallery, artisan shop, bakery shop, barber, book shop, business school, café or coffee house, dance studio, delicatessen, drug store, dry cleaner, grocery store, hairdresser, health club, launderette, *medical or dental clinic*, *neighborhood convenience store*, professional and semi-professional office, stationary store, tailor;
- 2) a *one-unit residential use* or a *two-unit residential use* accessory to a *retail service use*, and limited to the story or stories above the portion of a building used for *retail service use*.

6.20.2 Lot Size:

- 1) Minimum and maximum *lot width*, *lot depth* and *lot area* in the CR-5 zone are as follows:

	Minimum	Maximum
Lot width	15.0m (49.21ft)	n/a
Lot depth	30.5m (100.07ft)	n/a
Lot area	464.0m ² (4,994.45ft ²)	1,120.0m ² (12,055.58ft ²)

6.20.3 Lot Coverage:

- 1) maximum *lot coverage* per fee-simple lot is 45%.

6.20.4 Density:

- 1) maximum *gross floor area* of all uses shall be 0.75 times the *lot area*.
- 2) maximum *gross floor area* for *accessory buildings* shall not exceed 6.0m² (64.58ft²)

6.20.5 Building Heights:

- 1) *principal buildings* shall not exceed a *height* of 7.7m (25.26ft).
- 2) *ancillary buildings* and *structures* shall not exceed a *height* of 4.0m² (13.12ft²).

6.20.6 Minimum Setback Requirements:

- 1) *Principal buildings* and *ancillary buildings* and *structures* in the CR-5 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Buildings and Structures
Front lot line	7.5m (24.61ft)	Not permitted
Rear lot line	7.5m (24.61ft)	1.5m (4.92ft)
Interior side lot line	1.5m (4.92ft)	1.5m (4.92ft)
Exterior side lot line	3.8m (12.47ft)	7.5m (24.61ft)

6.20.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-sections 6.20.4, 6.20.5 and 6.20.6 above, the following also applies:

- 1) *ancillary buildings* and *structures* shall not be sited less than 3.0m from a *principal building* on the same *lot*.

6.20.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.20.9 Accessory off-street loading spaces shall be provided in accordance with the provisions of sub-sections 4.15.2 and 4.15.3.

6.21 CR-6 Gas Bar/Convenience Commercial 1 Zone

The intent of this zone is to accommodate automobile fuel sales, a neighborhood oriented convenience store and ancillary car wash.

6.21.1 Permitted Uses:

The following uses are permitted in more than one (1) *principal building*:

- 1) a *gas bar / convenience store* and *accessory car wash*.

6.21.2 Lot Size:

- 1) Minimum and maximum *lot width*, *lot depth* and *lot area* in the CR-6 zone are as follows:

Lot width	15.0m (49.21ft)
Lot depth	30.5m (100.07ft)
Lot area	1,114.0m ² (11,990.0ft ²)

6.21.3 Lot Coverage:

- 1) maximum *lot coverage* per fee-simple lot is 45%.

6.21.4 Density:

- 1) maximum *gross floor area* of all uses shall be 0.45 times the *lot area*.

6.21.5 Building Heights:

- 1) *principal buildings* shall not exceed a *height* of 7.7m.
- 2) *ancillary buildings* and *structures* shall not exceed a *height* of 4.0m (13.12ft).
- 3) the canopy over a gas bar pump island and a separate *building* containing an *accessory car wash* are deemed to be *principal buildings* for the purpose of determining *height*.

6.21.6 Minimum Setback Requirements:

- 1) *Principal buildings* and *ancillary buildings* and *structures* in the CR-6 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Buildings	Ancillary Buildings and Structures
Front lot line	6.1m (20.0ft)	6.1m (20.0ft)
Rear lot line	6.1m (20.0ft)	6.1m (20.0ft)
Interior side lot line	3.0m (9.84ft)	3.0m (9.84ft)
Exterior side lot line	6.1m (20.0ft)	6.1m (20.0ft)

- 2) Notwithstanding the above, the canopy over a gas bar pump island may be located not less than 4.5m (14.76ft) from any lot line.

6.21.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 6.21.5 and 6.21.6 above, the following also applies:

- 1) *ancillary buildings* and *structures* shall be located a minimum of 3.0m (9.85ft) from a *principal building*.

6.21.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.21.9 Accessory off-street loading spaces shall be provided in accordance with the provisions of sub-sections 4.15.2 and 4.15.3.

6.22 P-1 Civic / Institutional Use Zone

The intent of this zone is to accommodate public uses and the railway.

6.22.1 Permitted Uses:

The following uses are permitted in more than one (1) *principal building*:

- 1) *civic uses*;
- 2) *public utility uses*;
- 3) *child care centre*;
- 4) *community service use*;
- 5) *parks and natural areas*;
- 6) *railway use*;
- 7) *parking facilities*;
- 8) *Notwithstanding 1) to 7) above, professional and semi-professional offices are permitted on property located at 1174 Fir Street (Lot 1, Block 30, Plan 11883).*

6.22.2 Lot Size:

- 1) Minimum and maximum *lot width, lot depth* and *lot area* in the P-1 zone are as follows:

Lot width	18.0m (59.06ft)
Lot depth	30.5m (100.07ft)
Lot area	742.0m ² (7,986.82ft ²)

6.22.3 Lot Coverage:

- 1) maximum *lot coverage* per fee-simple lot is 50%.

6.22.4 Building Heights:

- 1) *principal buildings* shall not exceed a *height* of 10.7m.
- 2) *ancillary buildings* and *structures* shall not exceed a *height* of 6.0m (19.69ft).

6.22.5 Minimum Setback Requirements:

- 1) *Principal buildings* and *ancillary buildings* and *structures* in the P-1 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Buildings	Ancillary Buildings and Structures
Front lot line	6.0m (19.69ft)	6.0m (19.69ft)
Rear lot line	6.0m (19.69ft)	6.0m (19.69ft)
Interior side lot line	6.0m (19.69ft)	6.0m (19.69ft)
Exterior side lot line	6.0m (19.69ft)	6.0m (19.69ft)

6.22.6 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 6.22.4 and 6.22.5 above, the following also applies:

- 1) *ancillary buildings* and *structures* shall be located a minimum of 3.0m (9.85ft) from a *principal building*.

6.22.7 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.22.8 Accessory off-street loading spaces shall be provided in accordance with the provisions of sub-sections 4.15.2 and 4.15.3.

6.23 P-2 Church / Assembly Use Zone

The intent of this zone is to accommodate the use of land for religious assembly and place of worship, and for community service.

6.23.1 Permitted Uses:

The following uses are permitted in more than one (1) *principal building*:

- 1) *assembly* use;
- 2) *community service* use;
- 3) a *one-unit residential* use accessory to an *assembly* or *community service* use.

6.23.2 Lot Size:

- 1) Minimum and maximum *lot width*, *lot depth* and *lot area* in the P-2 zone are as follows:

Lot width	18.0m (59.06ft)
Lot depth	30.5m (100.07ft)
Lot area	742.0m ² (7,986.82ft ²)

6.23.3 Lot Coverage:

- 1) maximum *lot coverage* per fee-simple lot is 45%.

6.23.4 Building Heights:

- 1) *principal buildings* shall not exceed a *height* of 10.7m.
- 2) *ancillary buildings* and *structures* shall not exceed a *height* of 4.0m (13.12ft).

6.23.5 Minimum Setback Requirements:

- 1) *Principal buildings* and *ancillary buildings* and *structures* in the P-2 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Buildings	Ancillary Buildings and Structures
Front lot line	6.0m (19.69ft)	6.0m (19.69ft)
Rear lot line	6.0m (19.69ft)	6.0m (19.69ft)
Interior side lot line	6.0m (19.69ft)	6.0m (19.69ft)
Exterior side lot line	6.0m (19.69ft)	6.0m (19.69ft)

6.23.6 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-sections 6.23.4 and 6.23.5 above, the following also applies:

- 1) *ancillary buildings* and *structures* shall be located a minimum of 3.0m (9.85ft) from a *principal building*.

6.23.7 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.23.8 Accessory off-street loading spaces shall be provided in accordance with the provisions of sub-section 4.15.2 and 4.15.3.

6.24 P-3 Community Care Facility (Low Density) Zone

The intent of this zone is to accommodate the use of land for licensed care facilities, including assisted living residences, hospitality services, community living and long-term care equivalent to low density multi-unit residential.

6.24.1 Permitted Uses:

The following uses are permitted in more than one (1) *principal building*:

- 1) *assisted living residence*;
- 2) *care facility*;
- 3) *community service use*;
- 4) *health service facility*;
- 5) *hospitality services*.

6.24.2 Lot Size:

- 1) Minimum and maximum *lot width*, *lot depth* and *lot area* in the P-3 zone are as follows:

Lot width	18.0m (59.06ft)
Lot depth	30.5m (100.07ft)
Lot area	742.0m ² (7,986.82ft ²)

6.24.3 Lot Coverage:

- 1) maximum *lot coverage* per fee-simple lot is 45%.

6.24.4 Density:

- 1) maximum *gross floor area* of all uses shall be 0.6 times the *lot area*, except that the *gross floor area* of all uses may be increased to 0.8 times the *lot area* where a housing agreement for affordable and/or special needs housing has been entered into and registered on title pursuant to Section 483 of the *Local Government Act*.

6.24.5 Building Heights:

- 1) *principal buildings* shall not exceed a *height* of 7.7m.
- 2) *structures* shall not exceed a *height* of 4.0m.

6.24.6 Minimum Setback Requirements:

- 1) *Principal buildings* and *structures* in the P-3 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Buildings	Structures
Front lot line	6.0m (19.69ft)	6.0m (19.69ft)
Rear lot line	6.0m (19.69ft)	6.0m (19.69ft)
Interior side lot line	6.0m (19.69ft)	6.0m (19.69ft)
Exterior side lot line	6.0m (19.69ft)	6.0m (19.69ft)

6.24.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-sections 6.24.5 and 6.24.6 above, the following also applies:

- 1) *ancillary buildings* shall not be permitted;
- 2) *structures* shall not be sited less than 3.0m from a *principal building* on the same *lot*.

6.24.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.24.9 Accessory off-street loading spaces shall be provided in accordance with the provisions of sub-sections 4.15.2 and 4.15.3.

6.25 P-4 Community Care Facility (Medium Density) Zone

The intent of this zone is to accommodate the use of land for licensed care facilities, including assisted living residences, hospitality services, community living and long-term care equivalent to medium density multi-unit residential.

6.25.1 Permitted Uses:

The following uses are permitted in more than one (1) *principal building*:

- 1) *assisted living residence*;
- 2) *care facility*;
- 3) *community service use*;
- 4) *health service facility*;
- 5) *hospitality services*.

6.25.2 Lot Size:

- 1) Minimum and maximum *lot width*, *lot depth* and *lot area* in the P-4 zone are as follows:

Lot width	18.0m (59.06ft)
Lot depth	30.5m (100.07ft)
Lot area	742.0m ² (7,986.82ft ²)

6.25.3 Lot Coverage:

- 1) maximum *lot coverage* per fee-simple lot is 45%.

6.25.4 Density:

- 1) maximum *gross floor area* of all uses shall be 1.1 times the *lot area*.

6.25.5 Building Heights:

- 1) *principal buildings* shall not exceed a *height* of 10.7m.
- 2) *structures* shall not exceed a *height* of 4.0m.

6.25.6 Minimum Setback Requirements:

- 1) *Principal buildings* and *structures* in the P-4 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Buildings	Structures
Front lot line	6.0m (19.69ft)	6.0m (19.69ft)
Rear lot line	6.0m (19.69ft)	6.0m (19.69ft)
Interior side lot line	6.0m (19.69ft)	6.0m (19.69ft)
Exterior side lot line	6.0m (19.69ft)	6.0m (19.69ft)

6.25.7 Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 6.25.5 and 6.25.6 above, the following also applies:

- 1) *ancillary buildings* shall not be permitted.
- 2) *structures* shall not be sited less than 3.0m from a *principal building* on the same *lot*.

6.25.8 Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

6.25.9 Accessory off-street loading spaces shall be provided in accordance with the provisions of sub-sections 4.15.2 and 4.15.3.

City of White Rock Zoning Bylaw No. 2000

Schedule “B” (Comprehensive Development Zones)

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7.1 CD-1 COMPREHENSIVE DEVELOPMENT ZONE (Peace Arch Hospital)

INTENT

1. Permitted Uses

The following uses and no others shall be permitted in the CD-1 comprehensive development zone (Peace Arch District Hospital):

- (a) a hospital and related facilities provided or funded by a federal, provincial, regional, local government, or a non-profit society or organization;
- (b) a health care facility provided by a not-for-profit society or organization;
- (c) an *accessory off-street parking* use;
- (d) an *accessory off-street loading* use;
- (e) public and private open space and recreation areas.

2. The uses which are permitted, and no others, by parcel are:

Parcel A: Hospital facilities open space and parking *structures*;

Parcel B: Hospital facilities;

Parcel C: Hospital facilities, parking *structures*, loading and service facilities;

Parcel D: Parking *structure*;

Parcel E: Extended care hospital facilities;

Parcel F: Extended care hospital facilities;

Parcel G: Open space;

Parcels H,J,L: Parking and access roads;

Parcel K: Parking, open space, and hospital facilities;

These uses shown upon diagram 1 and form part of this Bylaw.

Temporary surface parking may be used upon any portion of the site until its ultimate use is realized through an approved development and *building* permit. This temporary parking *lot* will be drained and dust free.

3. The time of the application for the first development permit application upon the site this will also be considered to be an application to construct improvements to the emergency access point to the hospital and associated parking as shown upon diagrams 4 and 6. Detailed plans for these improvements to Parcels A and B will only be required for the parking and emergency access and will form part of the first development permit issued.

The remainder of Parcels A and B will be approved by a separate development permit when an application is submitted.

The uses shown on diagrams 4 and 6 form part of this Bylaw.

4. DESIGN AND HEIGHT CONTROL

The *height*, setback and angles of containment of *structures* shall be in conformity with Diagrams 2, 5, 7 and 8. These *heights* are considered to be maximum, and may be reduced at the time of a development permit application without having the comprehensive development zone amended. The maximum frontage of any one *structure* upon any parcel fronting unto Russell Avenue shall not exceed 50% at the setback line.

5. HANDICAP ACCESS

Each and every parcel of land upon the site shall be totally handicapped accessible internal to the *building* and *structures*, access to the *buildings* and *structures*, and, for all external and outdoor open spaces in conformity with the regulations of the British Columbia Building Code.

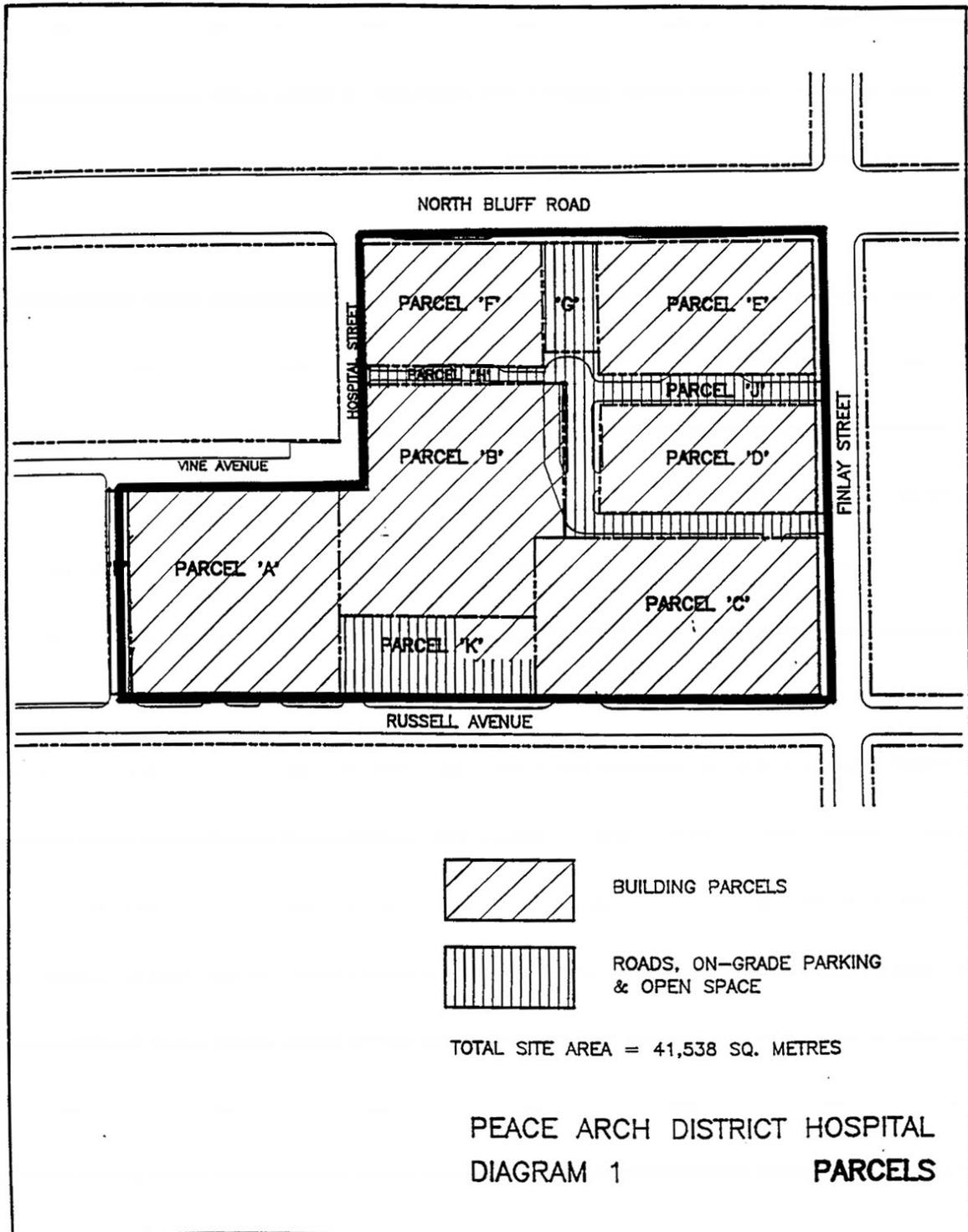
6. OPEN SPACES

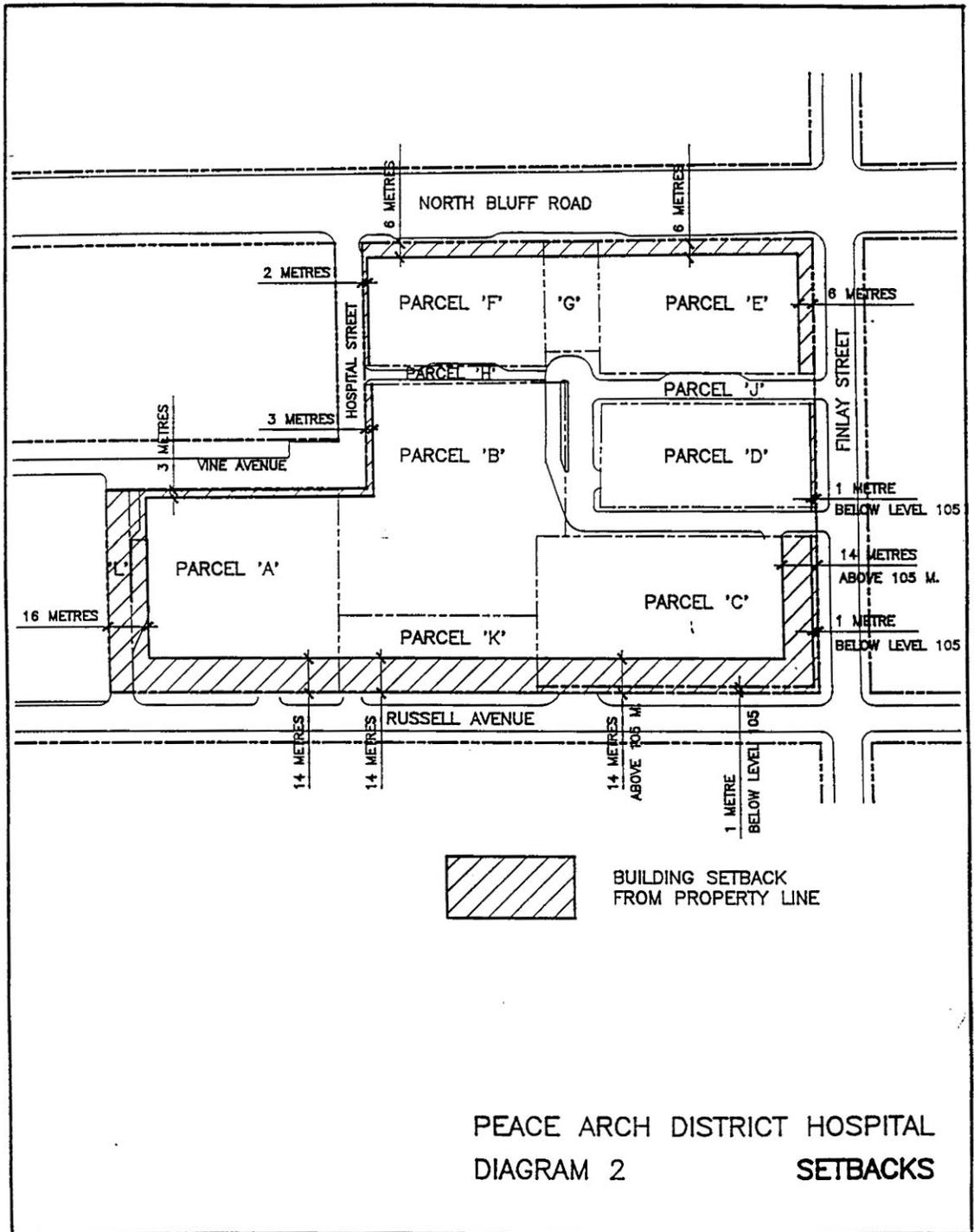
Open spaces shall be provided in conformity with diagrams 3 and 4, and form part of this Bylaw. The development of these designated open spaces will occur concurrently with the development of the sites which they are a part. Parcel G, open space, will occur concurrently with the development of Parcel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

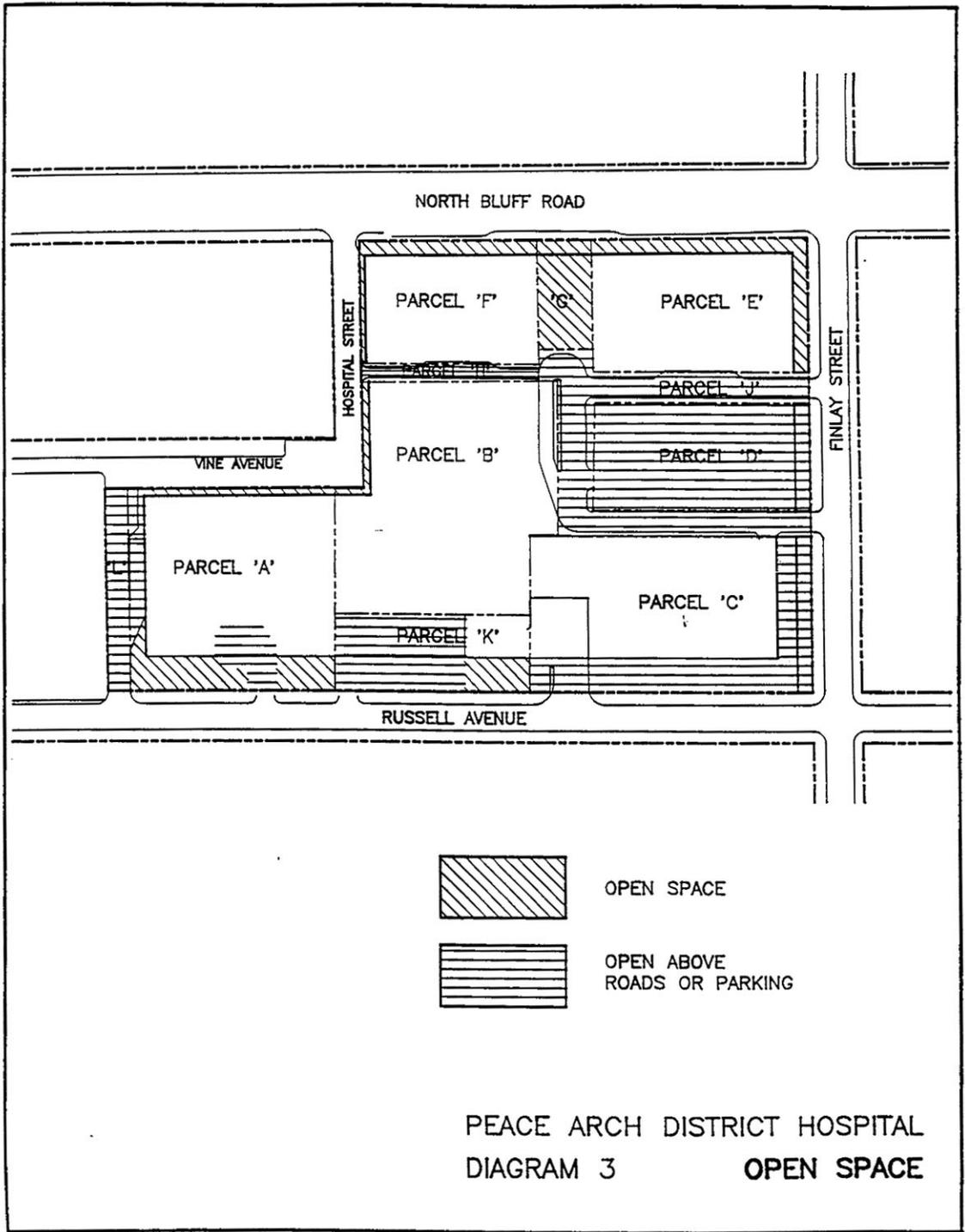
7. PARKING AND TRAFFIC

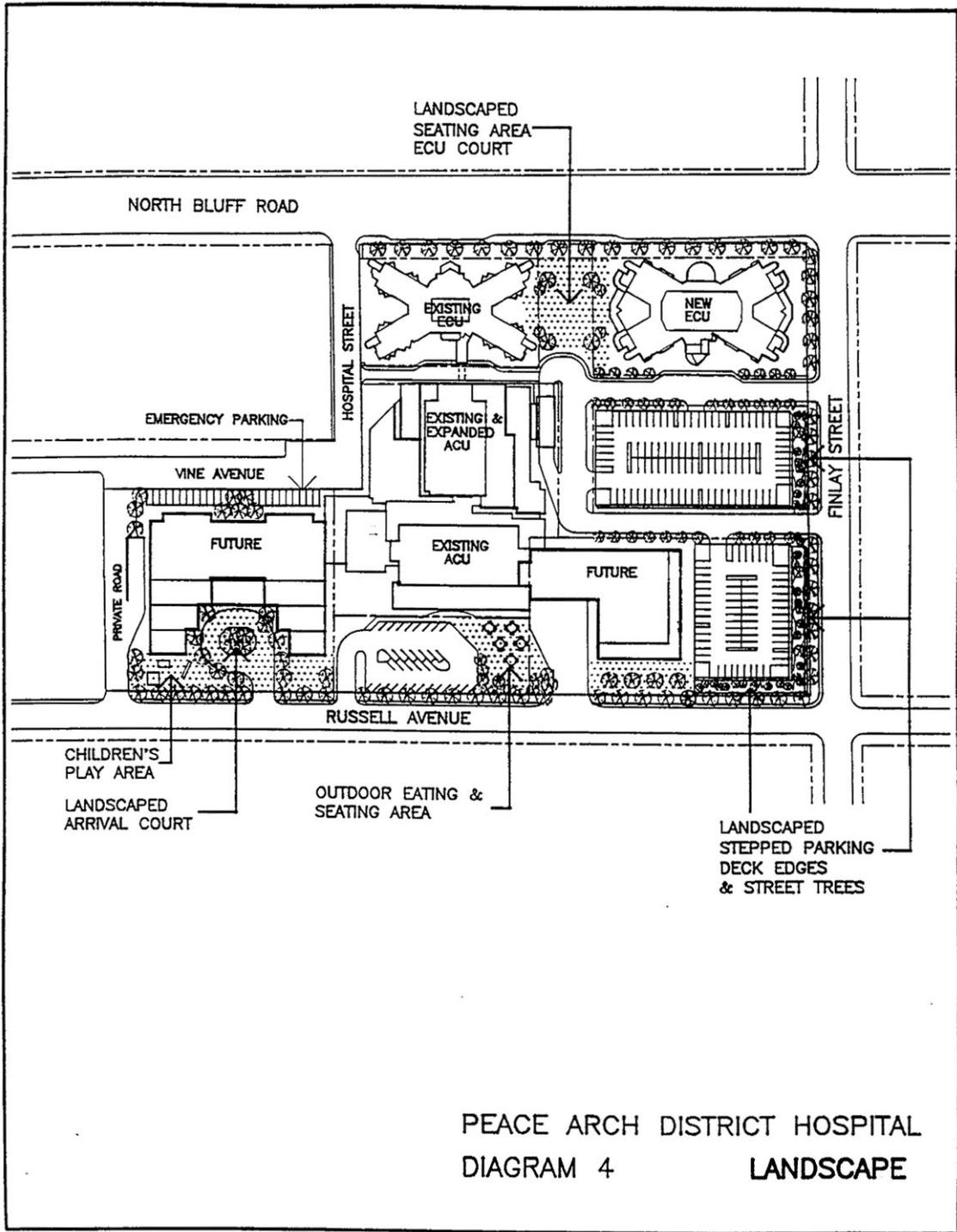
Parking access and internal circulation shall be provided as shown upon diagrams 6 and 7. All parking *structures* shall be lit and finished with a light reflective surface for security purposes. At each application for a development permit it will be verified that turning movements are adequate to the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

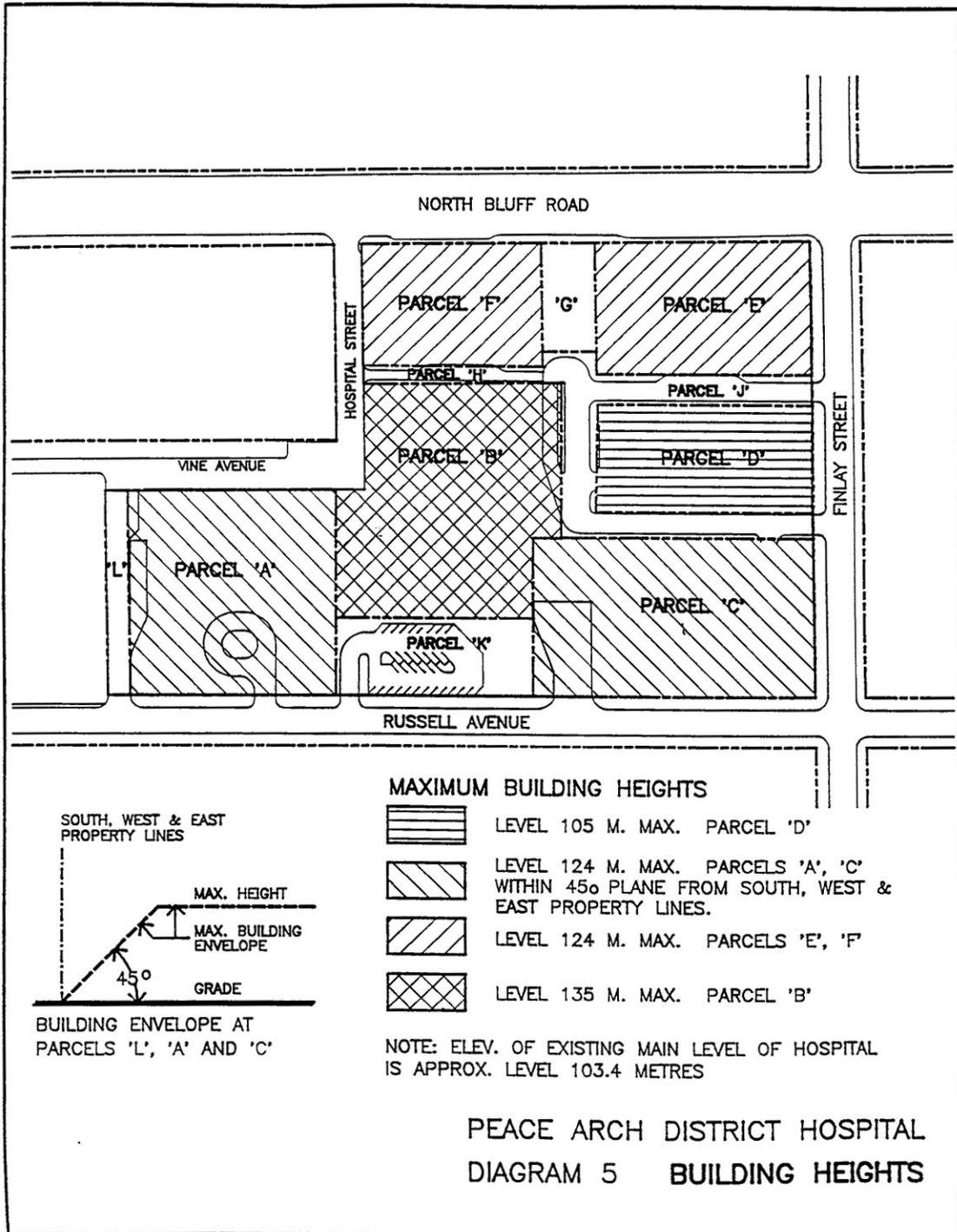
The Plans

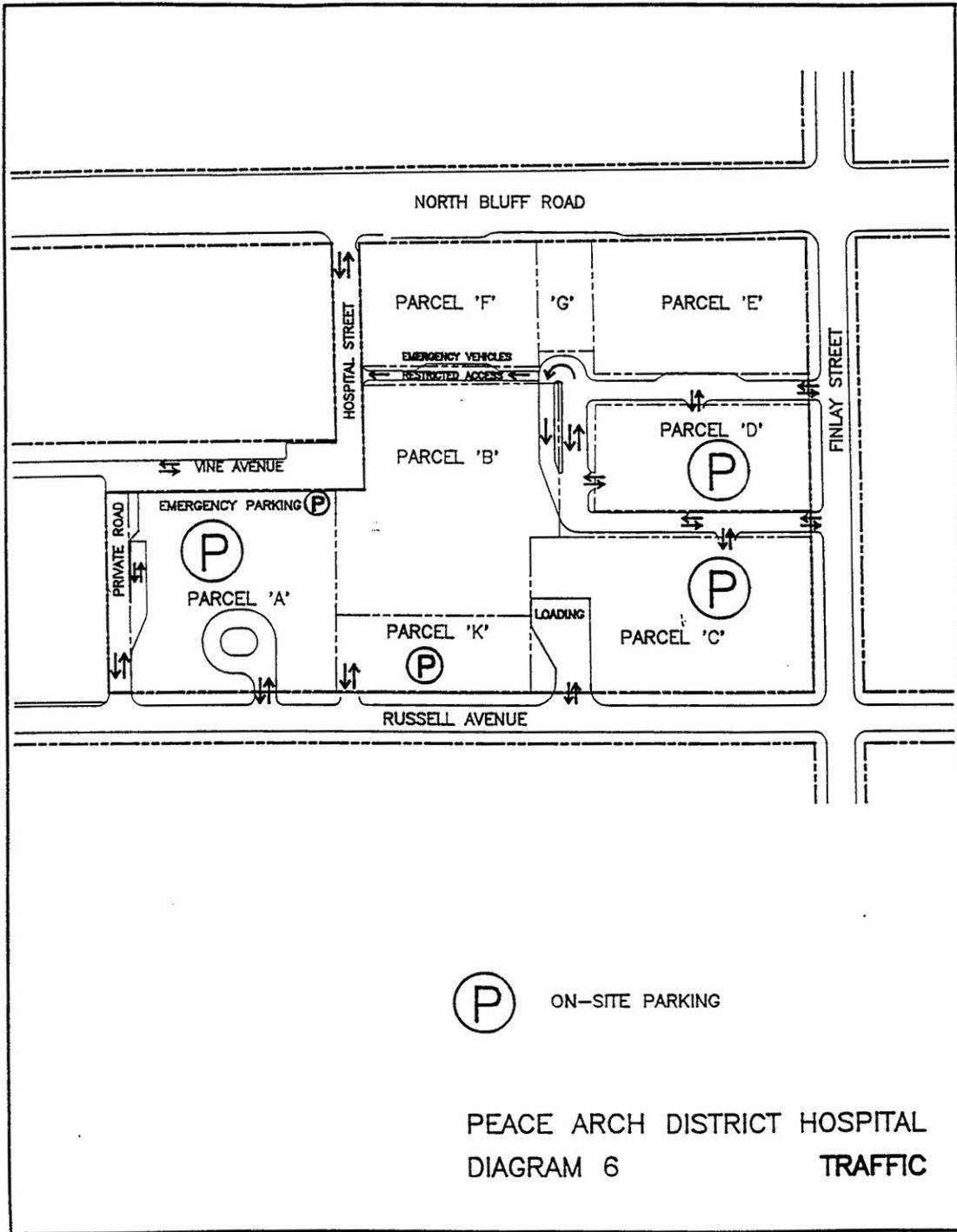


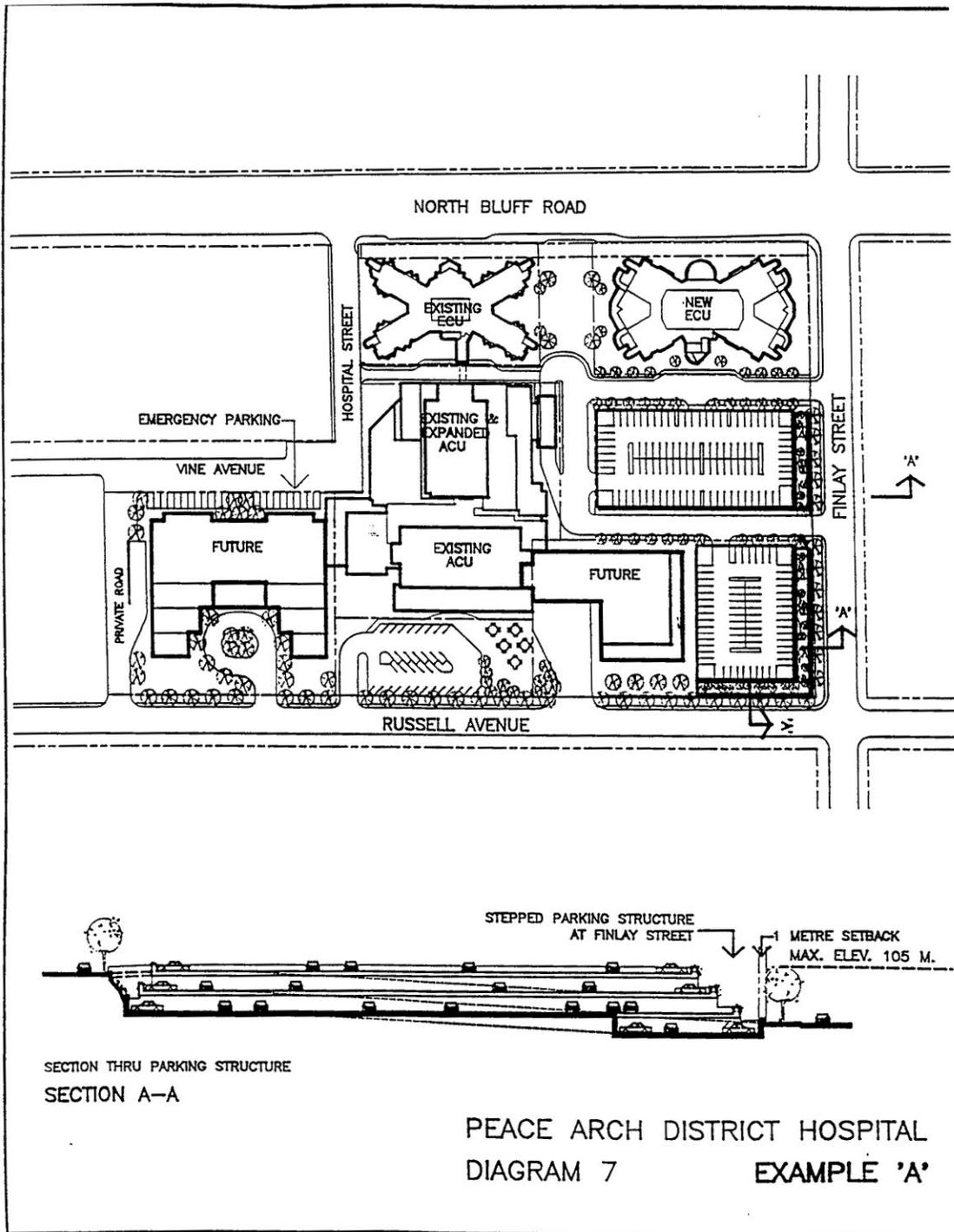


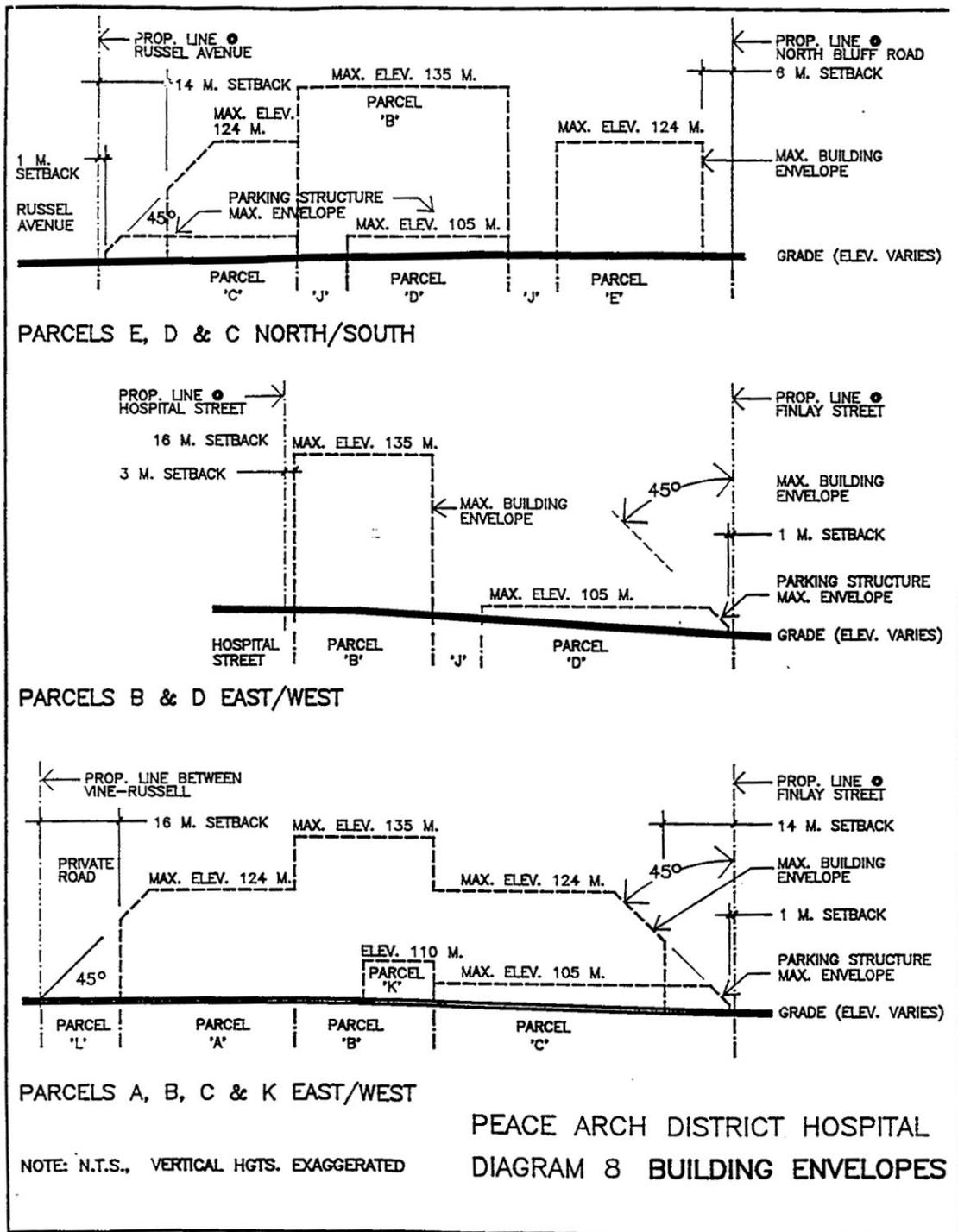












7.2 CD-2 COMPREHENSIVE DEVELOPMENT ZONE (Vidal & Beachview)

INTENT

The intent of this zone is to accommodate the development of a multiple-family housing complex on a site of approximately 3200 square metres (34,445 square feet).

1. Permitted Uses
The following uses and no others shall be permitted in the CD-2 comprehensive development zone.
 - (a) a *two-unit residential use*
 - (b) a *medium density apartment use*
 - (c) an *accessory off-street parking use*
 - (d) an *off-street parking use*
2. Location of Permitted Uses
The locations of permitted uses are shown upon:
 - (a) Drawings A-2 and A-3 dated February 17, 1995 as prepared by H. R. Hatch Architect Ltd., Suite 601, 1587 West 8th Avenue, Vancouver, B. C., on file with the City of White Rock.
3. Site Development, Architecture and Design Criteria
Architect and design requirements are shown upon drawings A-1, A-2, A-3, A-6, A-7, A-8, A-10, A-11, A-13 and A-14 dated February 17, 1995 prepared by H. R. Hatch Architect Ltd., Suite 601, 1587 West 8th Avenue, Vancouver, B. C., and on file with the City of White Rock.
4. Landscaping
Landscaping requirements are shown upon drawings L-1 and L-2 dated November 21, 1994 as prepared by H. R. Hatch Architect Ltd., Suite 601, 1587 West 8th Avenue, Vancouver, B. C., on file with the City of White Rock.
5. Heights
 - (a) the *townhouse structures* shall not exceed a *height* of 30' from *average natural grade* or 51.0' at datum.
 - (b) the *apartment building* located at the southern portion of the site shall not exceed a *height* of 35' from *average natural grade* or 51.25' at datum.
6. Amendments
Minor amendments requiring changes to the exterior or interior of the proposed *structures* as shown on plans attached to and forming part of this Bylaw must be approved by the City, such approval to be authorization in writing by the City Administrator, the City Planner or the Director of Permits & Licenses.

7.3 CD-3 COMPREHENSIVE DEVELOPMENT ZONE (EPCOR – Oxford & Buena Vista)

INTENT

The intent of this zone is to accommodate the development of a water works utility on a site of approximately 2010 square metres (21,636 square feet).

1. Permitted Uses

The following uses and no others shall be permitted in the CD-3 comprehensive development zone (White Rock Utilities).

- (a) a water utility
- (b) an *accessory off-street parking use*
- (c) an *accessory off-street loading use*
- (d) an accessory storage use

2. Design and Height Control

The *height*, setback and landscape shall be in conformity with Diagrams A.1, A.3, A.4, L.1 and S. 1 all on file with the City of White Rock. These *heights* are considered to be maximum, and may be reduced at the time of a development permit application without having the comprehensive development zone amended.

The exterior finishing of the *building* will reflect the patterns and tone as set out in Diagrams A.3 and A.4. This will include siding, stucco, or similar materials. Colours shall be limited to pastels and light tones. No "new used bricks" or monochromatic paints will be accepted except for access points and directional signs.

3. Parking and Traffic

Parking access and internal circulation shall be provided as shown upon Diagram L.1.

7.4 CD-4 COMPREHENSIVE DEVELOPMENT ZONE (15154 – 58 Roper Avenue)

INTENT

The intent of this zone is to accommodate the development of a multiple-family housing complex including two live/work units on a site of approximately 807 square metres (8,685 square feet).

1. Permitted Uses

The following uses and no others shall be permitted in the CD-4 Comprehensive Development zone:

- (a) an *apartment use*
- (b) a *retail service group 1 use*, provided that such use is contained within a single strata unit which includes a *residential use*
- (c) an *accessory off-street parking use*

2. Location of Permitted Uses

The locations of permitted uses are shown upon Drawings A-01, A-02, A-03, A-04 as prepared by Linda Baker Architect, dated stamped received November 17, 1997 and on file with the City of White Rock.

3. Site Development, Architecture and Design Criteria

Architectural and design requirements are shown upon drawings A-01, A-02, A-03, A-04, A-05, A-06, A-07, A-08, A-09, A-10, date stamped received November 17, 1997 and on file with the City of White Rock.

4. Landscaping

Landscaping requirements are shown upon drawing L1 prepared by Wendy Grandin Ltd. Landscape Architects, date stamped received November 17, 1997 and on file with the City of White Rock.

5. Height Limit

No building or structure shall exceed a *height* of 10.7 metres (35.1 feet).

6. Amendments

Minor amendments requiring changes to the exterior of the proposed structures and landscaping as shown on drawings A-01, A-02, A-03, A-04, A-05, A-06, A-07, A-08, A-09, A-10 and L-1, all date stamped received November 17, 1997, must be approved by the City, such approval to be authorized in writing by the City Planner or the Director of Permits and Licenses.

7.5 CD-5 COMPREHENSIVE DEVELOPMENT ZONE (15161 Prospect Avenue)

INTENT

The intent of this zone is to accommodate the development of a multiple-family housing complex comprising six live/work units on a site of approximately 808 square metres (8,706 square feet).

1. Permitted Uses

The following uses and no others shall be permitted in the CD-5 Comprehensive Development zone:

- (a) an *apartment use*
- (b) a *retail service group 1 use*, provided that such use is contained within a single strata unit which includes a *residential use*
- (c) an *accessory off-street parking use*

2. Location of Permitted Uses

The locations of permitted uses are shown upon Drawing A-01, date stamped received March 20, 1998, and drawings A-02, A-03, A-04, date stamped received February 4, 1998 as prepared by Linda Baker Architect, and on file with the City of White Rock.

3. Site Development, Architecture and Design Criteria

Architectural and design requirements are shown upon drawings A-01, A-05, A-06, date stamped received March 20, 1998 and drawings A-02, A-03, A-04, and A-07, date stamped received February 4, 1998, as prepared by Linda Baker Architect, and on file with the City of White Rock.

4. Landscaping

Landscaping requirements are shown upon drawing L1 prepared by Wendy Grandin Ltd. Landscape Architects, date stamped received March 20, 1998 and on file with the City of White Rock.

5. Height Limit

No building or structure shall exceed a *height* of 10.7 metres (35.1 feet).

6. Amendments

Minor amendments requiring changes to the exterior of the proposed structures and landscaping as shown on drawings A-01, A-05, A-06, and L-1, date stamped received March 20, 1998, and drawings A-02, A-03, A-04, A-07, date stamped received February 4, 1998 must be approved by the City, such approval to be authorized in writing by the City Planner or the Director of Permits and Licenses.

7.6 CD-6 COMPREHENSIVE DEVELOPMENT ZONE (15111 – 25 Russell Avenue)

INTENT

The intent of this zone is to accommodate site specific mixed commercial / residential uses for an existing development within the Town Centre Area.

1. Permitted Uses:

The following uses are permitted in one (1) or more principal buildings:

- 1) *retail service group 1 uses*;
- 2) *hotel*;
- 3) *multi-unit residential use* in conjunction with not more than one of the following *accessory uses per dwelling unit*:
 - a) *accessory home occupation* in accordance with the provisions of Section 5.3.;
 - b) *accessory boarding use* in accordance with the provisions of Section 5.4.

Notwithstanding the above, a *retail service group 1 use* is limited to the 1st and 2nd stories of a building, a *hotel use* is limited exclusively to the story or stories above a *retail service group 1 use* and shall be the only use in a story so used, and, *multi-unit residential uses* are limited exclusively to the story or stories above a *retail service group 1 use* and a *hotel use* except in those portions of the complex where there are no *retail service group 1* or *hotel uses*.

2. Lot Size:

- 1) Minimum *lot width*, *lot depth* and *lot area* in the CD-6 zone are as follows:

Lot width	45.0m (147.6.0ft)
Lot depth	62.0m (203.4ft)
Lot area	2,917.0m ² (21,710.0ft ²)

3. Lot Coverage:

- 1) Maximum *lot coverage* per fee-simple lot is 90%.
- 2) Notwithstanding 1) above, *lot coverage* above the 1st story shall not exceed 45%.

4. Density:

Maximum *gross floor area* (GFA) of all uses shall be 3.36 times the *lot area*.

5. Building Heights:

- 1) *Principal buildings* shall not exceed a *height* of 26.0m (85.3ft).
- 2) *Accessory structures* shall not exceed a *height* of 4.0m (13.12ft).

6. Minimum Setback Requirements:

- 1) *Principal buildings* and *ancillary structures* in the CD-6 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Structures
Front lot line	4.0m (13.12ft)	Not permitted *
Rear lot line	4.0m (13.12ft)	4.0m (13.12ft)
Interior or exterior side lot line	4.0m (13.12ft)	4.0m (13.12ft)

7. Ancillary Buildings and Structures:

Except as otherwise provided in Section 4.13 and in addition to the provisions of sub-section 6.15.6 above, the following also applies:

- 1) *ancillary buildings* shall not be permitted.
 - 2) *ancillary structures* shall not be located closer than 3.0m (9.85ft) to a *principal building*.
8. *Accessory off-street parking spaces* shall be provided in accordance with the provisions of Section 4.14.
 9. *Accessory off-street loading spaces* shall be provided in accordance with the provisions of sub-section 4.15.2.

7.1 CD-7 COMPREHENSIVE DEVELOPMENT ZONE (14971 Prospect Avenue)

INTENT

The intent of this zone is to accommodate two one unit residential uses and a garden pavilion and related buildings and structures on the same lot.

1. Permitted Uses

The following and no others shall be permitted in the CD-7 Zone:

- (a) No more than two (2) *one unit residential uses* to RS-1 standards
- (b) *An accessory home occupation use*
- (c) *An accessory boarding use*
- (d) A garden pavilion and related *buildings and structures*

2. Regulations for Permitted Uses of Land, *Buildings and Structures*

- (a) A *one-unit residential use* shall not be permitted on a *lot* of less than 464.0m² (4995ft²) except where such *lot* was existing at the effective date of this Bylaw.
- (b) *An accessory home occupation use* shall comply with the provisions of Section 5.3.
- (c) *An accessory boarding use* shall comply with the provisions of Section 5.4.

3. Regulations for the Size, Shape and Siting of *Buildings and Structures*

- (a) *Principal buildings* for a *one unit residential use* shall comply with the provisions of Section 6.1.
- (b) A garden pavilion and related *buildings and structures*, shall conform to the drawings L-1.1, L-2.1, L-2.2, L-2.3, L-3.1, L-3.2, L-3.3, L-4.1, L-4.2, L-4.3, L-4.4, L-4.5, L-4.6, L-4.7, L-4.8, date stamped received September 27, 1999, as prepared by Hollingsworth Corporation, and on file with the City of White Rock.

7.8 CD-8 COMPREHENSIVE DEVELOPMENT ZONE (15451 Russell Avenue)

INTENT

The intent of this zone is to accommodate the development of an office building containing medical offices, on a site of approximately 1,533 square metres (16,500 square feet).

1. Permitted Uses
The following uses and no others shall be permitted in the CD-8 Comprehensive Development zone:
 - 1) a professional office use.
2. Regulations for Permitted Uses of Land, *Buildings* and *Structures*
 - 1) Off street parking and loading shall be provided in accordance with the *retail service group 1 use* requirements contained in Sections 4.14 and 4.15.
3. Regulations for the Size, Shape and Siting of *Buildings* and *Structures*
Subject to the provisions of Section 403, *principal buildings*:
 - (a) Shall not exceed a *height* of 7.7m (25.26ft).
 - (b) Together with any *accessory building* shall not exceed a *lot coverage* of 40%.
 - (c) The maximum *gross floor area* shall not exceed 0.7 times the *lot area*.
 - (d) Shall be sited not less than:
 - (i) 3.0m (9.84ft) from the *front lot line*, provided that a minimum setback from the front lot line of 6.7m (22ft) is provided for a minimum distance of 14.6 m (48ft) of the frontage of the *principal building*.
 - (ii) 1.2 m (3.93ft) from the easterly *interior lot line*.
 - (iii) 7.0m (23ft) from the westerly *interior lot line*.
 - (iv) 14.0m (46ft) from the *rear lot line*.
 - (e) Notwithstanding Section 4.14, the maximum permitted projection for eaves is 1.2m (3.94ft) into any side yard setback area required in paragraph (d) (ii) and (d) (iii) above.
 - (f) Subject to the provisions of Section 403, *accessory structures*:
 - (i) Shall not exceed a *height* of 4.0m (13.12ft).
 - (ii) No *accessory buildings* shall be permitted.

7.9 CD-9 COMPREHENSIVE DEVELOPMENT ZONE (15383 – 99 Russell Avenue)

INTENT

The intent of this zone is to accommodate the development of five one-unit residential units to a density of approximately 15 units per acre.

1. Permitted Uses

The following uses and no others shall be permitted in the CD-9 Comprehensive Development zone:

- 1) *A one-unit residential use*
- 2) *An accessory home occupation use*

2. Regulations for Permitted Uses of Land, *Buildings* and *Structures*

- 1) *A one unit residential use* shall not be permitted on a *lot* of less than 260m² (2,800ft²).
- 2) *An accessory home occupation use* shall comply with the provisions of Section 5.3.

3. Regulations for the Size, Shape, and Siting of *Buildings* and *Structures*

- 1) *Principal buildings* for a *one-unit residential use*:
 - (i) together with an *accessory building* shall not exceed a *lot coverage* of 50%;
 - (ii) shall not exceed a *height* of 10.05m (33ft)
 - (iii) shall not exceed a maximum *residential gross floor area* of 0.9 times the *lot area*;
 - (iv) shall be sited not less than:
 - a. 3.0m (10ft) from the *front lot line*
 - b. 1.2m (4ft) from an *interior lot line*
 - c. 2.4m (7.8ft) from an *exterior lot line*
- 2) *Accessory buildings* and *structures*:
 - (i) shall not exceed a *height* of 4 m (13.12ft).
 - (ii) shall be sited to the rear of the rear face of the *principal building* on the *lot*;
 - (iii) shall be sited not less than:
 - a. 3.0m (9.8ft) from an *exterior side lot line*;
 - b. 0.0m (0.0ft) from an *interior side lot line*;
 - c. 0.5m (1.64ft) from a *rear lot line*;
 - d. 0.0 metres (0 feet) from a *principal building* on the lot.

4. Site Development, Architecture & Design Criteria:

Architectural and design requirements are shown on drawing A-1 date stamped received September 5, 2001 and on file with the City of White Rock.

5. Amendments:

Minor amendments requiring changes to the exterior of the proposed structures on plan A-1 date stamped received September 5, 2001 must be approved by the City, such approval to be authorized in writing by the City Planner or the Director of Permits and Licenses.

7.10 CD-10 COMPREHENSIVE DEVELOPMENT ZONE (987 – 91 Keil Street)

INTENT

The intent of this zone is to accommodate one unit residential *structures* on *lots* of 362 square metres (3897.7 square feet) or more, and a frontage of 9.6 metres (31.5 feet).

1. Permitted uses

The following uses and no others shall be permitted in the CD-10 Zone:

- (a) A *one unit residential use*
- (b) An *accessory home occupation use*
- (c) An *accessory boarding use*
- (d) A *nursery school use*
- (e) A *home day care use*

2. Regulations for Permitted Uses of Land, *Buildings* and *Structures*

- (a) A *one unit residential use* shall not be permitted on a *lot* of less than 362 square metres (3896.7 square feet) except where such *lot* was existing at the effective date of this Bylaw.
- (b) An *accessory home occupation use* shall comply with the provisions of Section 5.3.
- (c) An *accessory boarding use* shall comply with the provisions of Section 5.4.
- (d) A *child care centre* shall comply with Section 5.1 of this By-law.
- (e) *Accessory off-street parking* shall be provided in conformity with the provisions of Section 4.14.

3. Regulations for the Size, Shape and Siting of *Buildings* and *Structures*

- (a) *Principal buildings* for a *one unit residential use*:
 - (i) together with an *accessory building* shall not exceed a *lot coverage* of 50 percent;
 - (ii) shall not exceed a *height* of 7.7 metres (25.26 feet), and the *height* of the southerly elevation of the *building* shall be determined by an angle of containment of 45 degrees to the vertical commencing 6 metres (19.69 feet) above the *natural grade* at the base of the wall. No part of a *building*, with the exception of open type balcony guards, shall be placed above the angle of containment;
 - (iii) shall not exceed a maximum *residential gross floor area* of 0.6 times the *lot area*;
 - (iv) shall be sited on the *lot* not less than:
 - a. 3 metres (9.84 feet) from front and *rear lot lines*, however, the front and rear yard setbacks shall in combination be not less than 12 metres (39.37 feet);
 - b. 1.2 metres (3.94 feet) from an *interior side lot line*;
 - c. 3 metres (9.84 feet) from an *exterior side lot line* for a distance of 7.5 metres (24.61 feet) from the *front lot line* and 1.5 metres (4.93 feet) from that point to the *rear lot line* of the *lot*.
- (b) *Accessory buildings* and *structures*:
 - (i) shall not exceed a *height* of 3 metres (9.84 feet);
 - (ii) shall not exceed a *gross floor area* of 6 square metres (64 square feet);

-
- (iii) shall be sited to the rear of the rear face of the *principle building* on the *lot*;
and
 - (iv) shall be sited not less than:
 - a. 3 metres (9.84 feet) from an *exterior side lot line* for a distance of 7.5 metres (24.61 feet) from the *front lot line*, and 1.5 metres (4.92 feet) from that point to the *rear lot line* of the *lot*;
 - b. 1.2 metres (3.94 feet) from an *interior side lot line*;
 - c. 2.4 metres (7.87 feet) from a *rear lot line* abutting a *lane*;
 - d. 1.5 metres (4.92 feet) from a rear lot line not abutting a *lane*;
 - e. 1.5 metres (4.92 feet) from a *principal building* on the *lot*.

7.11 CD-11 COMPREHENSIVE DEVELOPMENT ZONE (15441 – 57 Buena Vista Ave)

INTENT

The intent of this zone is to accommodate the development of a bare land strata subdivision containing five detached one-unit residential buildings on a site of approximately 2,023m² (0.5 acre).

1. Permitted Uses

The following uses and no others shall be permitted:

- a) A *one unit residential use*
- b) an *accessory home occupation use*

2. Regulations for Permitted Uses of Land, Buildings and Structures

- (a) A *one unit residential use* shall not be permitted on a *lot* of less than 275m² (2,960ft²).
- (b) An *accessory home occupation use* shall comply with the provisions of Section 5.3.

3. Regulations for the Size, Shape and Siting of Buildings and Structures

a) *Principal buildings for a one unit residential use:*

- i) Together with an *accessory building* shall not exceed a lot coverage of 50% as measured on each strata *lot*;
- ii) shall not exceed a *height* of 7.7m (25.26ft);
- iii) shall not exceed a *residential floor area* of 0.7 times the area of the strata *lot*;
- iv) shall be sited not less than:
 - a. for the strata lots fronting onto Buena Vista Avenue, 7.0m from the *front lot line*, and for the strata *lots* not fronting onto Buena Vista Avenue, 5.48m from the *front lot line*, for each of the strata *lots*;
 - b. for the strata *lots* fronting onto Buena Vista Avenue, 5.48m from the *rear lot line*, and for the strata *lots* not fronting onto Buena Vista Avenue, 7.5m from the *rear lot line*, for each of the strata *lots*;
 - c. for all strata *lots*, 1.2m from an *interior side lot line*.

b) *Accessory buildings and structures:*

- i) Shall not exceed a *height* of 3.0m (9.84ft);
- ii) Shall not exceed a *gross floor area* of 6.0 m² (64ft²);
- iii) Shall be sited to the rear of the *principal building* on the *lot*;
- iv) Shall be sited not less than:
 - a. 1.2m from an *interior side lot line*;
 - b. 1.5 m from a *rear lot line*;
 - c. 1.5 m from a *principal building* on the *lot*.

4. Architectural and Design Criteria

Architectural and design requirements are shown on drawings G.0 101, G.0 103, and Elevations, date stamped received October 7, 2002, as prepared by Grafic Square Designers, and on file with the City of White Rock. Landscape development shall be in accordance with the design concept shown on Plan G.0 101, date stamped received October 7, 2002, as prepared by Grafic Square Designers, and on file with the City of White Rock.

5. Amendments

Minor amendments requiring changes to the exterior of the proposed structures and landscaping as shown on drawings G.0 101, G.0 103, and Elevations, date stamped October 7, 2002, must be approved by the City, such approval to be authorized in writing by the City Planner.

7.13 CD-13 COMPREHENSIVE DEVELOPMENT ZONE (15164 Prospect Avenue)

INTENT

The intent of this zone is to accommodate the development of a multi-unit residential building on a site of approximately 1590 m².

1. **Permitted Uses**
The following uses and no others shall be permitted in the CD-13 zone:
 - (a) *An apartment use*
 - (b) *An accessory home occupation use.*

2. **Location of Permitted Uses**
The locations of permitted uses are shown upon drawing A1.0 as prepared by Rositch Hemphill Architects, date stamped received February 20, 2003 and on file with the City of White Rock.

3. **Regulations for Size, Shape and Siting of *Buildings* and *Structures***
Principal buildings:
 - (a) Shall not exceed a height of 11.93m (39.14 feet).
 - (b) Shall not exceed a maximum *residential floor area* of 2,703.5m² (29,101 square feet);
 - (c) Shall be sited in accordance with the setbacks indicated on drawing A1.0 prepared by Rositch Hemphill Architects, received February 20, 2003 and on file with the City of White Rock.

4. **Architectural and Design Criteria**
Architectural and Design Requirements are shown upon drawings A1.0, A3.0, A3.1, A3.2 and L1 date stamped received February 20, 2003 and on file with the City of White Rock.

5. **Amendments**
Minor amendments requiring changes to the exterior of the proposed building as shown on drawings A1.0, A3.0, A3.1, and A3.2, all date stamped received February 20, 2003, must be approved by the City, such approval to be authorized in writing by the City Planner.

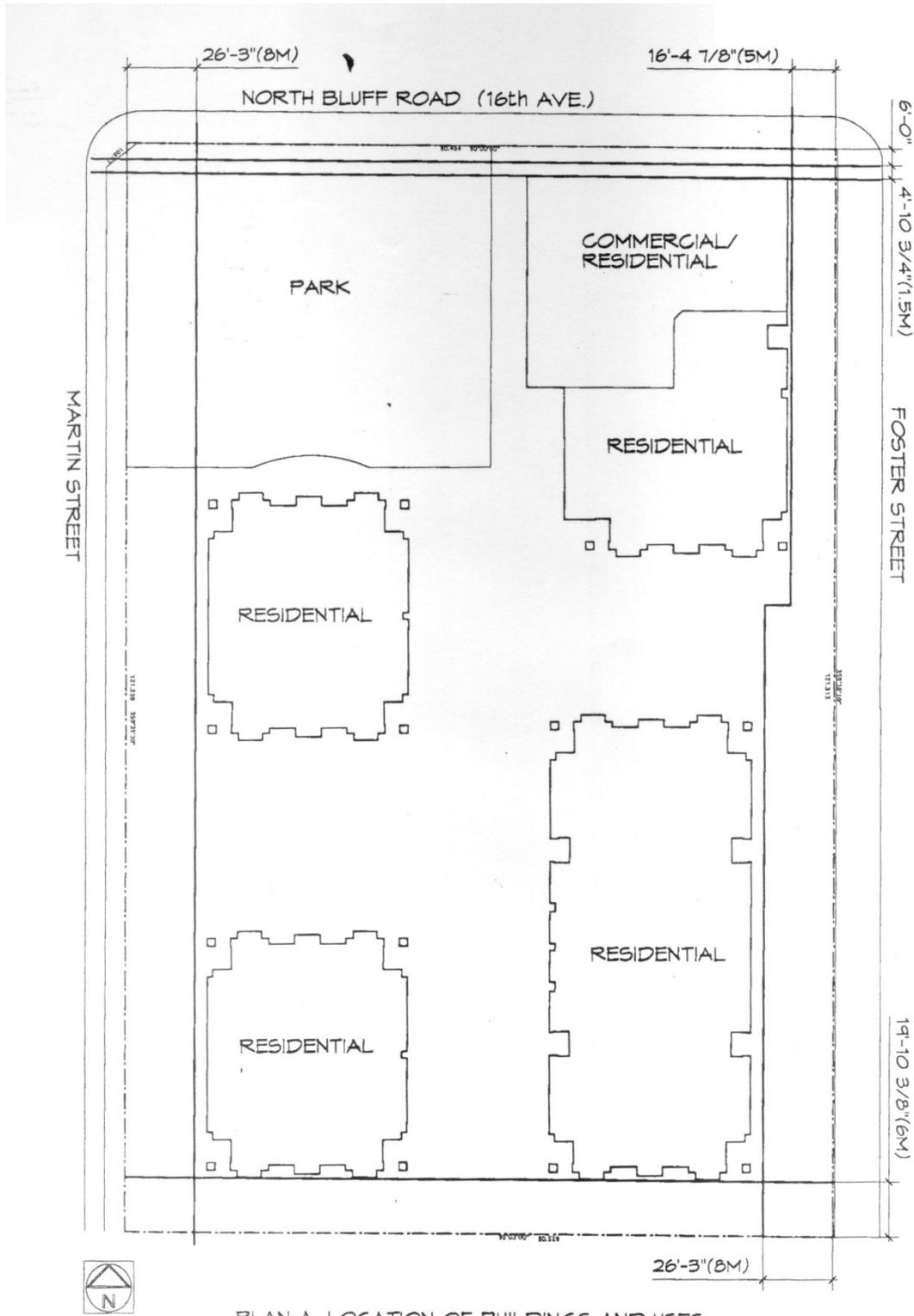
7.14 CD-14 COMPREHENSIVE DEVELOPMENT ZONE (Martin, Foster, & North Bluff)

INTENT :

The intent of this zone is to accommodate the development of a phased residential/commercial development in the Town Centre area on a site of approximately 1 ha (2.4 acres).

1. Permitted uses
The following uses and no others shall be permitted in the CD-14 Zone:
 - (a) an *apartment* use
 - (b) a *retail service group 1 use*
 - (c) an accessory off-street parking use
 - (d) a *civic use*.
2. Location of Permitted Uses
The locations of permitted uses are shown upon Plan A attached to and forming part of this Bylaw. A *retail service group 1 use* shall be limited to the first and second *story*.
3. Regulations for Size, Shape and Siting of *Buildings and Structures*
 - (a) *Principal buildings*:
 - i) shall not exceed a height of 27.4m for Buildings 1 and 4, and a height of 26.0m for Buildings 2 and 3, as identified on Plan A;
 - ii) shall be sited in accordance with the setbacks indicated on Plan A;
 - iii) shall be sited in accordance with the angle of containment indicated on Plan B;
 - (b) subject to the provisions of Section 403, *accessory buildings and structures*:
 - i) shall not exceed a height of 7.5m;
 - ii) shall be sited in accordance with the setbacks indicated on Plan A.
4. Architectural and Design Criteria
Architectural and design requirements are shown on drawings ADP 12, ADP 13, Perspective A and Perspective B, date stamped received October 7, 2002, as prepared by Robert Ciccozzi Architecture Inc., and on file with the City of White Rock. Landscape development shall be in accordance with the design concept shown on Plan L-1, date stamped received October 7, 2002, as prepared by Eckford and Associates Landscape Architects, and on file with the City of White Rock.
5. Amendments
Minor amendments requiring changes to the exterior of the proposed structures and landscaping as shown on drawings ACP 12, ADP 13, Perspective A, Perspective B, and L-1, date stamped October 7, 2002, must be approved by the City, such approval to be authorized in writing by the City Planner.

The Plans



7.15 CD-15 COMPREHENSIVE DEVELOPMENT ZONE (1347 Best Street)

INTENT

The intent of this zone is to allow medium density *apartments to a maximum residential gross floor area* of 1.1 times the area of the *lot*.

1. Permitted Uses

The following uses and no others shall be permitted in the CD-15 Zone:

- (a) An *apartment* use
- (b) An *accessory home occupation* use

2. Regulations for Permitted Uses of Land, Buildings and Structures

An *apartment use* is permitted in not more than one *principal building* on the *lot*.

- (a) An *accessory home occupation use* shall comply with the provisions of Section 404.
- (b) *Off street parking and loading* shall be provided in accordance with the provisions of Section 402.

3. Regulations for the Size, Shape and Siting of *Buildings* and *Structures*

(a) *Principal buildings* for an *apartment use*:

- (i) together with *accessory buildings* shall not exceed a *lot coverage* of 45%;
- (ii) shall not exceed a *height* of 10.7 metres (35.1 feet);
- (iii) shall not exceed a *residential floor area* of 1.1 times the *lot* area, provided that:
 - a. where common recreational facilities are provided within a *principal building*, for the exclusive use of the tenants, the permitted *residential floor area* may be increased by 1.0 times the area of such recreational facility, not to exceed 37 square metres (400 square feet);
 - b. where storage or laundry facilities or both are provided within the individual *dwelling unit*, the permitted *residential floor area* may be increased by 1.0 times the area of such facilities but not to exceed 5.6 square metres (60.28 square feet) each per *dwelling unit*;
- (iv) shall be sited in accordance with the provisions of a Development Permit.
- (v) shall have a minimum *dwelling unit* size as set out in Section 403 6.

(b) *Accessory structures*:

- (i) shall not exceed a *height* of 4.0m (13.12ft).
- (ii) shall be sited in accordance with the provisions of a Development Permit.
- (iii) no *accessory buildings* shall be permitted with the exception of gazebos.

7.16 CD-16 COMPREHENSIVE DEVELOPMENT ZONE (Johnston, Thrift & Russell)

INTENT

The intent of this zone is to accommodate the development of a phased commercial / residential development including civic uses in the Town Centre area on a site of approximately 1.45ha (3.57ac).

1. Permitted Uses

In the CD-16 Zone the following uses are permitted and all other uses are prohibited:

- (a) an *apartment* use
- (b) a *townhouse* use
- (c) a *retail service group 1*
- (d) a *licensed establishment*, including *liquor primary*, *food primary*, *agency store*, *liquor store*, *u-brew* or *u-vin*
- (e) a *civic* use
- (f) an *accessory home occupation* use subject to the provisions of Section 5.3.

2. Location of Permitted Uses

- (a) The location of each permitted use shall be in accordance with the Plans and as follows:
 - (i) A *retail service group 1* use must only be located in the first or second story of a *building*;
 - (ii) A *townhouse* use shall be located as generally shown and labelled as CH (“City Homes”) on the Plans attached herein and forming part of this bylaw. Notwithstanding, the areas shown for *townhouse* use may be considered for ground level retail or live/work, and upper level office use; and
 - (iii) A *civic* use may be located on the 1st or 2nd floor.

3. Density:

- (a) **BASE DENSITY:** The maximum number of *dwelling units*, *gross floor areas* and *lot coverage of buildings* and *structures* shall be in accordance with the following:

Phase Area ⁽¹⁾	Maximum number of <i>Dwelling Units</i>	Maximum <i>gross floor area</i> ⁽²⁾ for a <i>residential use</i> (includes <i>apartments</i> , <i>townhouses</i> ⁽⁴⁾ , and amenity areas ⁽³⁾)	Maximum <i>gross floor area</i> for a <i>Retail Service Group 1 Use</i> ⁽⁴⁾ and <i>Civic Uses</i>	Maximum <i>gross floor area</i> for commercial and residential uses	Maximum <i>Lot Coverage</i>
1	129	13,846 m ²	1,162 m ²	15,008 m ²	33%
2	96	10,553 m ²	2,438 m ²	12,991 m ²	64%
3	202	24,106 m ²	4,662 m ²	28,768 m ²	53.4%
Total for all Phases	427	48,505 m ²	8,262 m ²	56,767 m ²	52%

1. As indicated on the Plans

2. Excludes unenclosed balconies, stairwells, elevator shafts, common corridors, and enclosed parking areas

3. Means common storage and recreational amenity areas provided for the exclusive use of the residential tenants

4. Townhouse floor area may be considered for *retail service group 1* use as outlined in Section 7.1.6.2 (ii).

(b) **ADDITIONAL (BONUS) DENSITY:** If, prior to applying for a Building permit for construction of a Building on the subject lands, the Owner of parcels to which this zone applies provides the City with cash in lieu of community amenities, having a minimum value of \$436,471, to assist with the provision of the amenities in the following table, the maximum number of *dwelling units* in Phase 3 shall be:

(i) 248 *apartment dwelling units*, and

(ii) 10 *townhouse dwelling units* labelled as CH (“City Homes”) on the Plans and described as a *townhouse* use as outlined in Section 7.1.6.2(ii).

#	Amenity
1	Sanitary sewer system improvements

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

4. Regulations for Size, Shape, and Siting of Buildings and Structures

Reference to a numbered Building refers to the building labelled that specific number on the Plans.

(a) As indicated on the Plans, *principal buildings*:

(a) shall not exceed a height of:

1. 178.2m geodetic for Building 1;
2. 167.5m geodetic for Building 2;
3. 158.2m geodetic for Building 3;
4. 161.7m geodetic for Building 4;

(b) shall be sited in accordance with the setbacks from a property line, as shown on the Plans;

(b) *Accessory buildings and structures*:

(i) shall not exceed a height of 7.5 m;

(ii) shall be sited in accordance with the setbacks from a property line, as shown on the Plans;

5. Parking and Loading

Parking and Loading shall be provided as follows:

- (i) Residential uses, including *apartments* and *townhouses*, at 1.8 spaces per *dwelling unit*, inclusive of 0.2 parking spaces to be designated for visitors parking;
- (ii) *Retail service group 1* uses and *civic* uses at 1.0 parking spaces for every 37 m² of gross floor area;
- (iii) Parking spaces for persons with disabilities shall be provided at a ratio of 3 spaces for 1st 200 parking spaces, and one space for each additional 100 spaces.

All other provisions of Sections 4.14 and 4.15 apply.

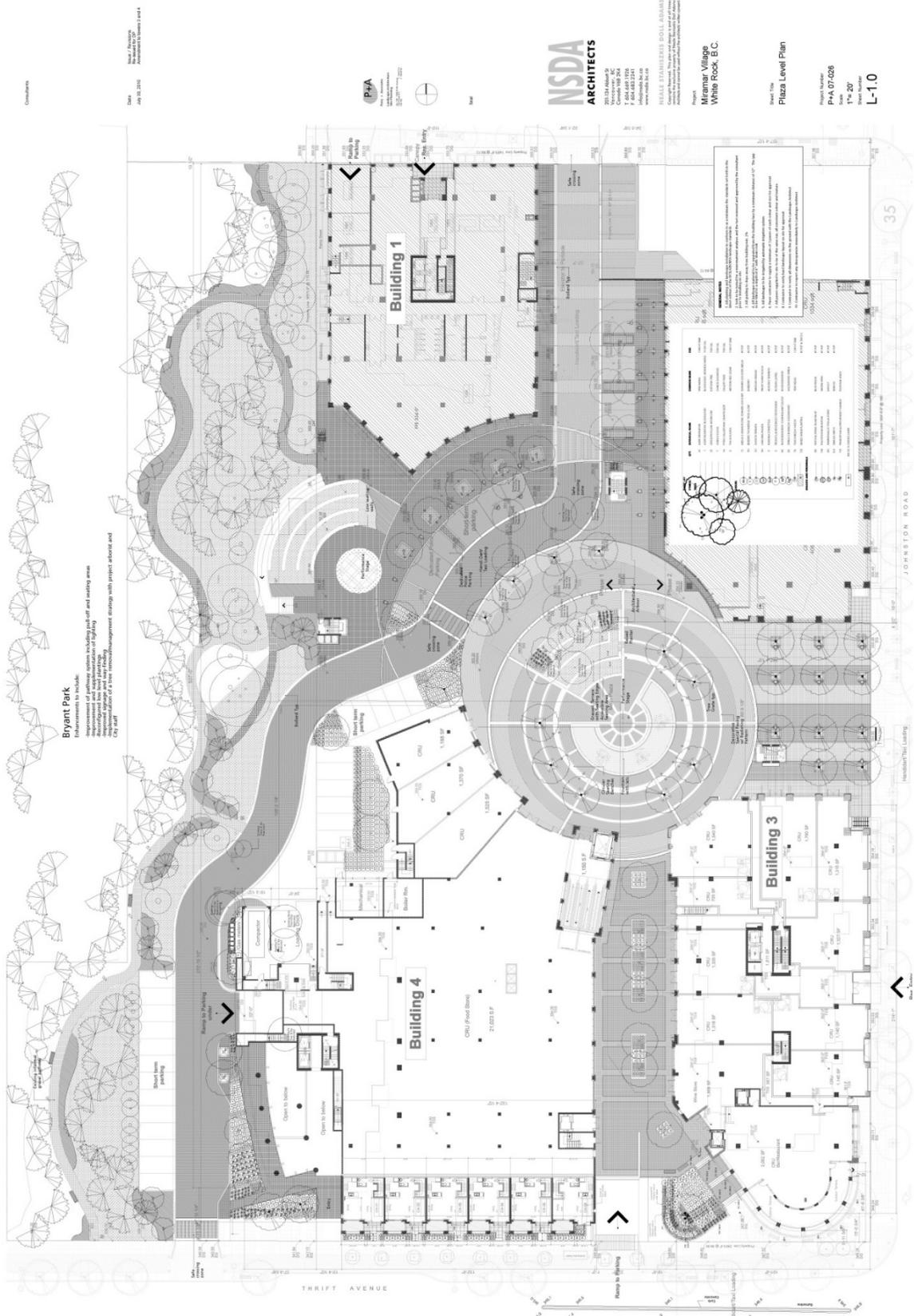
6. General

Drawings attached hereto prepared by NSDA Architects:

- A-001 July 30, 2010
- L-1.0 July 30, 2010
- A-601 July 30, 2010

on file with the City of White Rock; and for the purposes of this zone are referred to as “the Plans”.

Development in this zone shall conform substantially to the Plans.



7.17 CD-17 COMPREHENSIVE DEVELOPMENT ZONE (1400/20 Johnston Rd)

INTENT

The intent of this zone is to accommodate a mixed-use (residential/commercial) development on a site of approximately 2,250 square metres in area.

1. Permitted Uses:

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

2. Density:

- (a) maximum *gross floor area* shall not exceed 4,660 square metres
- (b) the maximum number of *dwelling units* must not exceed 36

3. Building Height:

- (a) The *principal building* shall not exceed a height of 124.14 metres geodetic

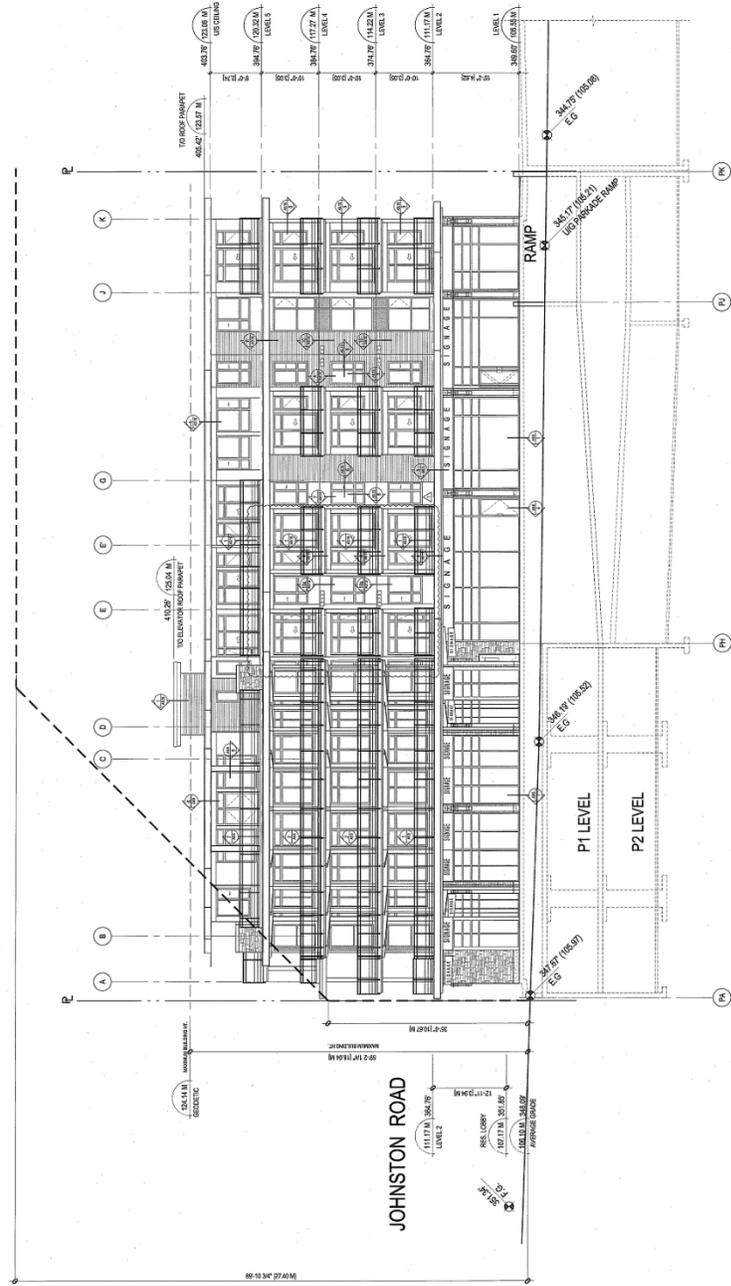
4. Parking:

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

- (a) A minimum of 43 spaces shall be provided for the residential *dwelling units*
- (b) A minimum of 10 spaces shall be provided for visitors and marked as 'visitor'
- (c) A minimum of 42 spaces shall be provided for the *retail service group 1 uses* and *licensed establishment uses*

5. General:

- (a) Development in this zone shall substantially conform to the Plans prepared by Rositch Hemphill and Associates Architects dated June 25, 2012 that are attached hereto and on file at the City of White Rock



1 SOUTH ELEVATION (THRIFT AVENUE)
A4.2 SCALE 1/8" = 1'-0"

ROSITCH HEAPHILL ASSOCIATES
ARCHITECTS

14100 UNIVERSITY AVENUE
VANCOUVER, B.C.
V6A 1K1
TEL: 604-671-4202
FAX: 604-671-1011

ISSUED
A4.2 27.02.02
PROJECT: HEAPHILL
ARCHITECTS

DESIGNER:
B.P.A.
JULY 2002

PROFESSIONAL SEAL
REGISTERED ARCHITECT
BRITISH COLUMBIA
14100 UNIVERSITY AVENUE
VANCOUVER, B.C. V6A 1K1
TEL: 604-671-4202
FAX: 604-671-1011

SALTAIRE
ARCHITECTURE LTD.
White Rock, B.C.

DESIGNED BY:
SALTAIRE ARCHITECTURE LTD.
(THRIFT AVENUE)

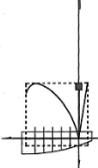
DESIGNED BY:
SALTAIRE ARCHITECTURE LTD.
(THRIFT AVENUE)

DATE: MAY 2002
PROJECT: LFRN

PROJECT NO: 1119

DATE: 24.08.02
A4.2
PROJECT: 24.08.02

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**ROSITCH
HEARHILL
ASSOCIATES**
ARCHITECTS

FELINGTON HOUSE
D - 30 DOWELL STREET
MURFREESBORO, TN
V & A I G I
TEL: 6606-674-0002
FAX: 6606-674-1071

NO. 24005
1. BY APPROVAL
2. BY APPROVAL
3. BY APPROVAL
4. BY APPROVAL

ISSUED
JUL 27 2012
ROSLINE
37 A
ARCHITECTS

NO. 24005
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4. BY APPROVAL

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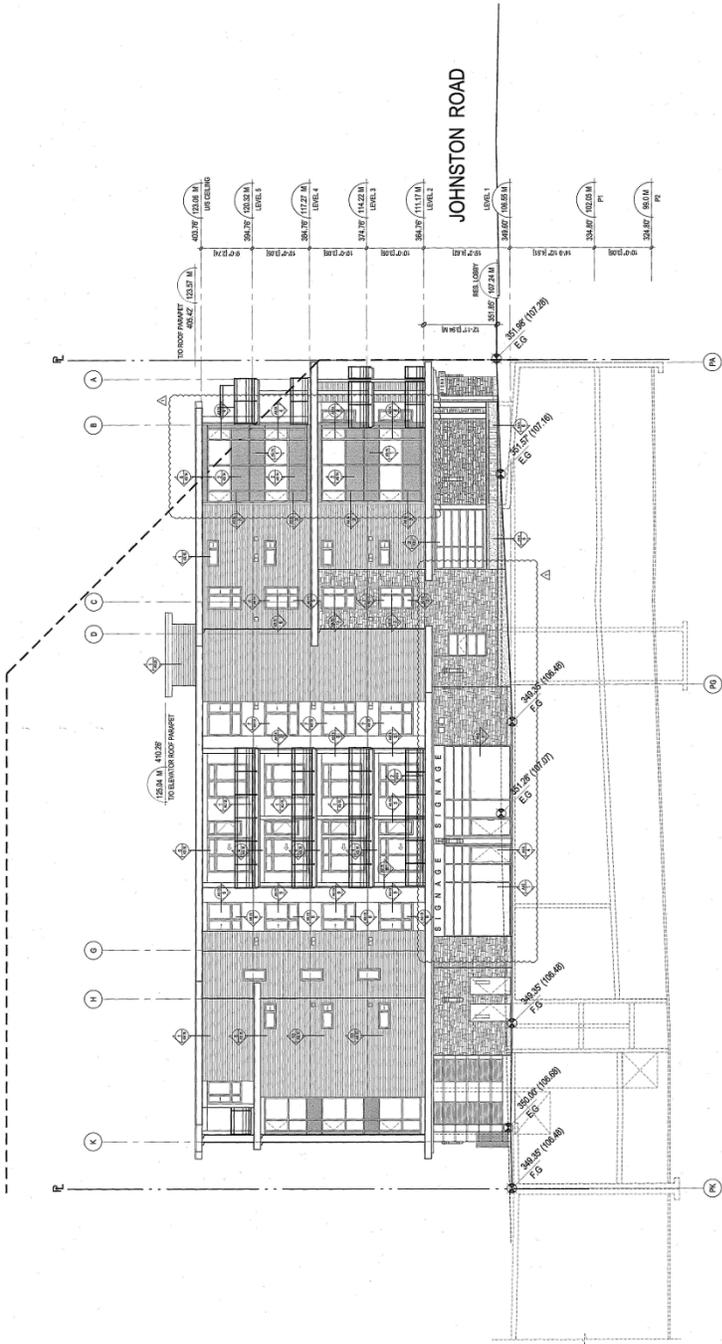
CLUBHOUSE
11119

SALTAIRE HOMES LTD.
1403 JOHNSTON ROAD
WEBB TOWN, B.C.

PROJECT
1403 JOHNSTON ROAD
WEBB TOWN, B.C.
NORTH ELEVATION

DATE: 11/28/12
SCALE: 1/8" = 1'-0"
DATE: 11/28/12
CHECKED: GFR

NO. 24005
1. BY APPROVAL
2. BY APPROVAL
3. BY APPROVAL
4. BY APPROVAL



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

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7.18 CD-18 COMPREHENSIVE DEVELOPMENT ZONE (1115 Stayte Road)

INTENT

The intent of this zone is to allow business and professional office uses and a one-unit residential use

1. Definitions

For the purposes of this zone the following definition applies:

- (a) a *business and professional office use* means the use of a building, or portion of a building, for administrative, clerical and professional work. Business and professional offices include financial, real estate, insurance, medical, dental, legal, design, accounting, advertising, consulting, telecommunications, high technology, and similar types of businesses engaged in person to person, person to business, and business to business transactions

2. Permitted Uses

In the CD-18 Zone the following uses are permitted and all other uses are prohibited:

- (a) a *business and professional office use*
- (b) a *one-unit residential use*

3. Regulations for Permitted Uses of Land, Buildings and Structures

- (a) A *business and professional office use* shall be contained within one sales floor area having one business license and being on the ground floor only and not exceeding 0.15 times the area of the lot;
- (b) *Off street parking and loading* shall be provided in accordance with the provisions of Sections 4.14 and 4.15, and additionally, as follows:
 - (i) parking for a *business and professional office use* shall be provided at 1 space for each 37.0m² of gross floor area for a *business and professional office use*.
- (c) A *one-unit residential use*:
 - (i) shall not be permitted on a lot of less than 464.0m² (4,994.62ft²);
 - (ii) shall be limited exclusively to the *story* or stories above the *first story* of a *building*;
- (d) The maximum allowable size of a *lot* shall be 1,120m² (12,056ft²) in area.

1. Regulations for the Size, Shape and Siting of *Buildings* and *Structures*

- (a) *Principal buildings*:
 - (i) shall not exceed a *lot coverage* of 45%;
 - (ii) shall not exceed a *height* of 7.7m (25.26ft);
 - (iii) shall be sited not less than:
 - a. 7.5m (24.61ft) from *front and rear lot lines*;
 - b. 1.5m (4.92ft) from an *interior side lot line*;
 - c. 7.5m (24.61ft) from an *exterior side lot line* where the *rear lot line* abuts or faces the *interior side lot line* of the adjacent *lot*.

- (b) *Accessory building and structures:*
 - (i) *accessory structures* shall not exceed a *height* of 4 metres (13.12 feet);
 - (ii) *accessory structures* shall be sited not less than:
 - a. 1.5m (4.92ft) from a *rear lot line*;
 - b. 1.5m (4.92ft) from an *interior side lot line*;
 - c. 7.5m (24.61ft) from an *exterior side lot line*;
 - d. 2.4m (7.87ft) from a *rear lot line* abutting a *lane*;
 - (iii) *accessory buildings* shall not exceed a maximum area of 6.0m² (64.56ft²);
 - (iii) *accessory buildings* shall not exceed a *height* of 4.0m (13.12ft);

7.19 CD-19 COMPREHENSIVE DEVELOPMENT ZONE (1550 Oxford)

INTENT

The intent of this zone is to accommodate a complex care facility on a site of approximately 2.46 hectares (6.1 acres) in area.

2. Permitted Uses:

- (a) *care facility*
- (b) *independent living use*
- (c) *assisted living residence*
- (d) *assembly use*
- (e) *hospitality service use*

2. Lot Coverage:

- (a) *lot coverage* shall not exceed 29.4%

3. Units/Beds:

- (a) maximum number of independent living units = 110
- (b) maximum number of assisted living units = 84
- (c) maximum number of complex care bed units = 252
- (d) maximum number of visitor accommodation units = 2

4. Building Height:

- (a) maximum height of *principal buildings* as identified on the attached Plans:
 - (i) Building 'A' = 122.8 m geodetic
 - (ii) Building 'B' = 114.35 m geodetic
 - (iii) Building 'C' = 127.08 m geodetic
 - (iv) Building 'D' = 108.69 m geodetic
- (b) permitted projections beyond the maximum heights outlined above are as outlined in Section 4.13.4

5. Siting Requirements:

- (a) minimum *setbacks* are as follows:
 - (i) from front (west) lot line = 12.4 m (40.7 ft)
 - (ii) from rear (east) lot line = 7.32 m (24.0 ft)
 - (iii) from interior (north) lot line = 6.69 m (21.9 ft)
 - (iv) from interior (south) lot line = 6.43 m (21.1 ft)
- (b) siting exceptions are as outlined in Section 4.13.1

6. Parking:

- (a) parking shall be provided in accordance with Section 4.14, with a minimum of 173 parking spaces

7. Loading:
 - (a) loading shall be provided in accordance with Section 4.15, with a minimum of two (2) loading spaces
8. General:
 - (b) Development in this zone shall substantially conform to the Plans prepared by Ankenman Associates Architects Inc. dated September 28, 2016, that are attached hereto and on file at the City of White Rock

7.20 CD-20 COMPREHENSIVE DEVELOPMENT ZONE (991 Stayte Road)

INTENT

The intent of this zone is to allow neighborhood-oriented retail service uses and a one-unit residential use.

1. Definitions

For the purposes of this zone the following definitions apply:

- (a) an *artisan shop* means the enclosed use of buildings and structures for the purpose of selling, processing, assembling, wholesaling, manufacturing, storing, repairing or producing artisan paintings, photography, woodworking, drawings, hand crafted items including knitting, weaving, silk screening or print screening, pottery, fired ceramics or sculpture for the ultimate consumer, and may include instructional classes or workshops.
- (b) a *retail service use* means a use providing for the sale at retail or repair of household or personal goods or things, or for extending services to persons; and is limited to: health clubs, appliance stores, art galleries, *artisan shops*, bakery shops, barbers, book shops, business offices, business schools, cafes, camera shops, clothing stores, coffee houses, dance studios, delicatessens, department stores, drug stores, dry cleaners, finance offices, grocery stores, hairdressers, hardware, home furnishing stores, launderettes, meat markets, neighbourhood convenience stores, personal furnishing shops, printers, professional and semi-professional offices, *restaurants*, secondhand stores, shoemakers, stationary stores, tailors, toy stores, trade school and variety stores.

2. Permitted Uses

In the CD-20 Zone the following uses are permitted and all other uses are prohibited:

- (a) a *retail service use*
- (b) a *one-unit residential use*

3. Regulation for Permitted uses of Land, Buildings and Structures

- (a) A *retail service use* shall be limited exclusively to the *first story* of a *building*;
- (b) *Off street parking and loading* shall be provided in accordance with the provisions of Sections 4.14 and 4.15.
- (c) A *one-unit residential use*:
 - (i) shall not be permitted on a lot of less than 464.0m² (4,994.62ft²);
 - (ii) shall be limited exclusively to the *story* or stories above the *first story* of a *building*;
- (d) The maximum allowable size of a *lot* shall be 1,120.0m² (12,056.0ft²) in area.

4. Regulations for the Size, Shape and Siting of *Buildings* and *Structures*

- (a) *Principal buildings*:
 - (ii) shall not exceed a *lot coverage* of 45%;
 - (iii) shall not exceed a *height* of 7.7m (25.26ft);
 - (iv) shall be sited not less than:
 - a. 7.5m (24.61ft) from *front and rear lot lines*;

- b. 1.5m (4.92ft) from an *interior side lot line*;
 - c. 7.5m (24.61ft) from an *exterior side lot line* where the *rear lot line* abuts or faces the *interior side lot line* of the adjacent lot;
- (b) *Accessory buildings and structures*:
- (i) *accessory structures* shall not exceed a *height* of 4.0m (13.12ft);
 - (ii) *accessory structures* shall be sited not less than:
 - a. 1.5m (4.92ft) from a *rear lot line*;
 - b. 1.5m (4.92ft) from an *interior side lot line*;
 - c. 7.5m (24.61ft) from an *exterior side lot line*;
 - d. 2.4m (7.87ft) from a *rear lot line* abutting a *lane*;
 - (iii) *accessory buildings* shall not exceed a *height* of 4.0m (13.12ft);
 - (iv) *accessory buildings* shall not exceed a maximum area of 6.0m² (64.56ft²).

7.21 CD-21 COMPREHENSIVE DEVELOPMENT ZONE (Thrift, Everall, Goggs)

INTENT

The intent of this zone is to accommodate a residential development on a site of approximately 0.76ha (1.89ac)

1. Permitted Uses

In the CD-21 Zone the following uses are permitted and all other uses are prohibited:

- (a) *multi-unit residential use* in the form of an *apartment*
- (b) *accessory home occupation use* in accordance with the provisions of Section 5.3

2. Regulations for Permitted Uses of Land, Buildings and Structures

- (a) The location of each permitted use shall be in accordance with the Plans and as follows:
 - (i) An *apartment or townhouse* use is permitted in one or more principal buildings on the lot;
 - (ii) An *accessory home occupation* use shall comply with the provisions of Section 404.

3. Number of Dwelling Units / Gross Floor Area / Lot Coverage

The maximum number of *dwelling units*, *gross floor area* and *lot coverage* of *buildings* and *structures* shall be in accordance with the following:

Maximum number of <i>Dwelling Units</i>	Maximum <i>gross floor</i> <i>area</i> ¹	Maximum <i>Lot</i> <i>Coverage</i>
87	10,906.2 m ²	42.0%

4. Regulations for Size, Shape, and Siting of Buildings and Structures

Reference to a numbered Building refers to the building labeled that specific number on the Plans.

- (a) As indicated on the Plans, *principal buildings*:
 - (i) shall not exceed a height of 101.7m geodetic for Building 1 and 104.98 m geodetic for Building 2²;
 - (ii) shall be sited in accordance with the setbacks from a property line as shown on the Plans.
- (b) *Accessory buildings and structures*:
 - (i) shall not exceed a height of 4.0 m;
 - (ii) shall be sited in accordance with the setbacks from a property line as shown on the Plans.

5. Parking and Loading

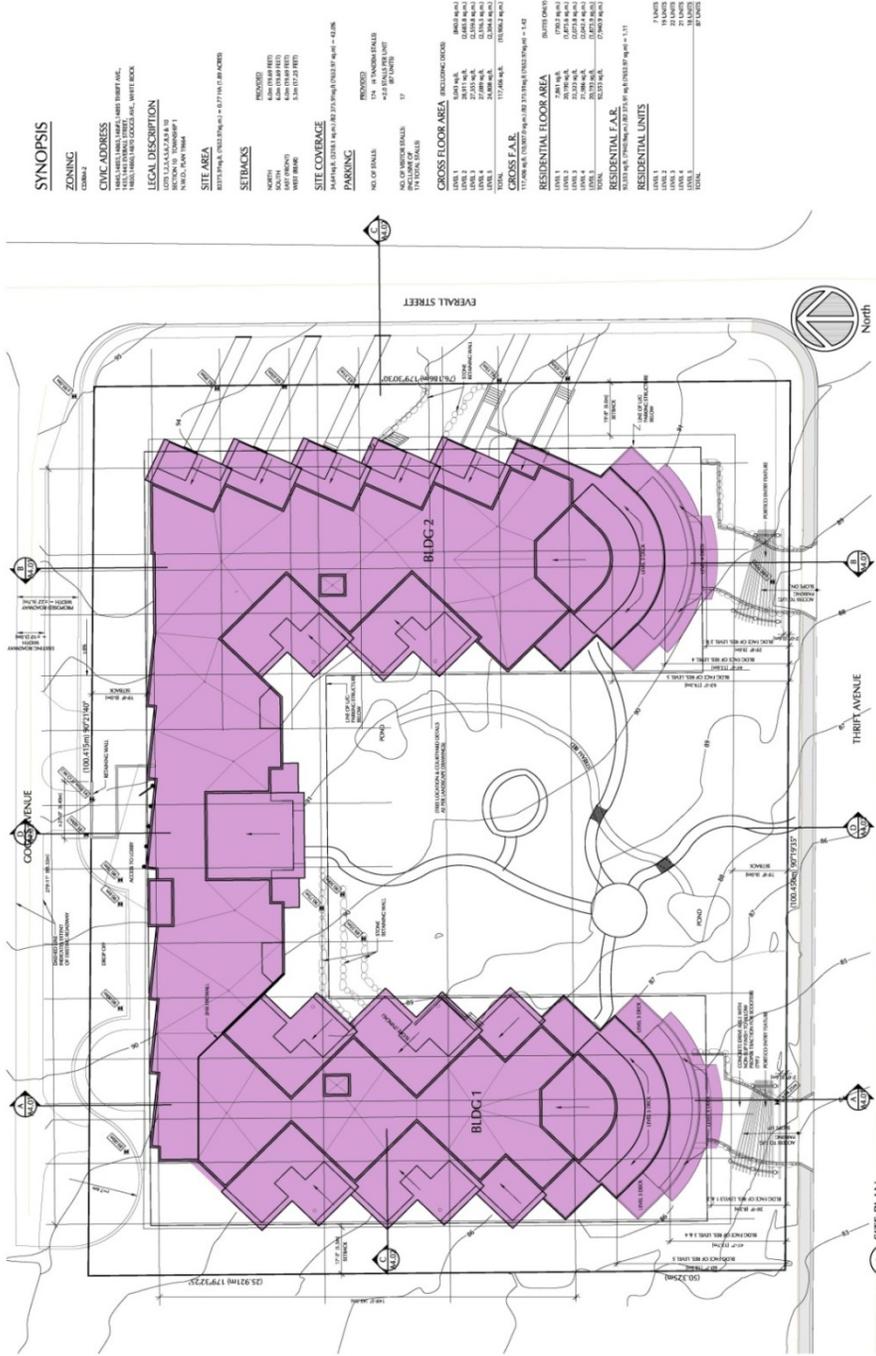
Parking and Loading shall be provided in accordance with the provisions of Sections 4.14 and 4.15, and, the minimum number of parking spaces shall be 174.

¹ Excludes unenclosed balconies.

² The heights of *buildings* and *structures* permitted in this zone may be exceeded for elevator shafts and stair towers which do not provide direct access to the roof; retaining walls; *antennas*; church spires, belfries and domes; chimneys; flag poles, and; scenery lofts.

6. Subdivision
Minimum *lot area* in this zone shall be 7,600m². No other lot maybe created through subdivision but existing legal parcels or portions thereof may be consolidated to support this development.
7. General
Drawings attached hereto prepared by Ankenman Associates Architect Inc A1.01, A3.0, A3.01, A3.02, A3.03A, A3.03B dated May 15, 2008 on file with the City of White Rock and for the purposes of this zone are referred to as “the Plans”.
8. Development in this zone shall conform substantially to the Plans.

The Plans



SYNOPSIS

ZONING
 COMM-2

CIVIC ADDRESS
 1208 THRIFT AVENUE, WHITE ROCK, BC V4A 3A7

LEGAL DESCRIPTION
 LOTS 1 & 2, S.S. 2000 P.P. 1 & 2

SITE AREA
 117,096 sq. ft. (27,170 sq. m)

SETBACKS

SITE COVERAGE
 44.2% (117,096 sq. ft. x 0.442 = 52,168 sq. ft.)

PARKING
 17 SPACES

CROSS FLOOR AREA

RESIDENTIAL FLOOR AREA

RESIDENTIAL F.A.R.

RESIDENTIAL UNITS

1. SITE PLAN
 SCALE: 1/16" = 1'-0"

ANKENMAN ASSOCIATES ARCHITECTS INC.
 12321 BEECHER ST., CRESCENT BEACH, BC V4A 3A7
 604-536-1600

FORGE PROPERTIES INC.

RESIDENTIAL DEVELOPMENT
 THRIFT AVENUE & EVERALL STREET, WHITE ROCK
 1208
 SITE PLANS
 SCALE: 1/16" = 1'-0"



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

FORGE PROPERTIES INC.

7.22 CD-22 COMPREHENSIVE DEVELOPMENT ZONE (open for use)

7.23 CD-23 COMPREHENSIVE DEVELOPMENT ZONE (Johnston – George)

INTENT

The intent of this zone is to accommodate the development of a mixed-use residential development in the Town Centre area on an overall site of approximately 0.27 ha. (0.66 ac.), comprised of two separate buildings, with a residential development on George Street and a commercial and residential development on Johnston Road.

3. Permitted Uses:

- (a) *multi-unit residential use*;
- (b) general office use;
- (c) *accessory home occupation* in accordance with the provisions of Section 5.3 and that does not involve clients directly accessing the *building*;

4. Location of Permitted Uses:

The location of each permitted use shall be in accordance with the Plans and as follows:

- (a) A general office use shall only be located on the first storey of the *building* on the property referred to as 1456 Johnston Road as shown on the Plans;
- (b) A *multi-unit residential use* shall only be located above the first storey of a *building* on the property referred to as 1456 Johnston Road as shown on the Plans; and on the property referred to as 1455 George Street as shown on the Plans.

5. Density and Lot Coverage for 1455 George Street:

The maximum *gross floor areas* and *lot coverage* of *buildings* and *structures* at 1455 George Street shall be in accordance with the following:

- (a) Density: The maximum *gross floor area* shall not exceed 9,758 square metres, and the maximum number of dwelling units shall not exceed 108.
- (b) Lot Coverage: The maximum lot coverage shall not exceed 44.5%.

6. Density and Lot Coverage for 1456 Johnston Road:

- (a) Density: Maximum *gross floor area* shall not exceed 2,611 square metres, and the maximum number of dwelling units shall not exceed 29, comprised as follows:
 - (i) **BASE DENSITY:** The maximum gross floor area shall not exceed 606.9 square metres, and the maximum number of dwelling units shall not exceed four units
 - (ii) **ADDITIONAL (BONUS) DENSITY:** Where a contribution of \$506,000 has been provided to the Community Amenity Reserve Fund to assist with the provision of the amenities in the following table, with \$240,000 of this being designated for the creation of new publically accessible off-street parking, and a housing agreement has been entered into and filed with the Land Title Office on the subject real property to secure twelve (12) *dwelling units* with a minimum aggregate 876 square metres (9,434 square feet) *residential floor area* as rental tenure for the life of the

building, the maximum *gross floor area* shall not exceed 2,611 square metres, and the maximum number of dwelling units shall not exceed 29 units.

#	Amenity
1	New public open space and walkways
2	Improvement of existing open space and walkways
3	Public art
4	Waterfront improvements
5	Civic parking facilities
6	Building or space within a building for civic uses
7	Special needs or non-market affordable housing
8	People movement infrastructure to link Uptown to the Waterfront

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

(b) Lot Coverage: The maximum lot coverage shall not exceed 69%.

5. Regulations for Size, Shape, and Siting of Buildings and Structures:

(b) As indicated on the Plans, *principal buildings*:

- i) shall not exceed 130.73 metres geodetic for the *building* at 1456 Johnston Road, and 156.5 metres geodetic for the *building* at 1455 George Street; and
- ii) shall be sited in accordance with the setbacks from a property line as shown on the Plans.

(c) *Accessory buildings and structures*:

- i) shall not exceed a height of 4.0 m; and
- ii) shall be sited in accordance with the setbacks from a property line as show on the Plans.

6. Parking:

Parking shall be provided in accordance with Section 4.14 with the minimum total number of 163 spaces required as follows:

- (a) A minimum of 120 spaces shall be provided for the building at 1455 George Street.
- (b) A minimum of 32 spaces shall be provided for the residential *dwelling units* at 1456 Johnston Road
- (c) A minimum of three (3) space shall be provided for visitors to the residential *dwelling units* at 1456 Johnston Road and marked as ‘visitor’
- (d) A minimum of eight (8) spaces shall be provided for the general office use at 1456 Johnston Road.
- (e) A minimum of two (2) of the required 42 spaces at 1456 Johnston Road shall be provided for disabled persons parking and shall be clearly marked in accordance with B.C. Building Code requirements.

7. Loading:

- (a) A total of 1 loading spaces shall be provided for residential and commercial uses, with dimensions provided in accordance with Section 4.15.

8. Bicycle Parking:

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

- (a) A minimum of 36 Class I spaces shall be provided
- (b) A minimum of 6 Class II spaces shall be provided

9. General:

- (c) Development in this zone that pertain to the *building* located on the property at 1456 Johnston Road shall substantially conform to the Plans prepared by Ankenman Associates Architects Inc. that are attached hereto and labelled A2.2, A3.1 and A3.2 dated December 14, 2017 that are attached hereto and on file at the City of White Rock. Development on the property at 1456 Johnston Road that does not include the additional (bonus) density referred to in Section 3 shall be required to obtain a new Major Development Permit.
- (d) Development in this zone that pertain to the *building* located on 1456 Johnston Road shall substantially conform to the Plans prepared by Ankenman Associates Architects Inc. dated December 14, 2017 that are attached hereto and labelled A2.2, A3.1 and A3.2, on file at the City of White Rock.
- (e) Development in this zone that pertain to the building located at 1455 George Street shall substantially conform to the Plans prepared by Chris Dikeakos Architects Inc. that are attached hereto and labelled A102, A300, and A301, no date, on file with the City of White Rock.

7.24 CD-24 COMPREHENSIVE DEVELOPMENT ZONE (15109 Buena Vista Ave)

INTENT

The intent of this zone is to accommodate a personal care facility on a site of approximately 0.08ha (0.20ac)

1. Permitted Uses

In the CD-24 Zone the following uses are permitted and all other uses are prohibited:

- (a) *personal care use*

2. Regulations for Permitted Uses of Land, Buildings and Structures

- (a) *Off street parking and loading* shall be provided in accordance with the provisions of Sections 4.14 and 4.15 with the following exception:
 - (i) notwithstanding the provisions of Section 4.15, an *off-street loading space* is not required for a *personal care use*;
- (b) The maximum number of *sleeping units* for a *personal care use* shall be 12.

3. Regulations for Size, Shape, and Siting of Buildings and Structures

- (a) *Principal buildings*:
 - (i) together with *accessory buildings* shall not exceed a *lot coverage* of 45%;
 - (ii) shall not exceed a *height* of 7.7m (25.26ft);
 - (iii) shall not exceed a *residential gross floor area* of 0.6 times the *lot area*;
 - (iv) shall be sited not less than:
 - a. 8.0m (26.25ft) from a *front lot line*;
 - b. 11.0m (36.09ft) from a *rear lot line*;
 - c. 4.0m (13.12ft) from an *interior side lot line*;
 - d. 0.6m (1.97ft) from an *exterior side lot line*;
- (b) Notwithstanding Section 403(6), *sleeping units* for a *personal care use*:
 - (i) shall have a minimum size of 10.5m² (113ft²)
- (c) *Accessory buildings and structures*:
 - (i) shall not exceed a *height* of 4.0m (13.12ft);
 - (ii) shall be sited to the rear of the rear face of the *principal building* on the *lot*;
 - (iii) shall be sited not less than:
 - a. 1.2m (3.94ft) from a *rear lot line*;
 - b. 0.8m (2.62ft) from an *interior side lot line*;
 - c. 6.9m (22.64ft) from an *exterior side lot line*;

4. Subdivision

Minimum *lot area* in this zone shall be 801m². No other lot may be created through subdivision but existing legal parcels or portions thereof may be consolidated.

7.25 CD-25 COMPREHENSIVE DEVELOPMENT ZONE (1456 Everall Street)

INTENT

The intent of this zone is to accommodate the development of a nine (9) unit residential townhouse complex on a site of approximately 0.19ha (0.47ac)

1. Permitted Uses

In the CD-25 Zone the following uses are permitted and all other uses are prohibited:

- (a) A *townhouse* use
- (b) An *accessory home occupation use*

2. Location of Permitted Uses

The location of permitted use shall be in accordance with the Plans and as follows:

- (a) A *townhouse* use is permitted in one or more *principal buildings* on the *lot*;
- (b) An *accessory home occupation use* shall comply with the provisions of Section 5.3.

3. Number of Dwelling Units / Gross Floor Areas / Lot Coverage

The maximum number of *dwelling units* and *lot coverage* of *buildings* and *structures* shall be in accordance with the following:

- (a) Maximum No. of *dwelling units* = nine (9)
- (b) Maximum *lot coverage* = 31.0%

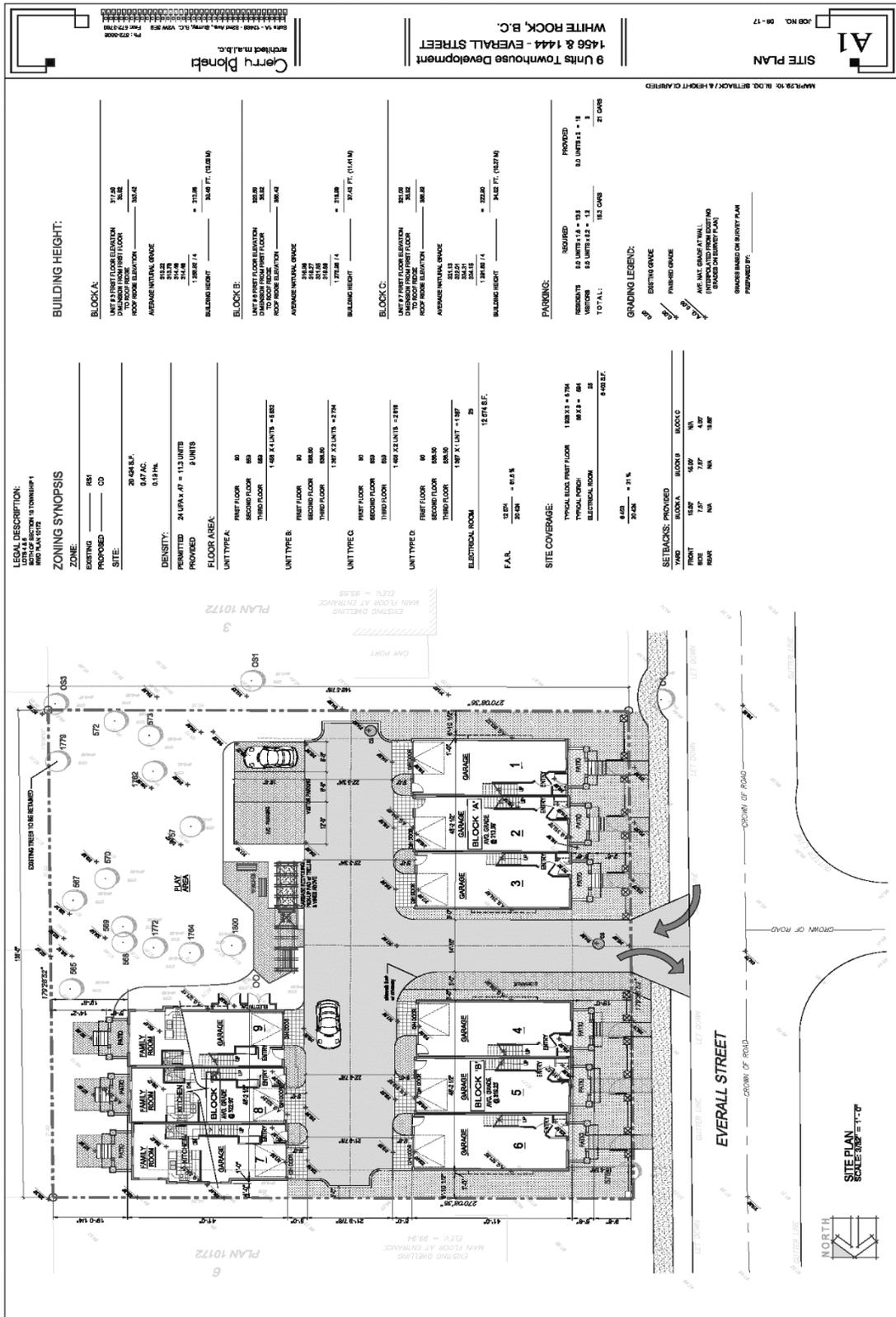
4. Regulations for Size, Shape, and Siting of Buildings and Structures

Reference to a Building refers to the *building* labeled that specific number on the Plans. As indicated on the Plans, *principal buildings* are identified as Blocks A, B and C:

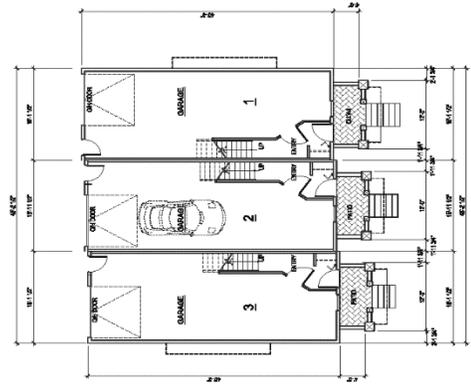
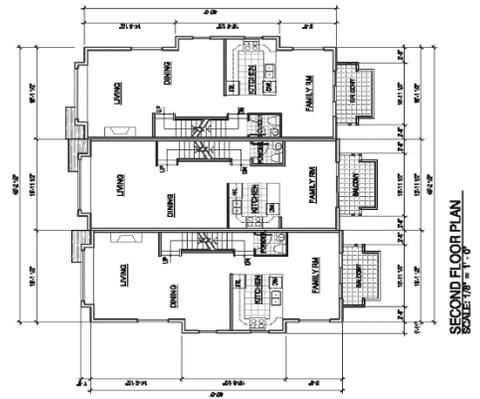
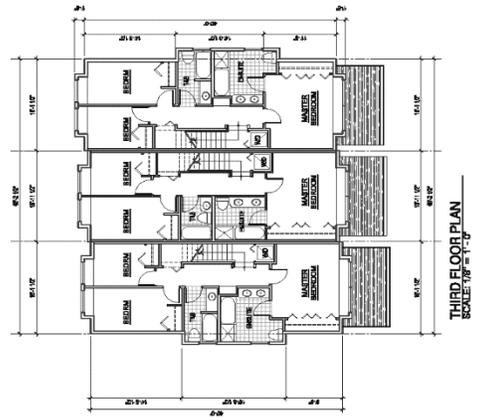
- (a) Maximum *height* of *buildings*, and property line *setbacks* for Block A are as follows:
 - (i) Maximum *height* of *buildings* = 12.03m (39.5ft)
 - (ii) *Setback* from *front lot line* = 4.572m (15.0ft)
 - (iii) *Setback* from *rear lot line* = as shown on plan
 - (iv) *Setback* from *south interior lot line* = 2.4m (7.87ft)
- (b) Maximum *height* of *buildings*, and property line *setbacks* for Block B are as follows:
 - (i) Maximum *height* of *buildings* = 11.41m (37.4ft)
 - (ii) *Setback* from *front lot line* = 4.572m (15.0)
 - (iii) *Setback* from *rear lot line* = as shown on plan
 - (iv) *Setback* from *north interior lot line* = 2.4m (7.87ft)
- (c) Maximum *height* of *buildings*, and property line *setbacks* for Block C are as follows:
 - (i) Maximum *height* of *buildings* = 10.37m (34.0ft)
 - (ii) *Setback* from *front lot line* = as shown on plan
 - (iii) *Setback* from *rear lot line* = 6.0m (19.7ft)
 - (iv) *Setback* from *north interior lot line* = 1.2m (3.94ft)
- (d) Maximum projections into the above property line *setback* requirements shall be as outlined in Section 4.14, except that:

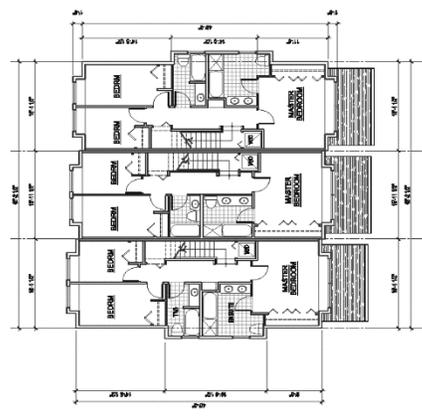
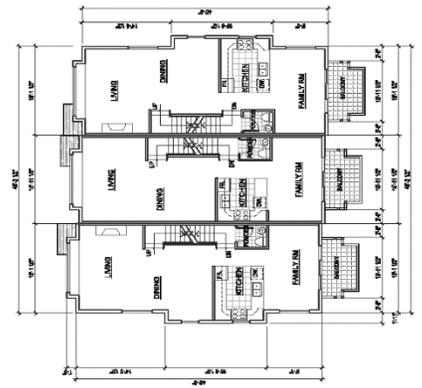
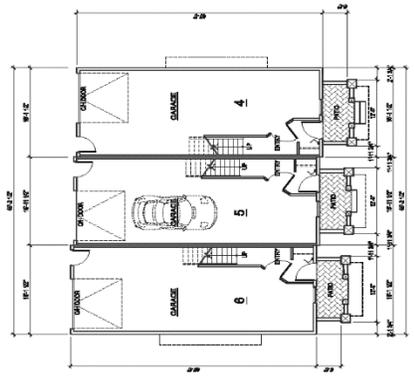
- (i) a cantilevered floor area may extend not more than 0.3m (0.98) into an *interior side yard*;
 - (ii) an open porch or balcony may extend not more than 1.68m (5.5) into a *front or rear yard setback*.
 - (e) *Accessory buildings and structures*:
 - (i) shall not exceed a height of 4.0m (13.1ft).
- 5. **Parking and Loading**
Parking and Loading shall be provided in accordance with Sections 4.14 and 4.15, and, additionally as follows:
 - (a) Two (2) enclosed parking spaces shall be provided for each *dwelling unit* as shown on the plans identified as garage for each *dwelling unit*;
 - (b) Three (3) visitor parking spaces, including one (1) handicap accessible parking space, shall be provided as shown on the plans.
- 6. **General**
Drawings attached hereto prepared by Gerry Blonski, Architect, and LandSpace Design Inc., Landscape Architect, on file with the City of White Rock as shown on the attached plans; and for the purposes of this zone are referred to as “the Plans”.
- 7. Development in this zone shall conform substantially to the Plans.

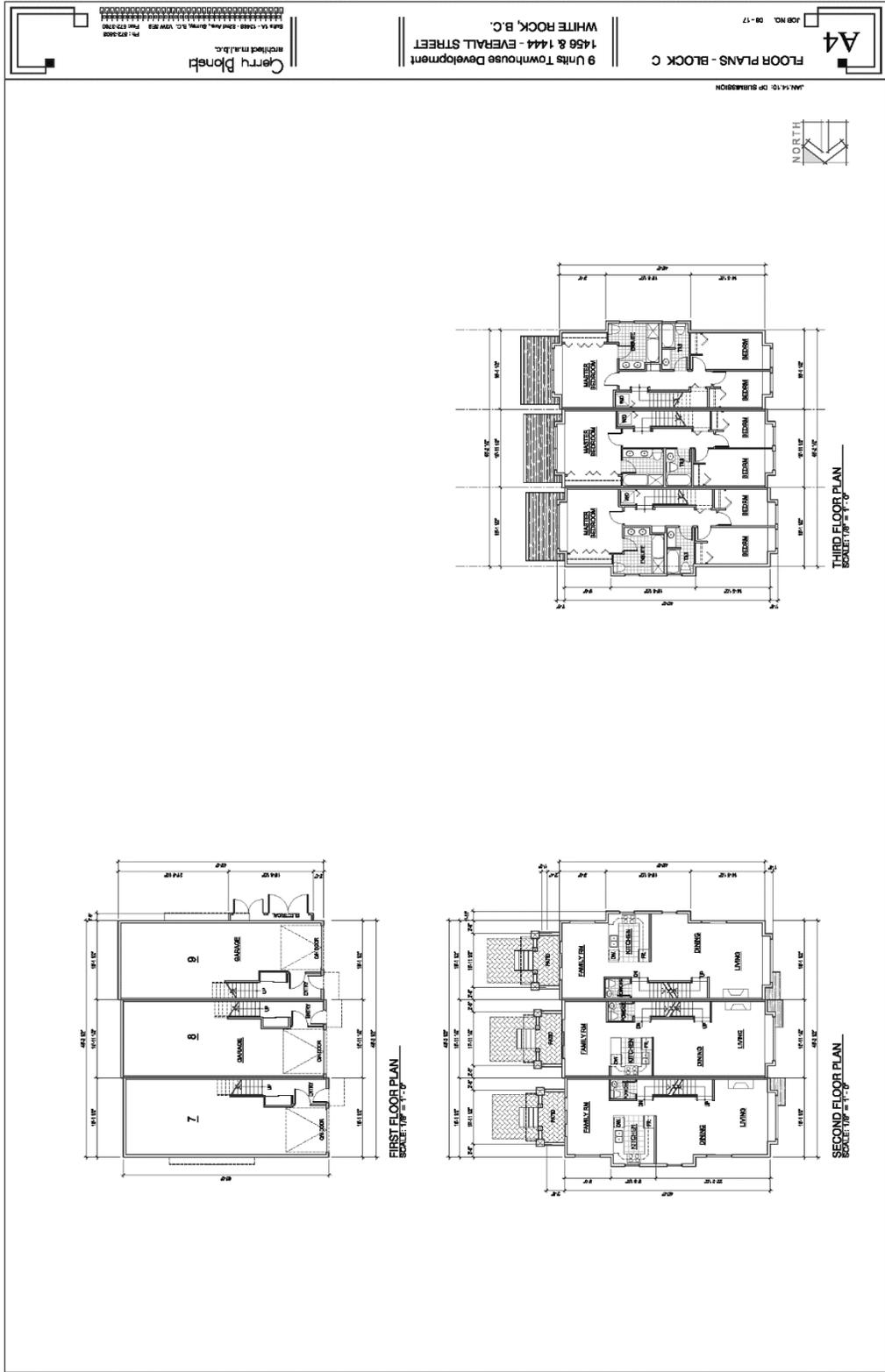




JAN 14, 10 - DR SUBMISSION





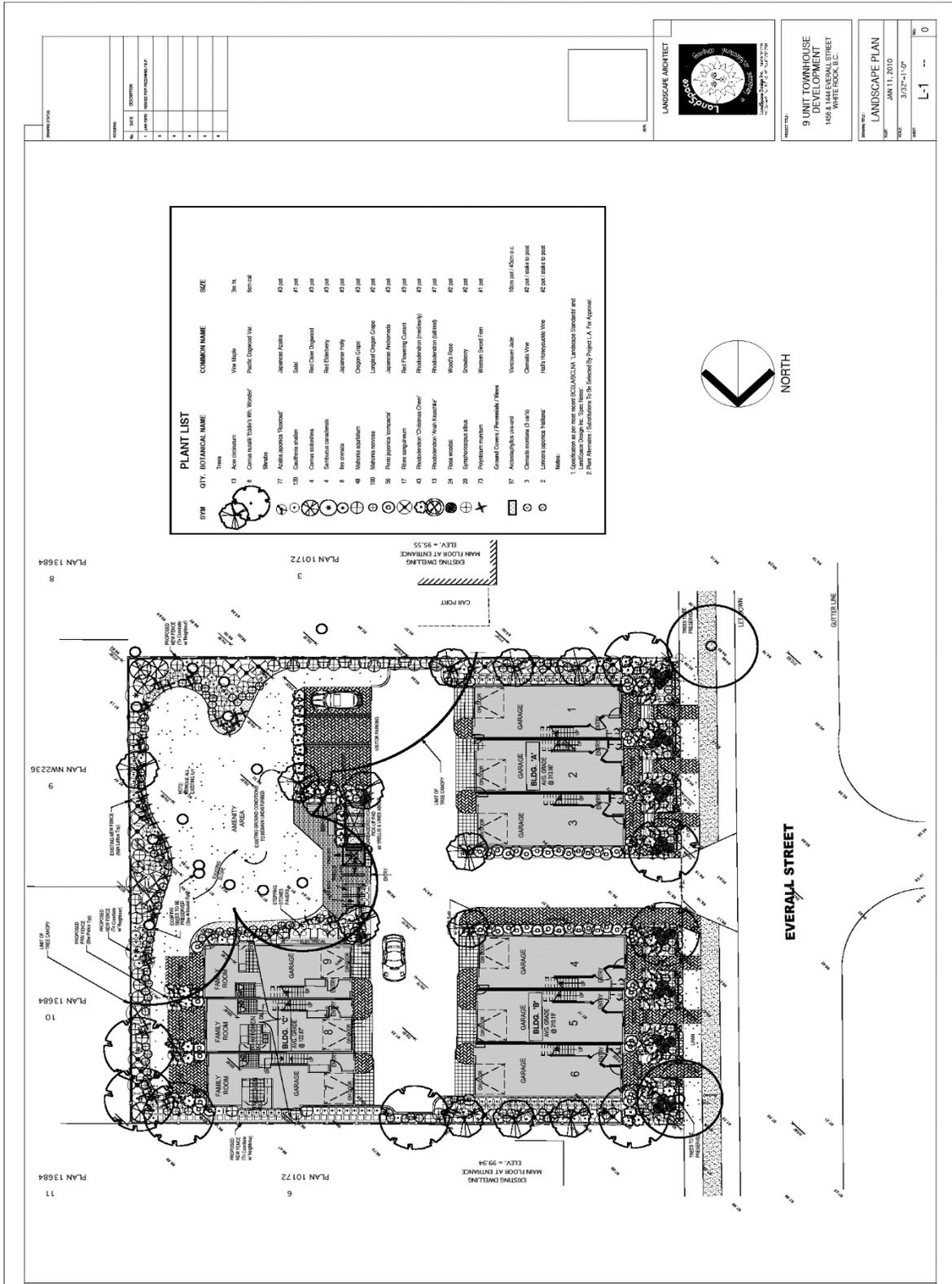


APR 28, 2015: BLDG. DETAIL & HEIGHT CLASSED

EXTERIOR COLOUR SCHEDULE

1. BRICKWORK WITH COLOUR MATCH TO EXISTING EXTERIOR BRICKWORK
2. LIGHT GREY STUCCO WITH COLOUR MATCH TO EXISTING EXTERIOR STUCCO
3. WHITE STUCCO WITH COLOUR MATCH TO EXISTING EXTERIOR STUCCO
4. DARK GREY STUCCO WITH COLOUR MATCH TO EXISTING EXTERIOR STUCCO
5. LIGHT GREY STUCCO WITH COLOUR MATCH TO EXISTING EXTERIOR STUCCO





SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE
13	1	Acacia saligna	Wattle	3m Hx
14	1	Callistemon citrinus	Yellow Bells	3m Hx
15	1	Leptosiphon	Leptosiphon	3m Hx
16	1	Leptosiphon	Leptosiphon	3m Hx
17	1	Leptosiphon	Leptosiphon	3m Hx
18	1	Leptosiphon	Leptosiphon	3m Hx
19	1	Leptosiphon	Leptosiphon	3m Hx
20	1	Leptosiphon	Leptosiphon	3m Hx
21	1	Leptosiphon	Leptosiphon	3m Hx
22	1	Leptosiphon	Leptosiphon	3m Hx
23	1	Leptosiphon	Leptosiphon	3m Hx
24	1	Leptosiphon	Leptosiphon	3m Hx
25	1	Leptosiphon	Leptosiphon	3m Hx
26	1	Leptosiphon	Leptosiphon	3m Hx
27	1	Leptosiphon	Leptosiphon	3m Hx
28	1	Leptosiphon	Leptosiphon	3m Hx
29	1	Leptosiphon	Leptosiphon	3m Hx
30	1	Leptosiphon	Leptosiphon	3m Hx
31	1	Leptosiphon	Leptosiphon	3m Hx
32	1	Leptosiphon	Leptosiphon	3m Hx
33	1	Leptosiphon	Leptosiphon	3m Hx
34	1	Leptosiphon	Leptosiphon	3m Hx
35	1	Leptosiphon	Leptosiphon	3m Hx
36	1	Leptosiphon	Leptosiphon	3m Hx
37	1	Leptosiphon	Leptosiphon	3m Hx
38	1	Leptosiphon	Leptosiphon	3m Hx
39	1	Leptosiphon	Leptosiphon	3m Hx
40	1	Leptosiphon	Leptosiphon	3m Hx
41	1	Leptosiphon	Leptosiphon	3m Hx
42	1	Leptosiphon	Leptosiphon	3m Hx
43	1	Leptosiphon	Leptosiphon	3m Hx
44	1	Leptosiphon	Leptosiphon	3m Hx
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88	1	Leptosiphon	Leptosiphon	3m Hx
89	1	Leptosiphon	Leptosiphon	3m Hx
90	1	Leptosiphon	Leptosiphon	3m Hx
91	1	Leptosiphon	Leptosiphon	3m Hx
92	1	Leptosiphon	Leptosiphon	3m Hx
93	1	Leptosiphon	Leptosiphon	3m Hx
94	1	Leptosiphon	Leptosiphon	3m Hx
95	1	Leptosiphon	Leptosiphon	3m Hx
96	1	Leptosiphon	Leptosiphon	3m Hx
97	1	Leptosiphon	Leptosiphon	3m Hx
98	1	Leptosiphon	Leptosiphon	3m Hx
99	1	Leptosiphon	Leptosiphon	3m Hx
100	1	Leptosiphon	Leptosiphon	3m Hx

LANDSCAPE ARCHITECT

9 UNIT TOWNHOUSE DEVELOPMENT
1456 & 1444 EVERALL STREET
WHITE ROCK, B.C.

DATE: JAN 11, 2010
SCALE: 3/32"=1'-0"
SHEET: L-1

7.26 CD-26 COMPREHENSIVE DEVELOPMENT ZONE (Anderson & McDonald)

INTENT

The intent of this zone is to accommodate the re-subdivision of the subject properties consistent in size and area with the adjacent properties and the original survey plan for the area.

1. Permitted Uses:

In the CD-26 Zone the following uses are permitted and all other uses are prohibited:

- (a) a *one-unit residential* use in conjunction with not more than one (1) of the following accessory uses:
 - (i) an *accessory child care centre* in accordance with the provisions of Section 5.1.
 - (ii) an *accessory boarding use* in accordance with the provisions of Section 5.4.
 - (iii) an *accessory registered secondary suite* in accordance with the provisions of Section 5.5.
 - (iv) an *accessory bed & breakfast use* in accordance with the provisions of Section 5.7.
- (b) an *accessory home occupation* in conjunction with a *one-unit residential use* and in accordance with the provisions of Section 5.3;
- (c) a *care facility* in accordance with the provisions of Section 5.1.

2. Lot Size:

- (a) Minimum “*lot width*”, “*lot depth*” and “*lot area*” in the CD-26 zone is as follows:
 - ii) minimum “*lot width*” = 10.0m (32.8ft)
 - iii) minimum “*lot depth*” = 27.4m (89.9ft)
 - iv) minimum “*lot area*” = 357.5m² (3,848ft²).

3. Lot Coverage:

- (a) The maximum *lot coverage* is as follows:
 - (i) 50% for lots with less than or equal to 380.0m² *lot area*;

4. Floor Area:

- (a) maximum *residential gross floor area* shall not exceed 0.6 times the *lot area*.

5. Building Heights:

- (a) *Principal buildings* shall not exceed a *height* of 7.7m (25.26ft), and the height of the southerly elevation of the building shall be determined by an angle of containment of 45 degrees to the vertical commencing 6.0m (19.69ft) above the natural grade at the base of the wall as illustrated in sub-section 4.8.3.

6. Minimum Setback Requirements:

- (a) *principal buildings* and *ancillary buildings and structures* in the CD-26 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Buildings and Structures
Front lot line	3.0m (9.84ft) to 9.0m (29.5ft)	Not permitted
Rear lot line (see c below for ancillary buildings and structures)	3.0m (9.84ft) to 9.0m (29.5ft)	2.4m (7.87ft) to 1.5m (4.92ft)
Combined front and rear lot line (see b below)	12.0m (39.37ft)	N/A
Interior side lot line	1.5m (4.92ft)	1.2m (3.94ft)
Exterior side lot line (see d below)	3.0m (9.84ft) to 1.5m (4.92ft)	3.0m (9.84ft) to 1.5m (4.92ft)

- (b) the minimum setback distance from front and rear lot lines shall be 3.0m (9.84ft), however, the front and rear yard setbacks shall in combination be not less than 12.0m (39.37ft).
- (c) the minimum setback distance to a *rear lot line* for *ancillary buildings and structures* shall be 2.4m (7.87ft) from a *rear lot line* abutting a *lane*, and 1.5m (4.92 feet) from a *rear lot line* not abutting a *lane*;
- (d) the minimum setback distance to an exterior side lot line shall be 3.0m (9.84ft) from an *exterior side lot line* for a distance of 7.5m (24.61ft) from the *front lot line*, and 1.5m (4.93ft) from that point to the *rear lot line* of the *lot*.

7. Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

7.27 CD-27 COMPREHENSIVE DEVELOPMENT ZONE (15611 – 19 Columbia)

INTENT

The intent of this zone is to accommodate the re-subdivision of the subject properties in order to create two single family lots of a consistent size.

2. Permitted Uses:

- a) a *one-unit residential use* in conjunction with not more than one (1) of the following accessory uses:
 - i) an *accessory child care centre* in accordance with the provisions of Section 5.1.
 - ii) an *accessory boarding use* in accordance with the provisions of Section 5.4.
 - iii) an *accessory registered secondary suite* in accordance with the provisions of Section 5.5.
 - iv) an *accessory coach house* in accordance with the provisions of Section 5.6.
 - v) an *accessory bed & breakfast use* in accordance with the provisions of Section 5.7.
- b) an *accessory home occupation* in conjunction with a *one-unit residential use* and in accordance with the provisions of Section 5.3;
- c) a *care facility* in accordance with the provisions of Section 5.1.

3. Lot Size:

- a) The minimum *lot width*, *lot depth* and *lot area* in the CD-27 zone are as follows:

Lot width	15.08m (49.5ft)
Lot depth	15.08m (49.5ft)
Lot area	285.0m ² (3,068.0ft ²)

3. Lot Coverage:

- a) The maximum *lot coverage* is 50% including ancillary buildings.

4. Floor Area:

- a) maximum *residential gross floor area* shall not exceed 0.7 times the *lot area*.

5. Building Heights:

- a) *principal buildings* shall not exceed a *height* of 7.7m (25.26ft).
- b) *ancillary buildings and structures* shall not exceed a *height* of 4.0m (13.12ft).

6. Minimum Setback Requirements:

- a) *principal buildings* and *ancillary buildings and structures* in the CD-27 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Buildings and Structures
Front lot line	1.5m (4.92ft)	Not permitted
Rear lot line	1.2m (3.94ft)	1.2m (3.94ft)
Interior side lot line	1.2m (3.94ft)	1.2m (3.94ft)
Exterior side lot line (see b below)	3.0m (8.84ft) to 1.5m (4.92)	3.0m (8.84ft) to 1.5m (4.92)

- b) *principal buildings and ancillary buildings and structures* shall be located 3.0m (9.84ft) from an *exterior side lot line* for a distance of 7.5m (24.61ft) from the *front lot line* and 1.5m (4.92ft) from that point to the *rear lot line* of the *lot*.

7. Ancillary Buildings and Structures:

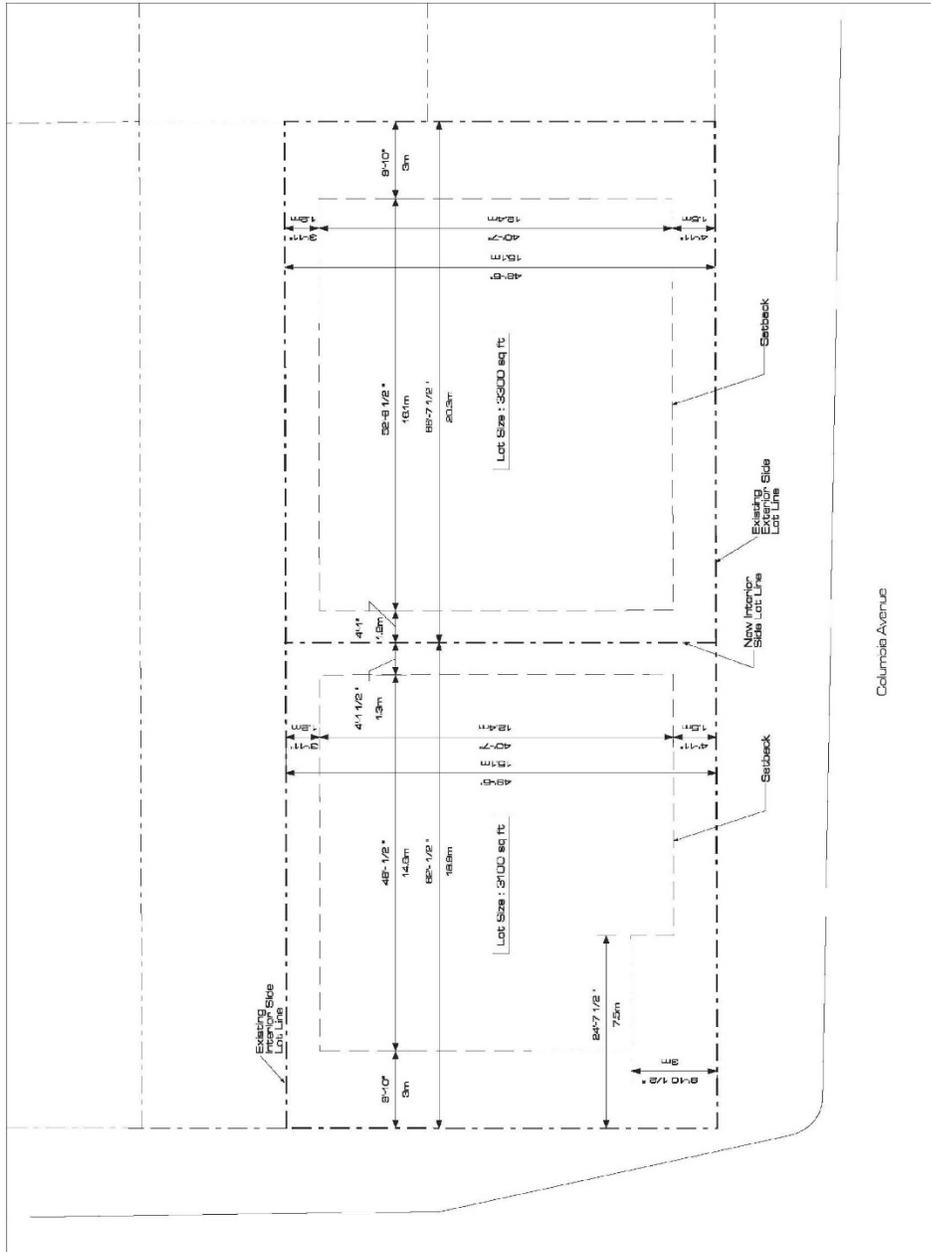
Except as otherwise provided in Section 4.13 and in addition to the provisions of subsections 5 and 6 above, the following also applies:

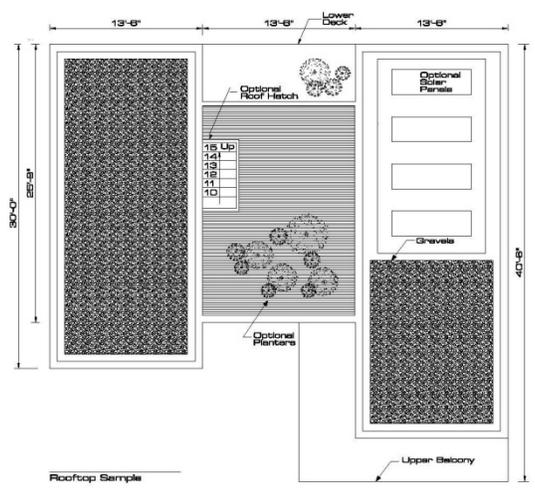
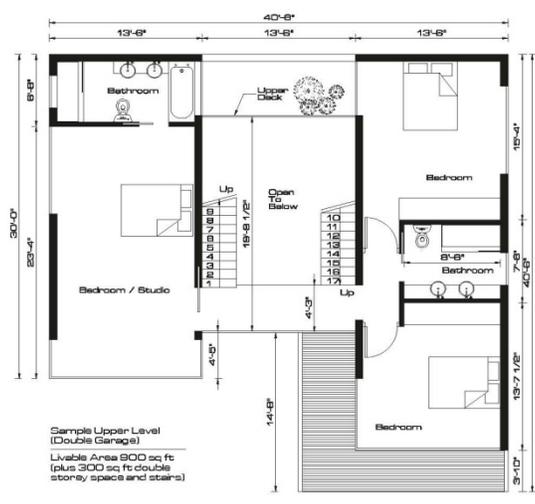
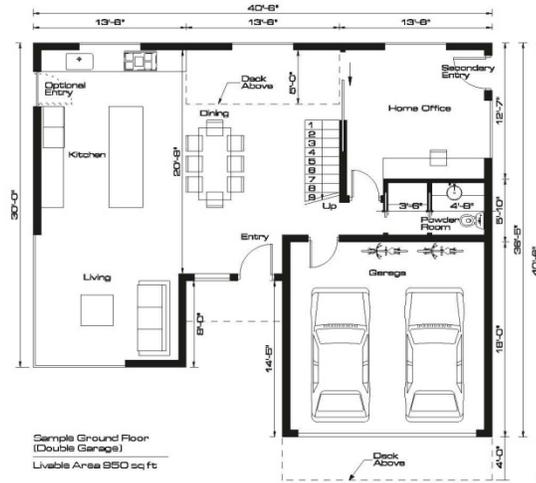
- a) there shall be not more than one *ancillary building* per *lot*.
- b) *ancillary buildings and structures* shall not be located beside or in front of the *principal building*, where the front of the *principal building* is interpreted as the side facing the *street*.

8. Accessory off-street parking shall be provided in accordance with the provisions of Section 4.14.

Site Plan

TITLE: Site Plan - Proposed Lot Subdivision		PROJECT: 1	
DRAWN: AS	CHECKED: AS	PROJECT: 1	DATE: 11/11/2011
DATE: 11/11/2011	SCALE: 1" = 20'	PROJECT: 1	DATE: 11/11/2011
DRAWN: AS	CHECKED: AS	PROJECT: 1	DATE: 11/11/2011
DATE: 11/11/2011	SCALE: 1" = 20'	PROJECT: 1	DATE: 11/11/2011





EXAMPLE 1850sqFT FLOORPLAN - 15611 COLUMBIA AVENUE

7.28 CD-28 COMPREHENSIVE DEVELOPMENT ZONE (1434 Overall Street)

INTENT

The intent of this zone is to accommodate the development of a five (5) unit residential townhouse complex on a site of approximately 0.1 (0.23 ac)

1. Permitted Uses

In the CD-27 Zone the following uses are permitted and all other uses are prohibited:

- (a) *multi-unit residential uses* in the form of a *townhouse* and may be permitted in one or more *principal buildings*.
- (b) An *accessory home occupation* use subject to the provisions of section 5.3.

2. Number of Dwelling Units / Gross Floor Areas / Lot Coverage

The maximum number of *dwelling units* and *lot coverage* of *buildings* and *structures* shall be in accordance with the following:

- (a) Maximum No. of *dwelling units* = five (5)
- (b) Maximum Lot Coverage = 31.0%

3. Regulations for Size, Shape, and Siting of Buildings and Structures

Reference to a Building refers to the building labeled that specific number on the Plans. As indicated on the Plans, *principal buildings* are identified as Blocks A and B:

- (a) Maximum *height* of buildings, and property line setbacks for Block A are as follows:
 - (i) Maximum height of buildings = 11.7m (38.4ft)
 - (ii) Setback from front lot line = 4.57m (15.0ft)
 - (iii) Setback from rear lot line = as shown on plan
 - (iv) Setback from south interior lot line = 1.2m (3.94ft)
- (b) Maximum *height* of buildings, and property line setbacks for Block B are as follows:
 - (i) Maximum height of buildings = 11.4m (37.4ft)
 - (ii) Setback from rear lot line = as shown on plan
 - (iii) Setback from north interior lot line = 2.0m (6.56ft)
- (c) Maximum projections into the above property line setback requirements shall be as outlined in Section 4.14, except that:
 - (i) a cantilevered floor area may extend not more than 0.3m (1.0ft) into an interior side yard;
 - (ii) an open porch or balcony may extend not more than 1.68m (5.5ft) into a front or rear yard setback.
- (d) *Ancillary buildings* and *structures* shall not exceed a *height* of 4.0 m.

4. Parking and Loading

Parking and Loading shall be provided in accordance with Sections 4.14 and 4.15 and the following:

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

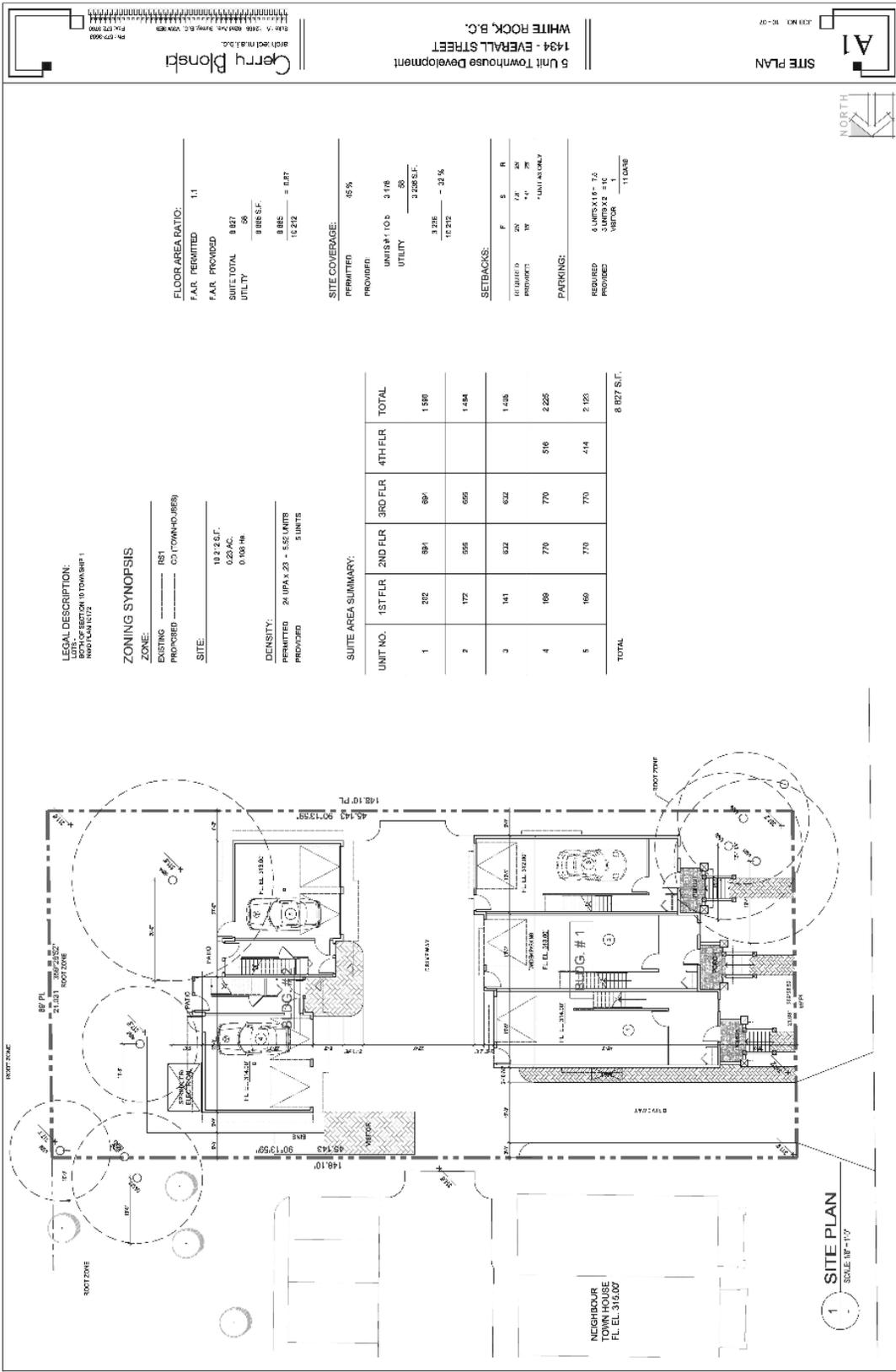
5. General

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

Development in this zone shall conform substantially to the Plans.

The Plans





LEGAL DESCRIPTION:
 SOUTH EAST CORNER OF SECTION 10 TOWNSHIP 1
 RANGE 104 NORTH

ZONING SYNOPSIS

ZONE:
 EXISTING: RS1
 PROPOSED: C3 (TOWNHOUSE)

SITE:
 18.22 S.F.
 0.22 AC.
 0.03 Ha

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

FLOOR AREA RATIO:
 FAR PERMITTED: 1.1

FAR PROVIDED:
 SUITE TOTAL: 8.87
 UTILITY: .56
 8.88 S.F.
 8.88 = 8.87
 10.22

SITE COVERAGE:
 PERMITTED: 45%
 PROVIDED: 45%

UNITS & 100:
 UTILITY: .56
 3.25 S.F.
 3.25 = 35%
 10.22

SETBACKS:

	F	S	R
10' MIN. 0'	20'	0'	20'
PROVIDED:	10'	10'	20'
	* UNIT ONLY		

PARKING:
 REQUIRED: 4 UNITS X 1.8 = 7.2
 3 UNITS X 1.0 = 3
 PROVIDED: 11 CAR

SUITE AREA SUMMARY:

UNIT NO.	1ST FLR	2ND FLR	3RD FLR	4TH FLR	TOTAL
1	202	891	891		1,984
2	172	656	656		1,484
3	141	632	632		1,405
4	169	770	770	516	2,225
5	160	770	770	414	2,125
TOTAL					8,827 S.F.

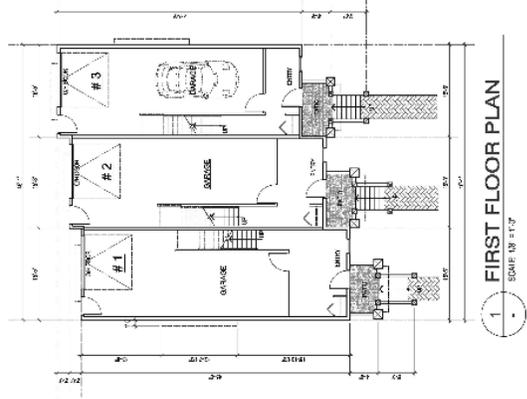
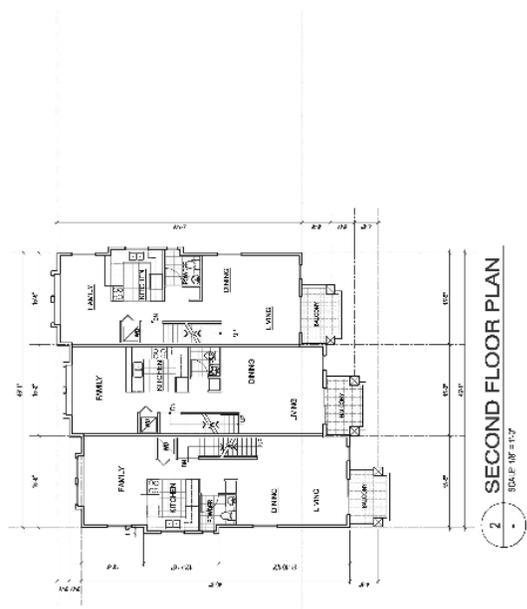
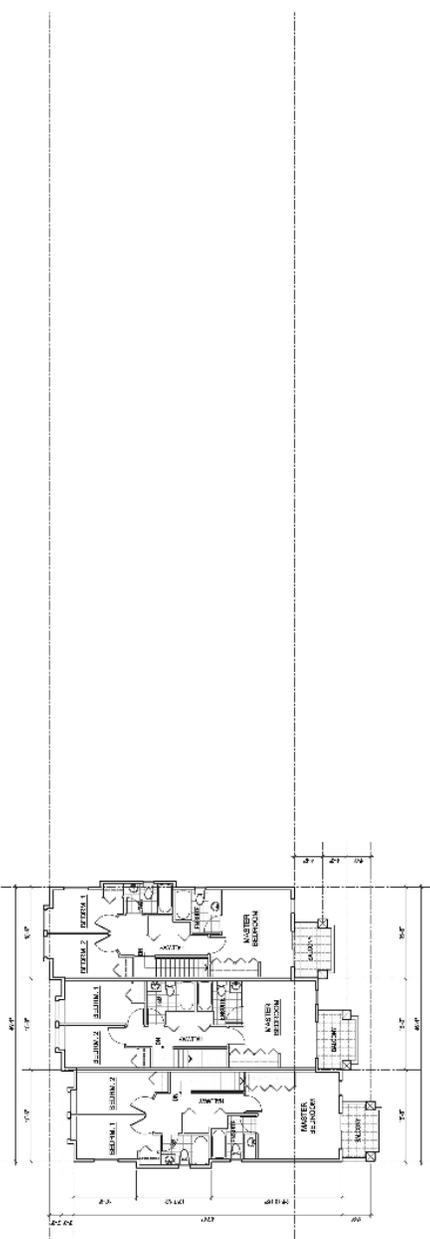
1 SITE PLAN
 SCALE: 1/8" = 1'-0"

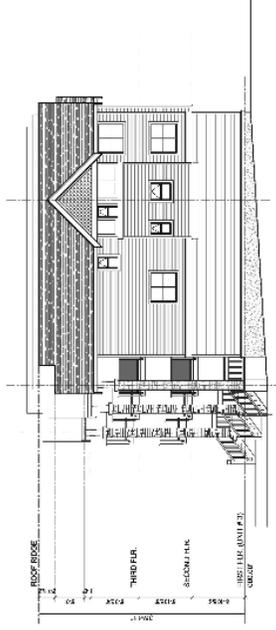


A1
 SITE PLAN

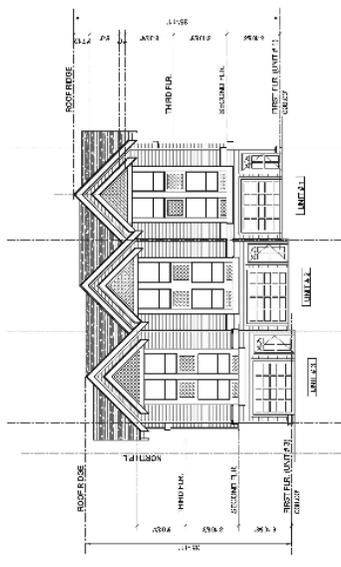
5 Unit Townhouse Development
 1434 - EVERALL STREET
 WHITE ROCK, B.C.

Gerry Blonski
 ARCHITECTURE
 1434 - EVERALL STREET, WHITE ROCK, B.C. V2W 2R2
 PH: 604-790-8008

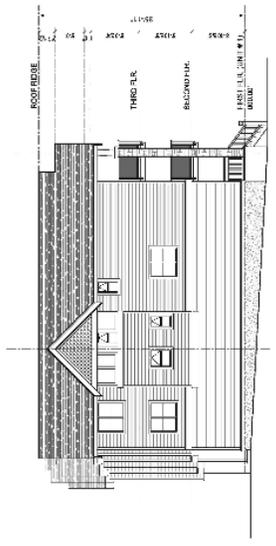




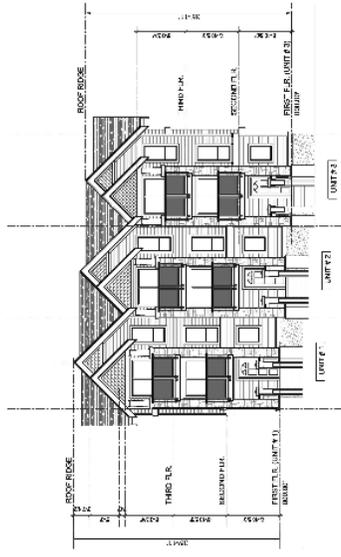
4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



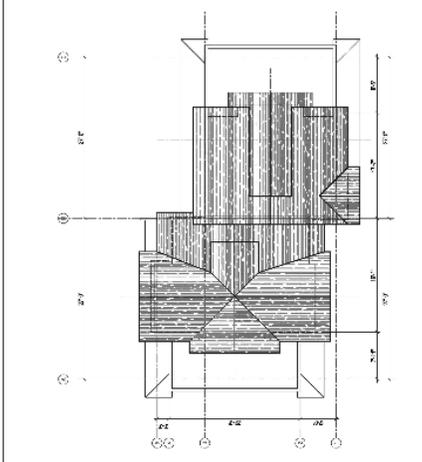
2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



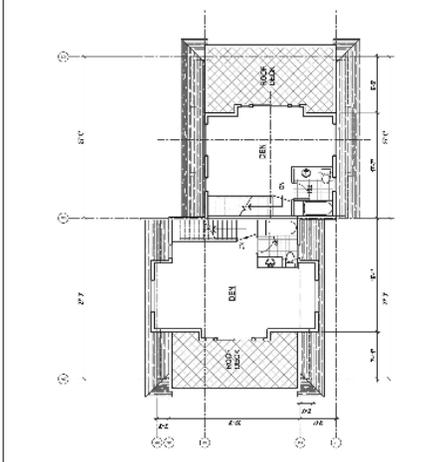
3 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



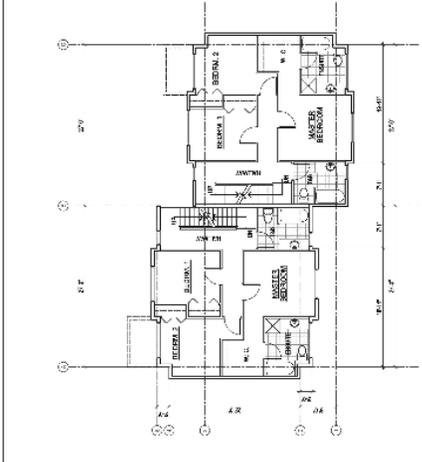
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



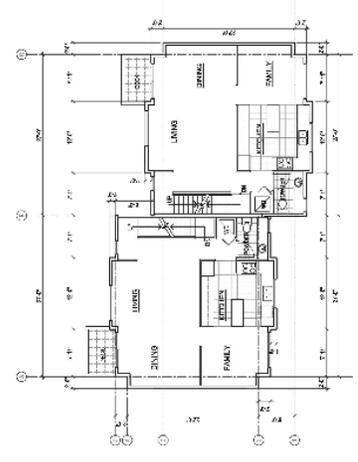
5 ROOF PLAN
SCALE 1/8" = 1'-0"



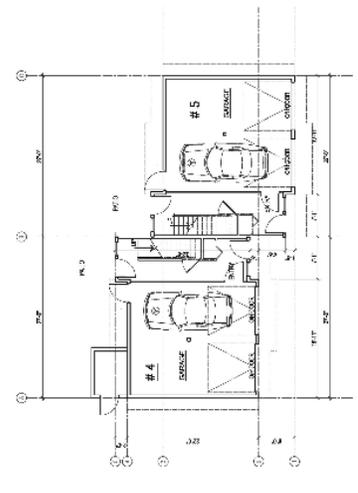
4 FOURTH FLOOR PLAN
SCALE 1/8" = 1'-0"



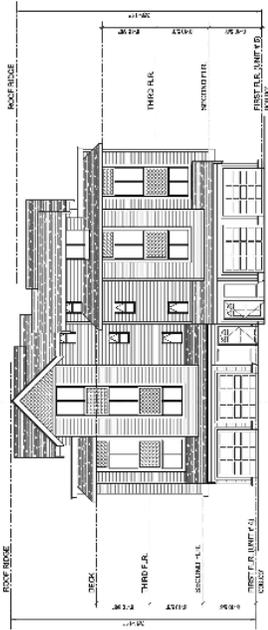
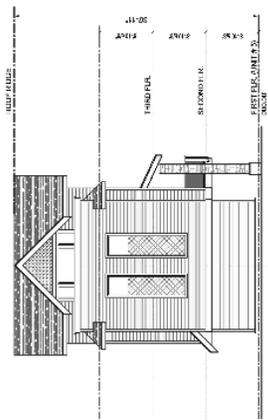
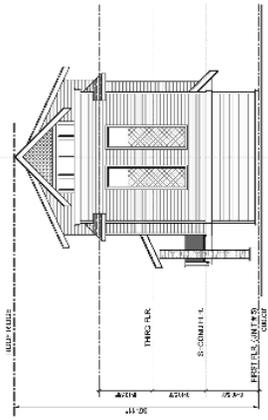
3 THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"



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



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



7.29 CD-29 COMPREHENSIVE DEVELOPMENT ZONE (Marine & Oxford)

INTENT

The intent of this zone is to accommodate the development of a mixed commercial/residential complex on a site of approximately 0.4 ha. (0.99 ac) in the West Beach Waterfront Business Area.

1. Permitted Uses

In the CD-29 Zone the following uses are permitted and all other uses are prohibited:

- (a) *A retail service group 1 use*
- (b) *A multi-unit residential use in the form of apartment or townhouse*
- (c) *An accessory home occupation use subject to the provisions of section 5.3.*

2. Location and Conditions of Permitted Uses

The location of permitted uses shall be in accordance with the Plans and as follows:

- (a) *A retail service group 1 use shall be located on the ground level fronting Marine Drive and Oxford Street as shown on the plans attached herein.*
- (b) *A townhouse use shall be located above the retail service group 1 uses and above the parking complex as shown on the plans herein.*
- (c) *An apartment use shall be located above the parking complex as shown on the plans attached herein.*
- (d) *An accessory home occupation use shall be in accordance with the provisions of Section 5.3.*

3. Number of Dwelling Units / Gross Floor Areas

The maximum number of *dwelling units* and *gross floor area of buildings and structures* shall be in accordance with the following:

- (a) Maximum No. of *dwelling units* = sixty (60)
- (b) Maximum *gross floor area* of all uses = 7,298.75m² (78,563ft²)
- (c) Maximum *gross floor area* of all residential uses = 6,617.75m² (71,233ft²)
- (d) Maximum *gross floor area* of all commercial and storage uses exclusive of parking = 681m² (7,330ft²)

4. Regulations for Height and Siting of Buildings and Structures

Reference to a Building refers to the building labeled on the Plans. As indicated on the Plans, *principal buildings* are identified as Block 1, Block 2, Block 3 and Block 4:

- (a) Maximum geodetic *height* of buildings are as follows:
 - (i) Maximum height of Block 1= 14.40 metres (47.25 feet)
 - (ii) Maximum height of Block 2= 15.21 metres (49.83 feet)
 - (iii) Maximum height of Block 3= 13.35 metres (43.79 feet)
 - (iv) Maximum height of Block 4= 13.35 metres (43.79 feet)

5. Parking and Loading

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

- (a) Ninety-six (96) parking spaces shall be provided to serve the residential townhouse and apartment units inclusive of one (1) parking space for disabled persons parking and which shall be clearly marked as per BC Building Code requirements.
- (b) Twenty (20) enclosed parking spaces shall be provided to serve the commercial uses and visitors parking (10 spaces for commercial use one (1) of which shall be provided for disabled persons parking and which shall be clearly marked as per BC Building Code requirements, and 10 spaces for visitor use); parking spaces shall be clearly marked as “commercial parking only” and as “visitors parking only”.
- (c) Not more than 40% of the parking spaces shall be small car spaces, and they shall be clearly marked as “small car only”.

All as generally shown on the Plans.

6. General

Drawings attached hereto prepared by Ankenman Marchand Architects, and on file with the City of White Rock as shown on the attached plans; and for the purposes of this zone are referred to as “the Plans”.

Development in this zone shall generally conform to the Plans.

7.30 CD-30 COMPREHENSIVE DEVELOPMENT ZONE (1424 Everall Street)

INTENT

The intent of this zone is to accommodate the development of a five (5) unit residential townhouse complex on a site of approximately 0.1 ha (0.24 ac)

1. Permitted Uses

In the CD-30 Zone the following uses are permitted and all other uses are prohibited:

- (a) A *multi-unit residential use* in the form of a *townhouse* in one or more principal buildings on the lot.
- (b) An *accessory home occupation* use subject to the provisions of section 5.3.

2. Number of Dwelling Units / Gross Floor Areas / Lot Coverage

The maximum number of *dwelling units* and *lot coverage* of *buildings* and *structures* shall be in accordance with the following:

1. Maximum No. of *dwelling units* = five (5)
2. Maximum Lot Coverage = 38.0%

3. Regulations for Size, Shape, and Siting of Buildings and Structures

(a) Maximum *height* of buildings, and property line setbacks follows:

- (i) Maximum height of buildings = 10.5m (34.45ft)
- (ii) Setback from front (south) lot line = 2.94m (9.65ft)
- (iii) Setback from rear (north) lot line = 1.2m (3.94ft)
- (iv) Setback from interior (east) lot line = 7.0m (23.0ft)
- (v) Setback from exterior lot line (west) = 4.57m (15.0ft)

(b) Maximum projections into the above property line setback requirements are outlined in Section 4.14 with the following exceptions:

- (i) a cantilevered floor area may extend not more than 0.3m into an interior side yard;
- (ii) an open porch or balcony may extend not more than 1.68m into a front or exterior side yard setback.

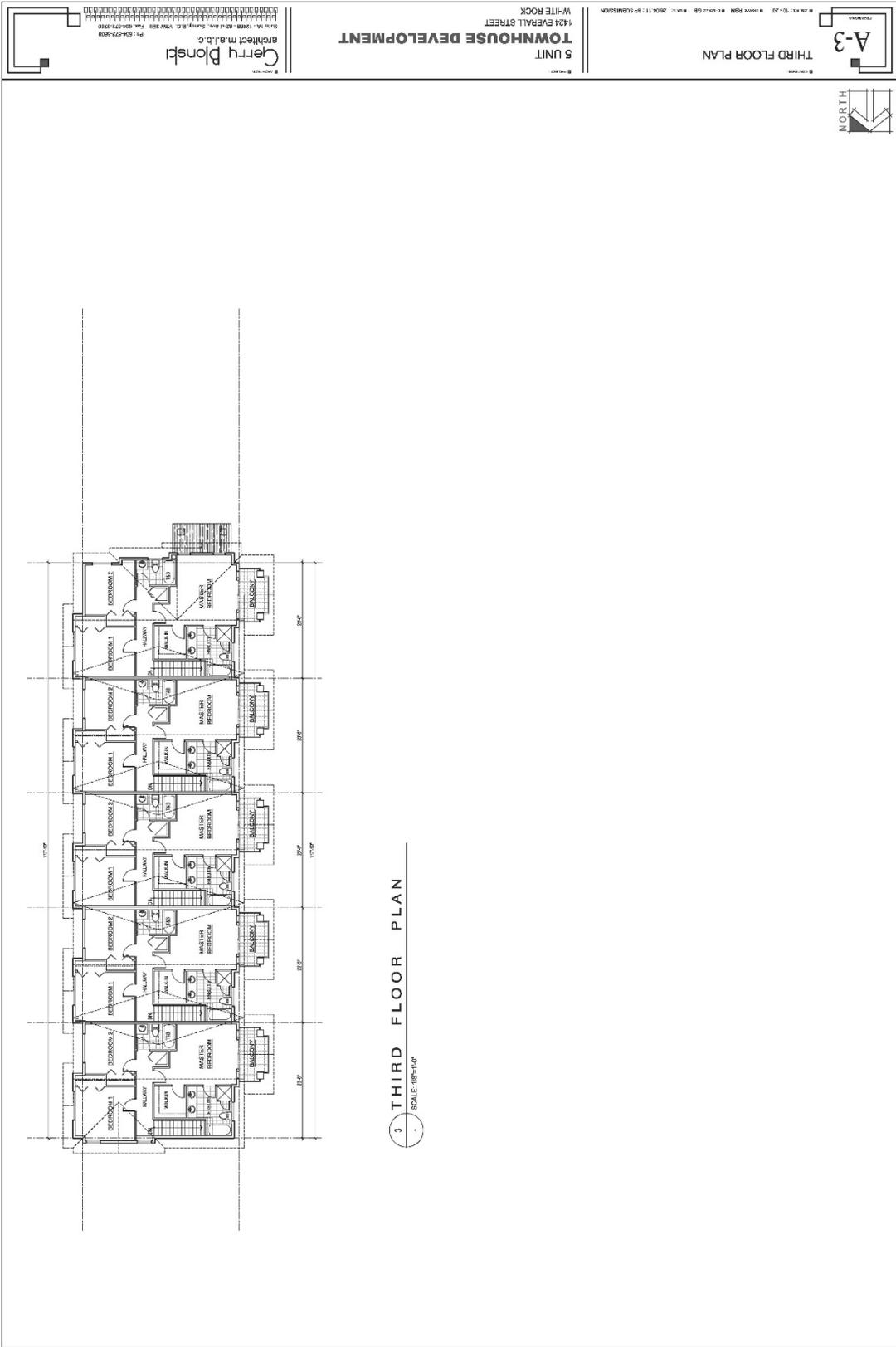
(c) Subject to the provisions of Section 5.3, *accessory buildings* and *structures*:

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

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

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

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



124 E/FALL STREET
 WHITE ROCK
 TOWNHOUSE DEVELOPMENT
 5 UNIT
 THIRD FLOOR PLAN
 A-3
 NORTH

124 E/FALL STREET
 WHITE ROCK
 TOWNHOUSE DEVELOPMENT
 5 UNIT
 THIRD FLOOR PLAN
 A-3
 NORTH

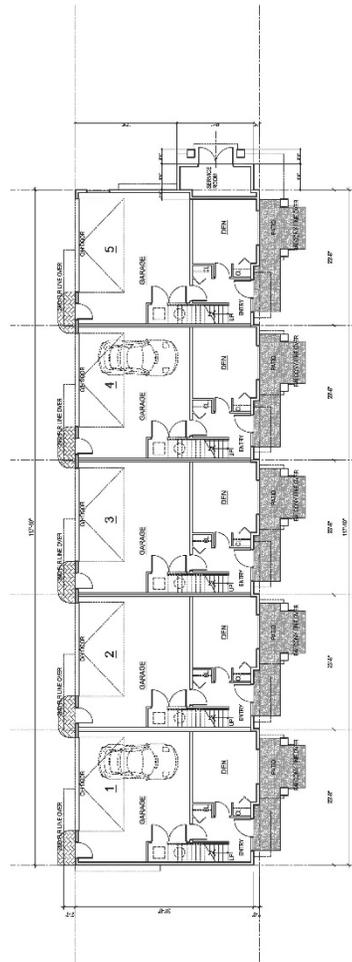


A-2
FIRST FLOOR PLAN
SECOND FLOOR PLAN

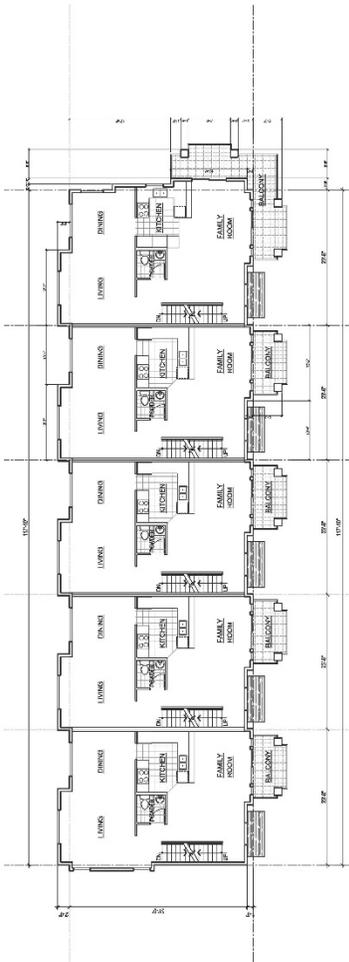
TOWNHOUSE DEVELOPMENT
5 UNIT
1424 EVELL STREET
WHITE ROCK

Gerrry Plonsh
architect m a l b c

7th FLOOR 2008
1424 EVELL STREET, WHITE ROCK, VT 05781
STATE OF VERMONT ARCHITECTURE BOARD REG. NO. 2008-0001



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





5 UNIT
 142 EVERALL STREET
 WHITE ROCK

A-4
 BUILDING ELEVATIONS

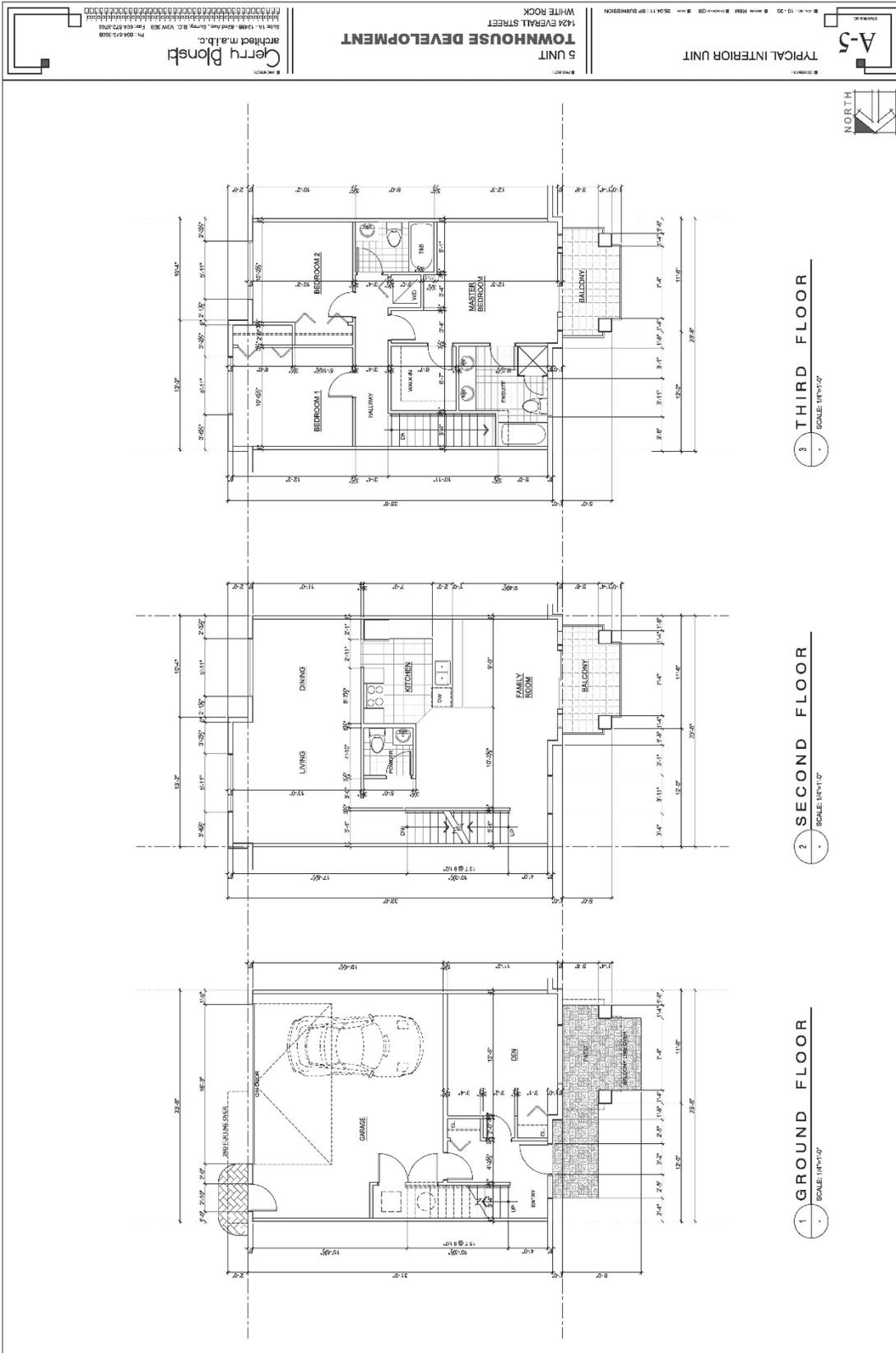
Gerry Blonst
 architect m.a.b.c.

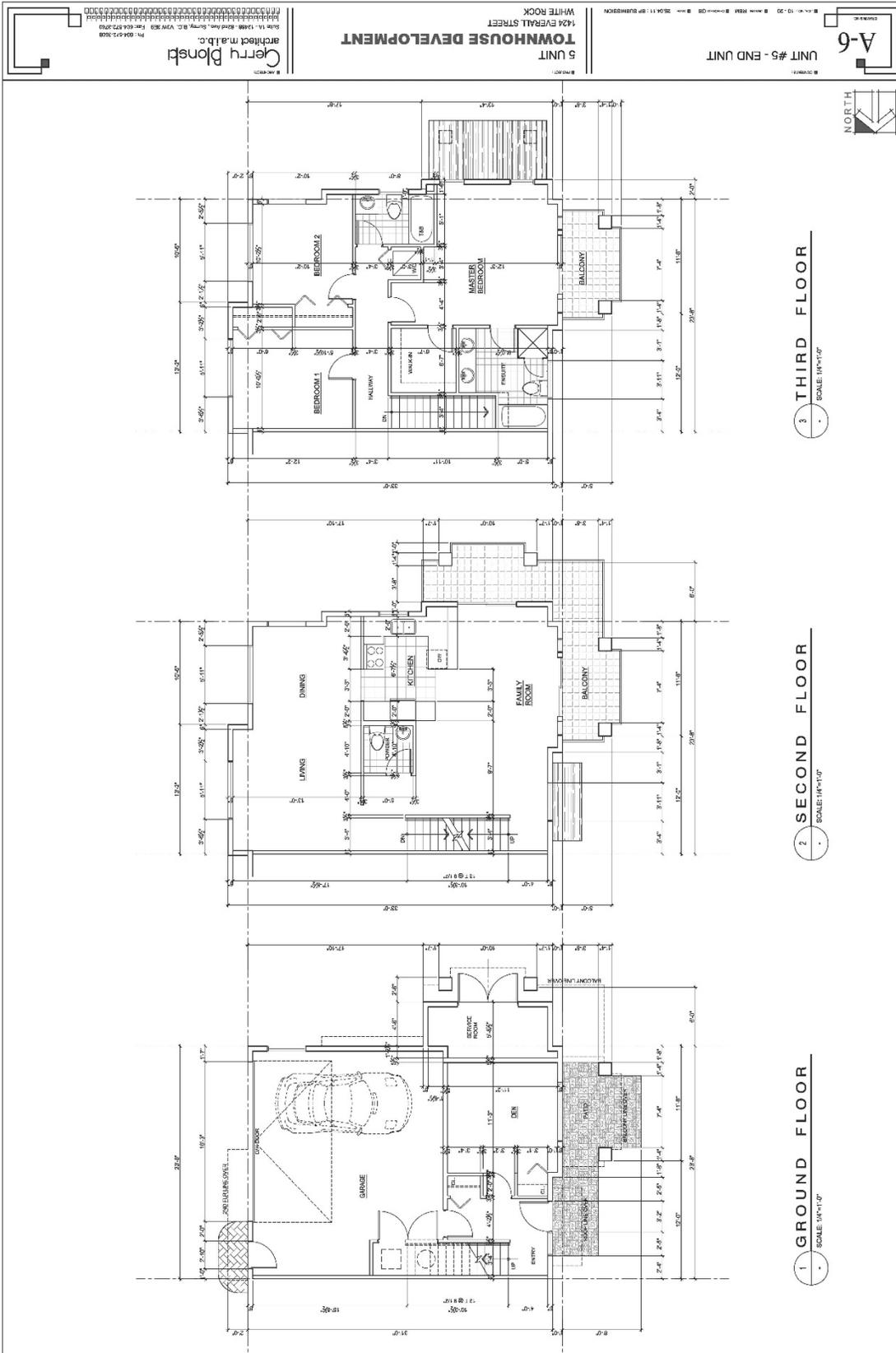
1 NORTH ELEVATION
 SCALE: 1/8"=1'-0"

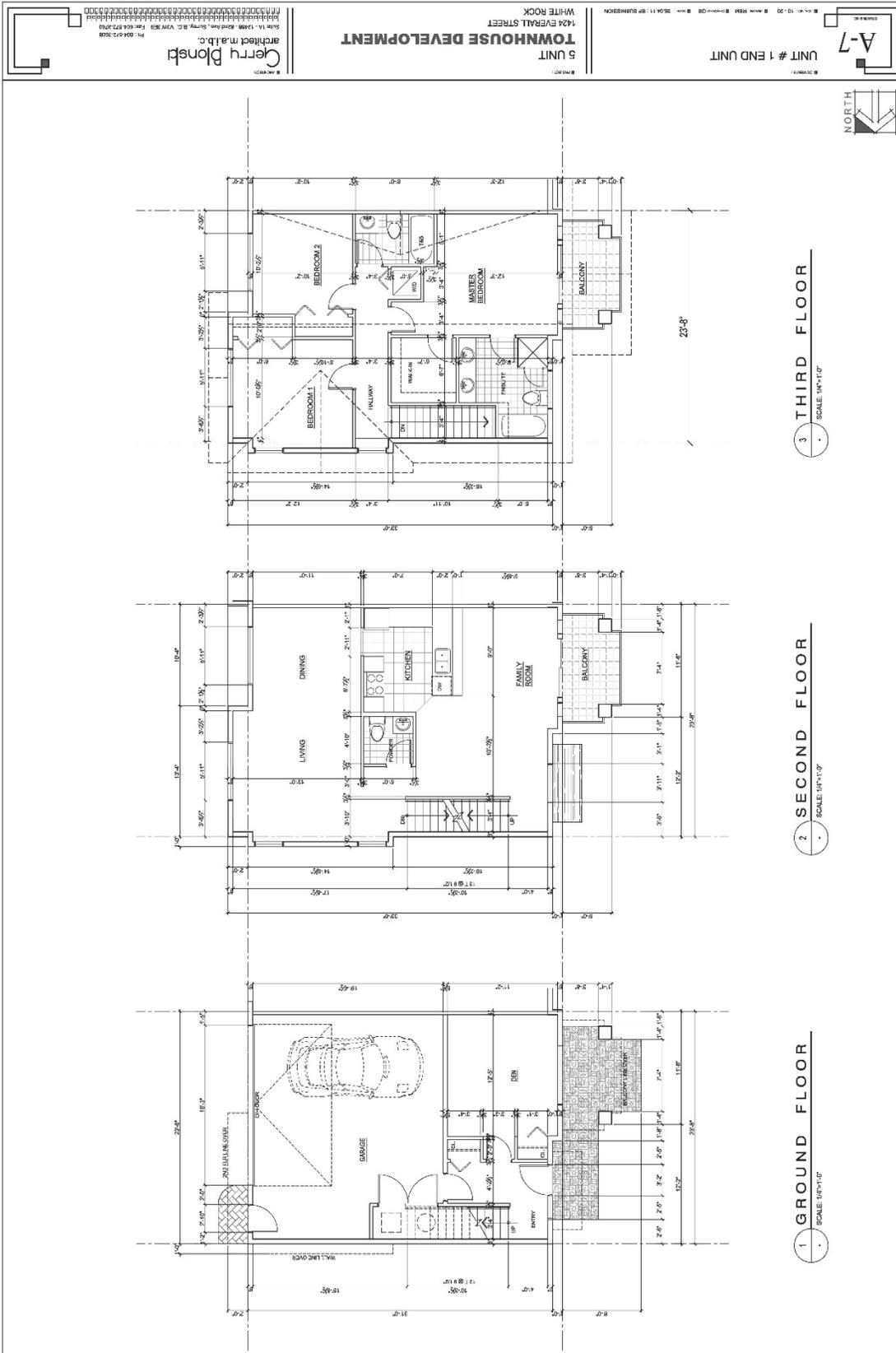
2 SOUTH ELEVATION
 SCALE: 1/8"=1'-0"

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

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







7.31 CD-31 COMPREHENSIVE DEVELOPMENT ZONE (1450 Vidal Street)

INTENT

The intent of this zone is to accommodate the development of a five (5) unit residential townhouse complex on a site of approximately 0.06 hectares (0.17 acres)

1. Permitted Uses:

In the CD-31 Zone the following uses are permitted and all other uses are prohibited:

- (a) A *multi-unit residential use* in the form of a *townhouse*
- (b) An *accessory home occupation* use in accordance with the provisions of Section 5.3.

2. Number of Dwelling Units / Gross Floor Areas / Lot Coverage:

The maximum number of *dwelling units* and *lot coverage* of *buildings* and *structures* shall be in accordance with the following:

- (a) Maximum No. of *dwelling units* = five (5)
- (b) Maximum Lot Coverage = 45.0%

3. Regulations for Size, Shape, and Siting of Buildings and Structures:

Reference to a Building refers to the building labeled on the Plans. As indicated on the Plans, *principal buildings* are identified and labeled as Blocks A and B:

- (a) Maximum *height* of buildings, and property line setbacks shall be as follows:
 - (i) Maximum height of buildings = 11.68 metres (38.33 feet)
 - (ii) Setback from front (west) lot line = 6.1 metres (20 feet)
 - (iii) Setback from rear (east) lot line = 6.1 metres (20 feet)
 - (iv) Setback from interior (south) lot line = 1.5 metres (5 feet)
 - (v) Setback from interior lot line (north) = 1.1 metres (3.75 feet)
- (b) Maximum projections into the above property line setback requirements shall be as outlined in Section 4.14, except that:
 - (i) a cantilevered floor area may extend not more than 0.3 metres (1.0 feet) into an interior side yard;
 - (ii) an open porch or balcony may extend not more than 1.68 metres (5.5 feet) into a front or exterior side yard.

4. Parking and Loading:

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

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

5. General:

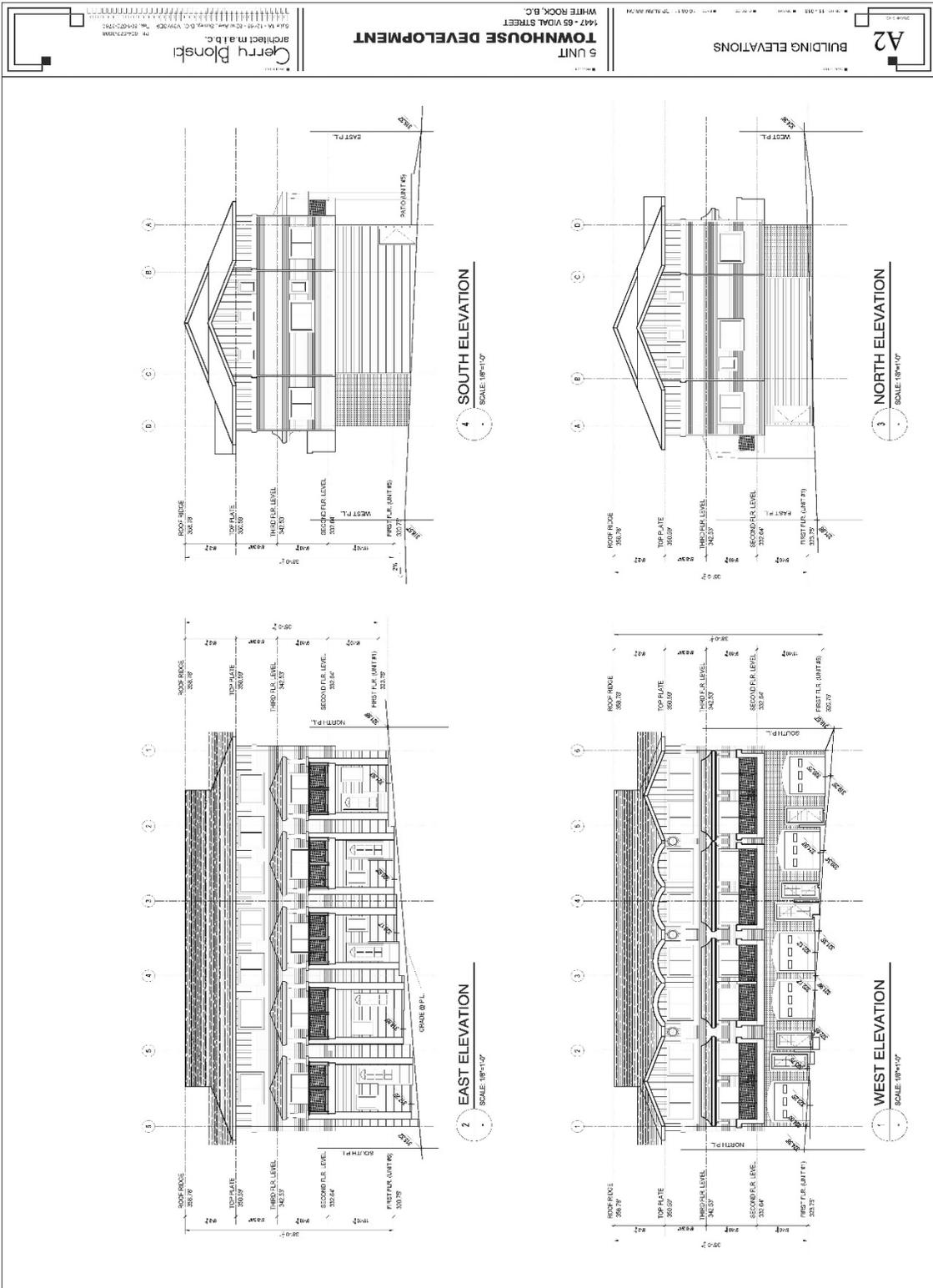
Drawings attached hereto prepared by Gerry Blonski, Architect, and on file with the City of White Rock as shown on the attached plans; and for the purposes of this zone are

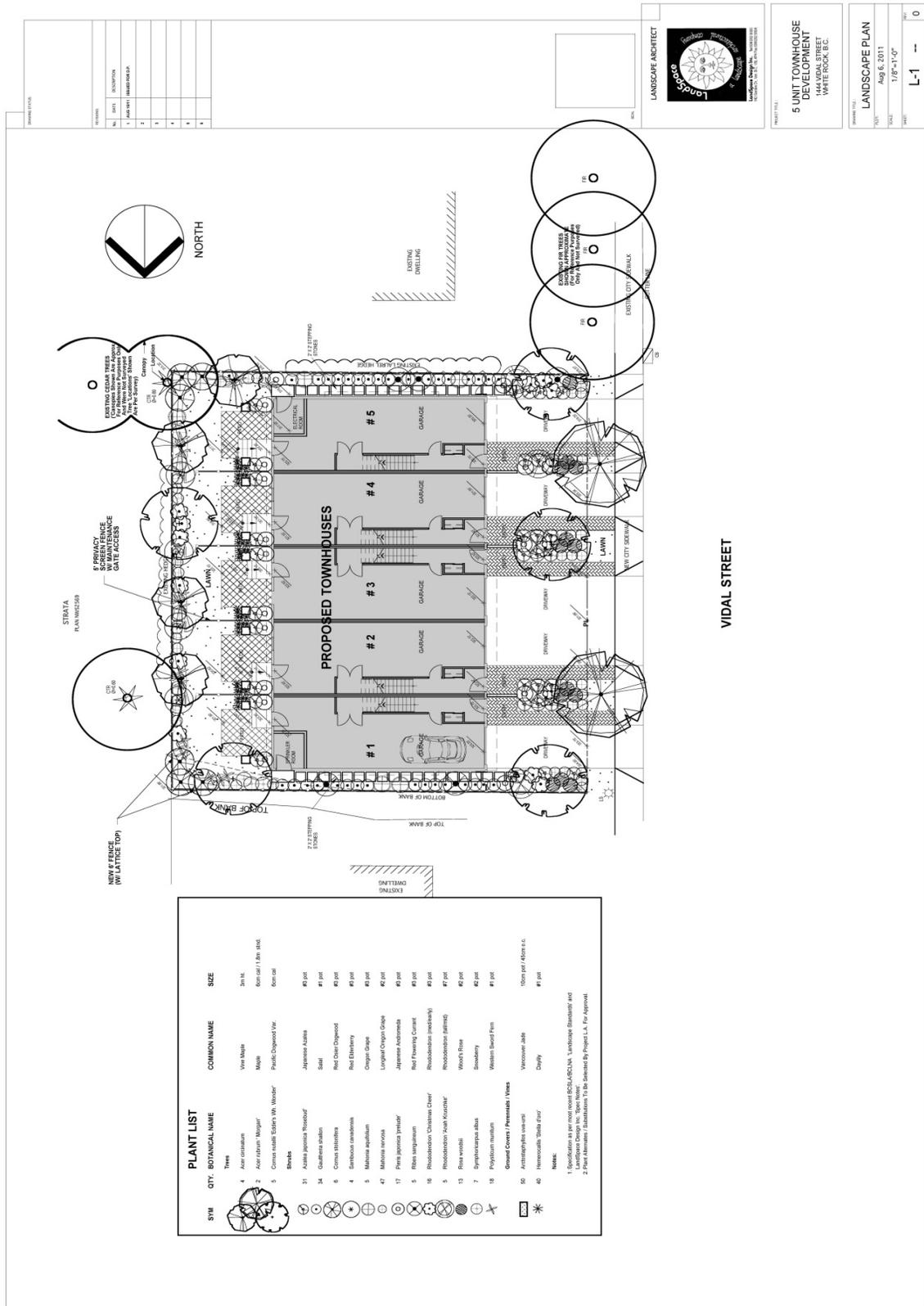
referred to as “the Plans”. Development in this zone shall conform substantially to the Plans.

The Plans









PLANT LIST

SYM	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
		Trees		
	4	Acer crinitum	Van Maple	20 ft. L.
	2	Acer rubrum 'Nugget'	Red Maple / 50m. Red.	10m. tall / 50m. Red.
	1	Amelanchier alnifolia	Wax Star	10m. tall
	5	Cornus stolonifera 'Wm. Weller'	Pacific Dogwood Var.	10m. tall
		Shrubs		
	31	Azalea japonica 'Toshiyuki'	Japanese Azalea	# 20 ft.
	34	Chamaecyparis	Sail	# 20 ft.
	6	Cornus stolonifera	Red Dogwood	# 20 ft.
	4	Sarcocornus	Red Elderberry	# 20 ft.
	5	Malva sylvestris	Orange Mallow	# 20 ft.
	47	Malva sylvestris	Longleaf Orange Mallow	# 20 ft.
	17	Pieris japonica 'Yoshino'	Japanese Pieris	# 20 ft.
	5	Rosa rugosa	Red Rose	# 20 ft.
	16	Rhododendron 'Christmas Cheer'	Rhododendron (Christmas)	# 20 ft.
	5	Rhododendron 'Avalanche'	Rhododendron (Avalanche)	# 20 ft.
	13	Rosa 'Woodstock'	Woodstock Rose	# 20 ft.
	7	Syringa	Smokery	# 20 ft.
	18	Polygonum medium	Medium Polygonum	# 20 ft.
		Ground Covers / Perennials / Vines		
	10	Actinophyllum	Actinophyllum	10m. tall / 40m. e.c.
	40	Hemerocallis 'Stella de Oro'	Daylily	# 20 ft.

Notes:
 1. Specifications for all plants shall be per the 'Landscape Standards' and 'Landscape Design' by 'Open House'.
 2. Plant Alternates / Substitutions to be submitted by Proprietor L.A. For Approval.

VIDAL STREET



5 UNIT TOWNHOUSE DEVELOPMENT
 1000 W. VIDAL STREET
 WHITE ROCK, B.C.

LANDSCAPE PLAN
 DATE: AUG 6, 2011
 SCALE: 1/8" = 1'-0"
 SHEET: L-1

7.32 CD-32 COMPREHENSIVE DEVELOPMENT ZONE (1455 – 65 Vidal Street)

INTENT

The intent of this zone is to accommodate the development of an eight (8) unit residential townhouse complex on a site of approximately 0.16 hectares (0.40 acres)

1. Permitted Uses:

In the CD-32 Zone the following uses are permitted and all other uses are prohibited:

- (a) A *multi-residential* use in the form of a *townhouse*, in more than one *principal building*
- (b) An *accessory home occupation* use in accordance with the provisions of Section 5.2

2. Number of Dwelling Units / Gross Floor Areas / Lot Coverage:

The maximum number of *dwelling units* and *lot coverage* of *buildings* and *structures* shall be in accordance with the following:

- (a) Maximum No. of *dwelling units* = eight (8)
- (b) Maximum Lot Coverage = 38.5%

3. Regulations for Size, Shape, and Siting of Buildings and Structures:

Reference to a Building refers to the building as labeled on the Plans. As indicated on the Plans, *principal buildings* are identified as Building #1 and #2:

- (a) Maximum *height* of buildings, and property line setbacks are as follows:
 - (i) Maximum height of building #1 = 11.5m (37.65ft)
 - (ii) Maximum height of building #2 = 10.8m (35.4ft)
 - (iii) Setback from front (east) lot line = 5.4m (17.83ft)
 - (iv) Setback from rear (west) lot line = 2.7m (8.83ft)
 - (v) Setback from interior (south) lot line = 6.1m (20.0ft)
 - (vi) Setback from interior lot line (north) = 6.1m (20.0ft)
- (b) Maximum projections into the above property line setback requirements shall be as outlined in Section 4.14, with the following exceptions:
 - (i) a cantilevered floor area may extend not more than 0.3 metres (1.0 feet) into an interior side yard.
 - (ii) an open porch or balcony may extend not more than 1.68 metres (5.5 feet) into a front or interior side yard setback.

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

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

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

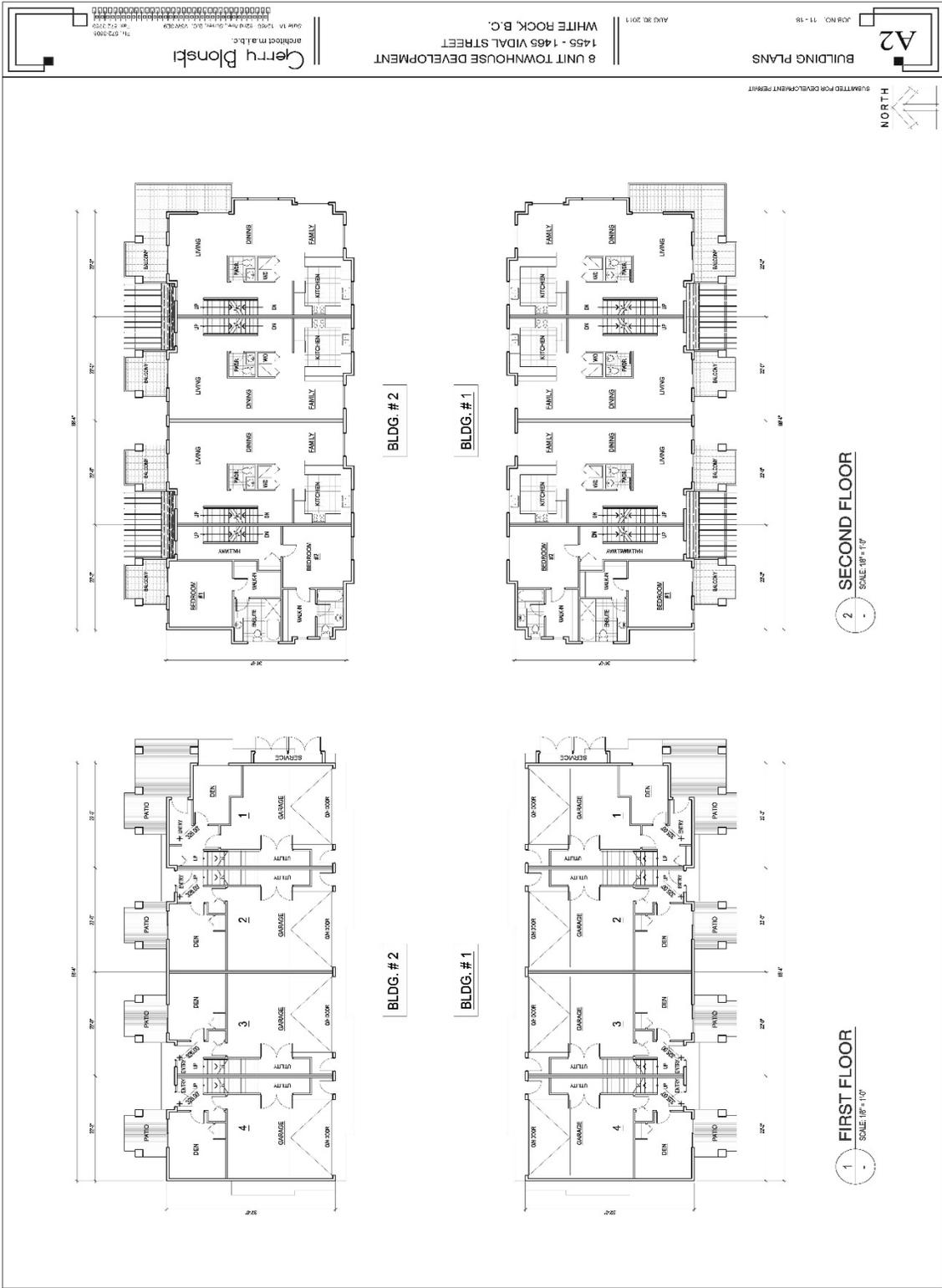
The Plans

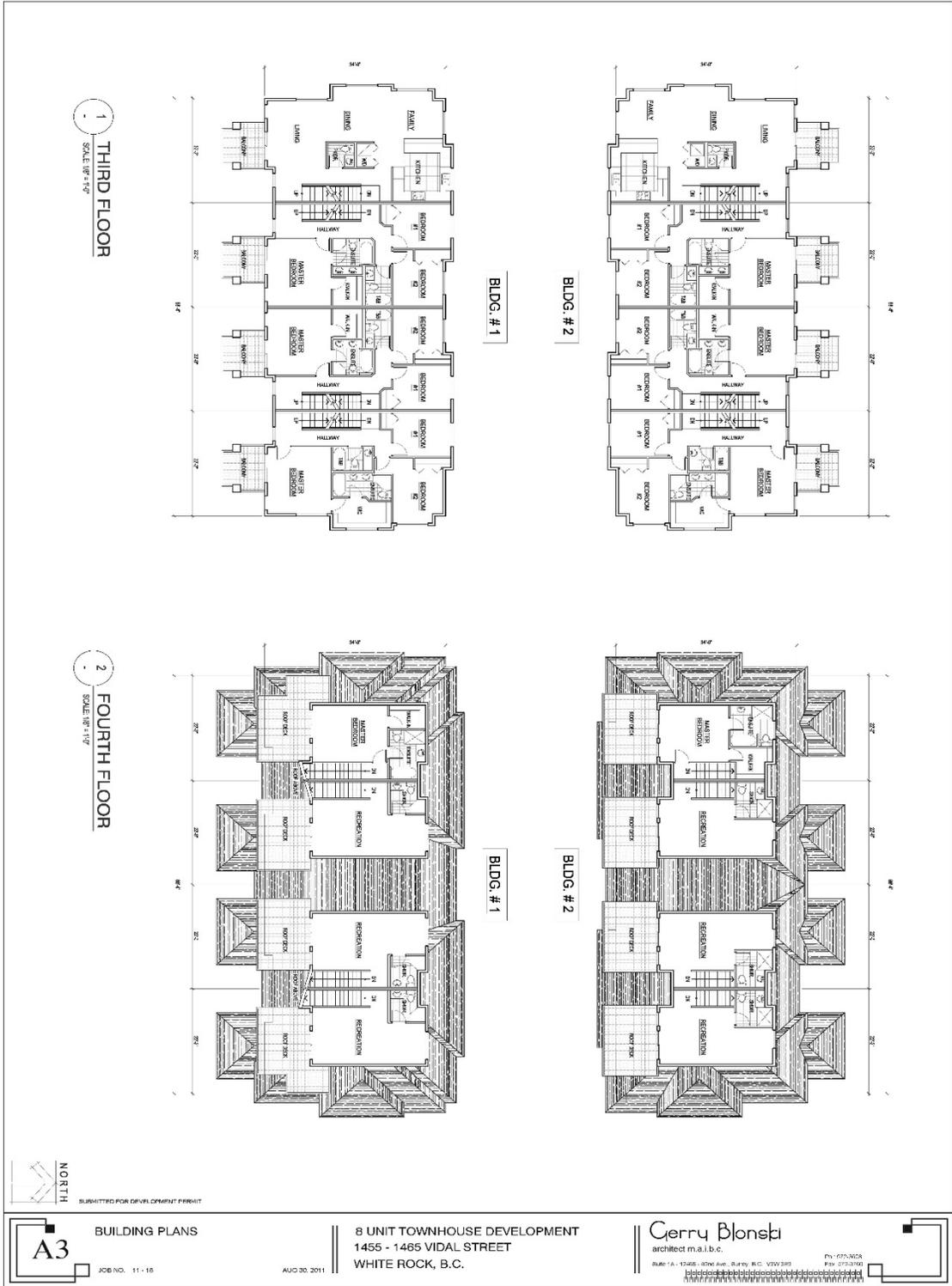


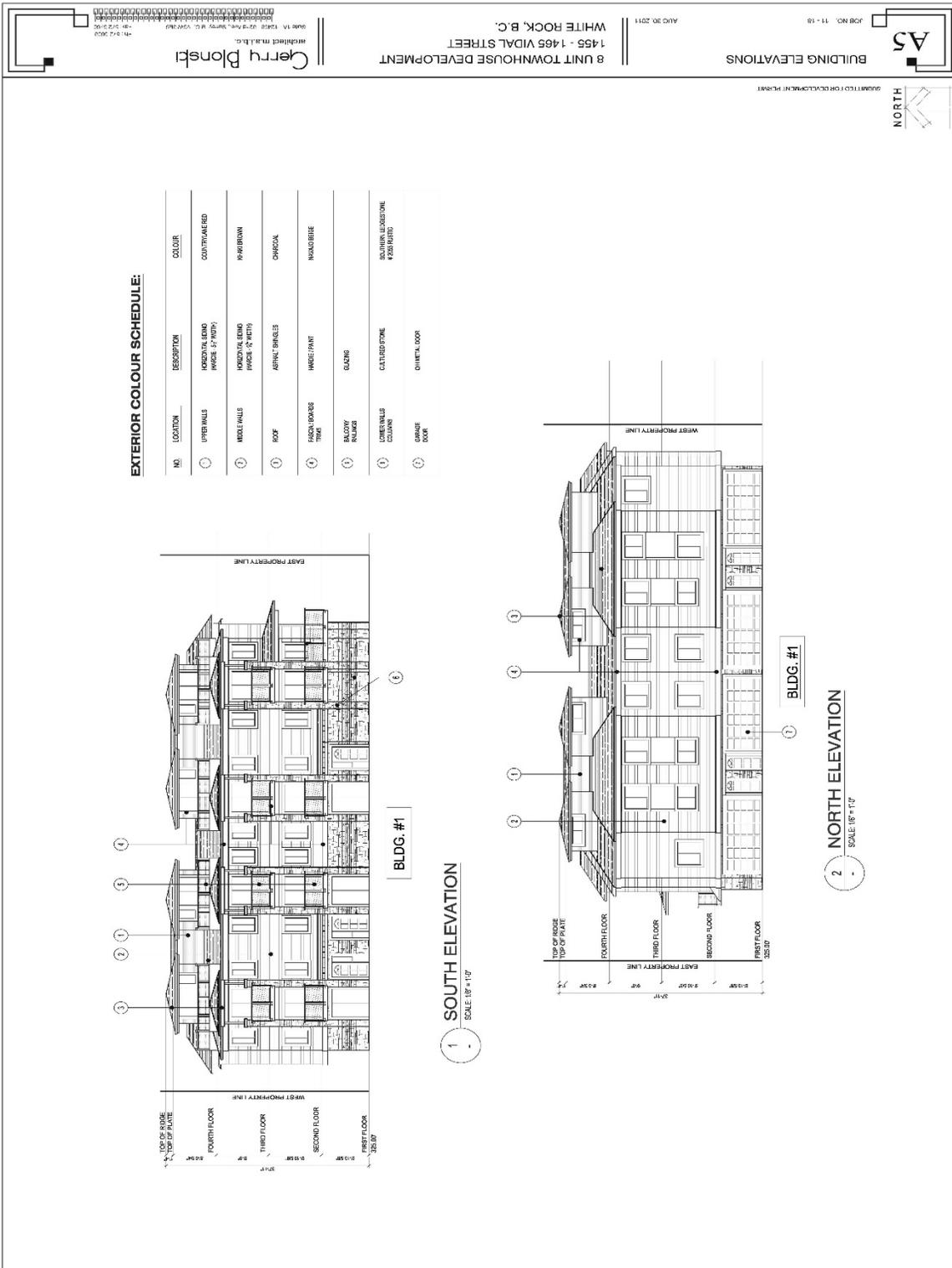
6 UNIT TOWNHOUSE DEVELOPMENT
1455 & 1465 VIDAL ST., WHITE ROCK, B.C.

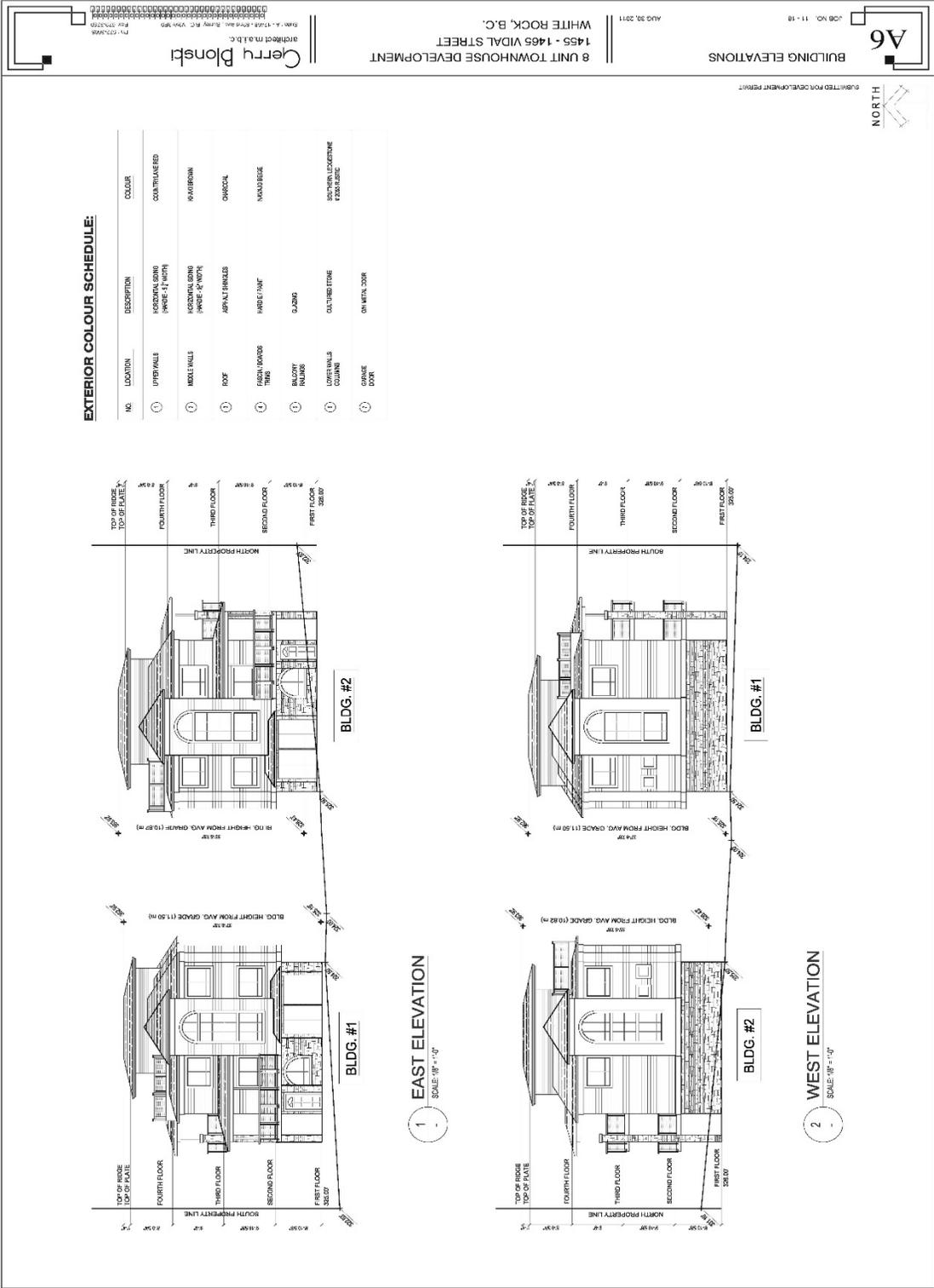
30.AUG.11: DP SUBMISSION
PROJ. NO. : 11 - 18
/E/Tung

Gerry Blonski architect m.a.i.b.c.
Suite 1A - 12488 - 82nd Ave., Surrey, B.C. V0W 2E9
Ph: 604-572-3006
Fax: 604-572-3700



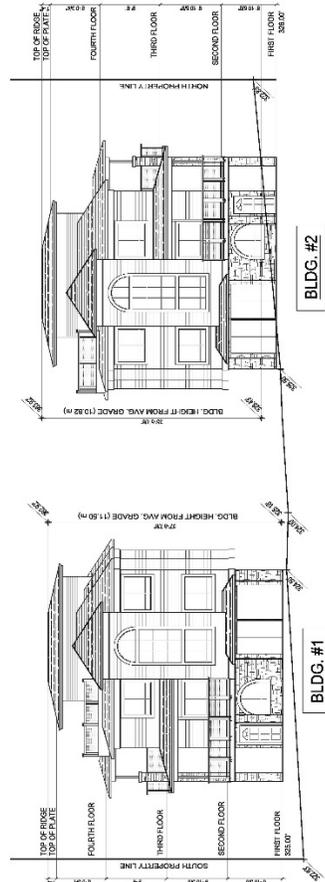






EXTERIOR COLOUR SCHEDULE:

NO.	LOCATION	DESCRIPTION	COLOR
1	UPPER WALLS	HORIZONTAL SLING (WHITE - S1, WHITE)	COUNTRYLAKED
2	WALLS	HORIZONTAL SLING (WHITE - S1, WHITE)	ONYX BROWN
3	ROOF	APICAL FINISHED	CHARCOAL
4	FACON BOARDS TRIM	PAVING / PAIR	WALDO BEIGE
5	WALKWAY BALUSTES	CLADDING	
6	LOWER WALLS COLUMNS	CULTURED STONE	SOUTHERN LOGGERS STONE
7	DOORWAY	ON METAL DOOR	PERBLENIC



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

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

7.33 CD-33 COMPREHENSIVE DEVELOPMENT ZONE (application deferred)

7.34 CD-34 COMPREHENSIVE DEVELOPMENT ZONE (1321 Fir Street)

INTENT

The intent of this zone is to accommodate the development of a four (4) unit residential townhouse complex on a site of approximately 0.07 hectares (0.17 acres)

1. Permitted Uses

In the CD-34 Zone the following uses are permitted and all other uses are prohibited:

- (a) A *multi-unit residential use* in the form of a *townhouse* in one or more principal buildings on the lot.
- (b) An *accessory home occupation* use subject to the provisions of section 5.3.

2. Number of Dwelling Units / Lot Coverage

The maximum number of *dwelling units* and *lot coverage* of *buildings* and *structures* shall be in accordance with the following:

- (a) Maximum No. of *dwelling units* = four (4)
- (b) Maximum Lot Coverage = 38%

3. Regulations for Size, Shape, and Siting of Buildings and Structures

Reference to a Building refers to the building as labeled on the Plans. As indicated, *principal buildings* are identified as Buildings A and B:

- (a) Maximum *height* of buildings, and property line setbacks follows:
 - (i) Maximum height of building A = 11.54 metres (37.86 feet)
 - (ii) Maximum height of building B = 11.61 metres (38.09 feet)
 - (iii) Setback from front lot line = 4.45 metres (14.5 feet)
 - (iv) Setback from rear lot line = 3.5 metres (11.5 feet)
 - (v) Setback from interior lot line = 1.5 metres (5 feet)
 - (vi) Setback from interior lot line = 1.5 metres (5 feet)

4. Parking and Loading

Parking and Loading shall be provided in accordance with the following in addition to the requirements of Sections 4.14 and 4.15:

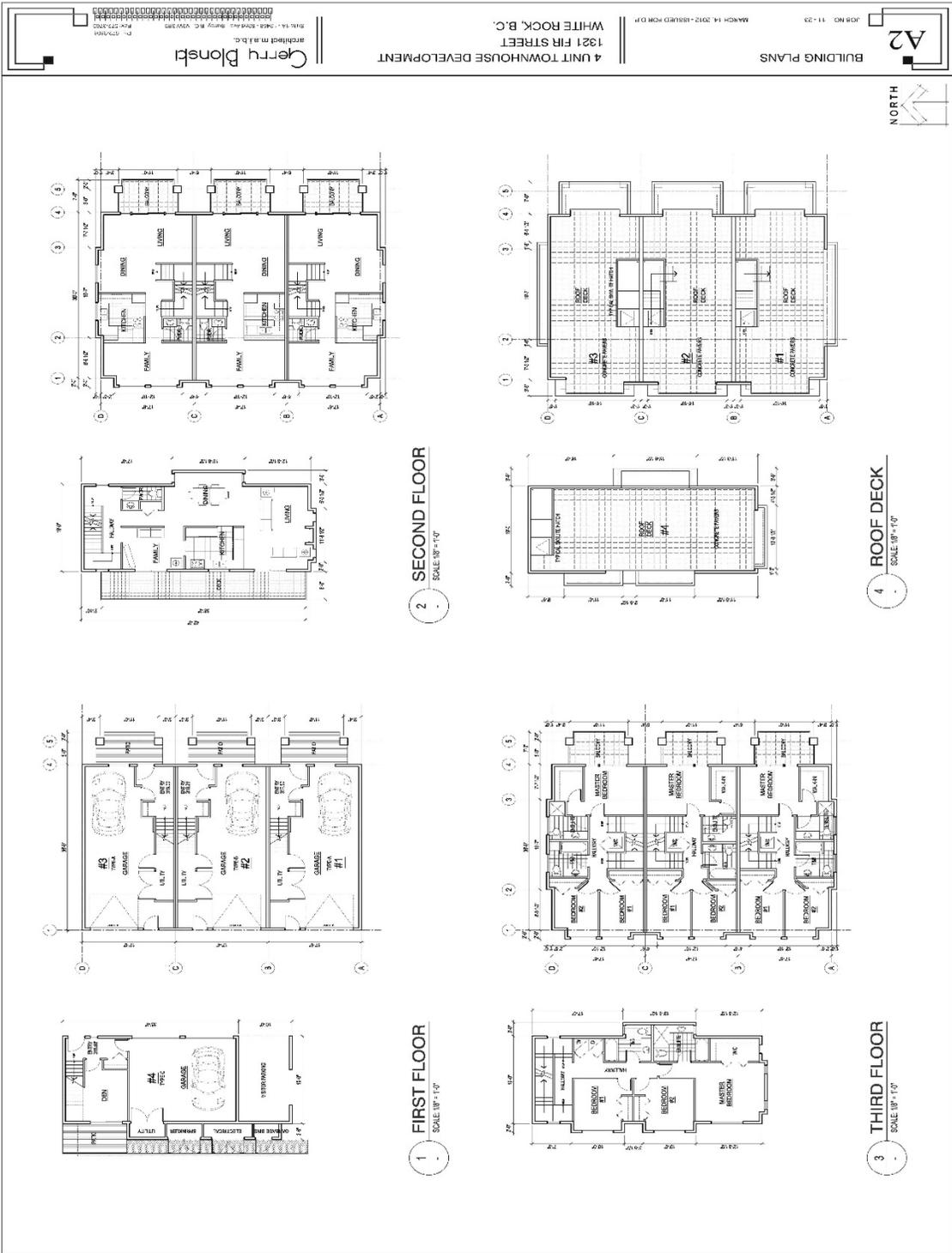
- (a) two (2) enclosed parking spaces shall be provided for each *dwelling unit* as shown on the plans identified as garage for each *dwelling unit*;
- (b) one (1) visitor parking space shall be provided as shown on the plans.

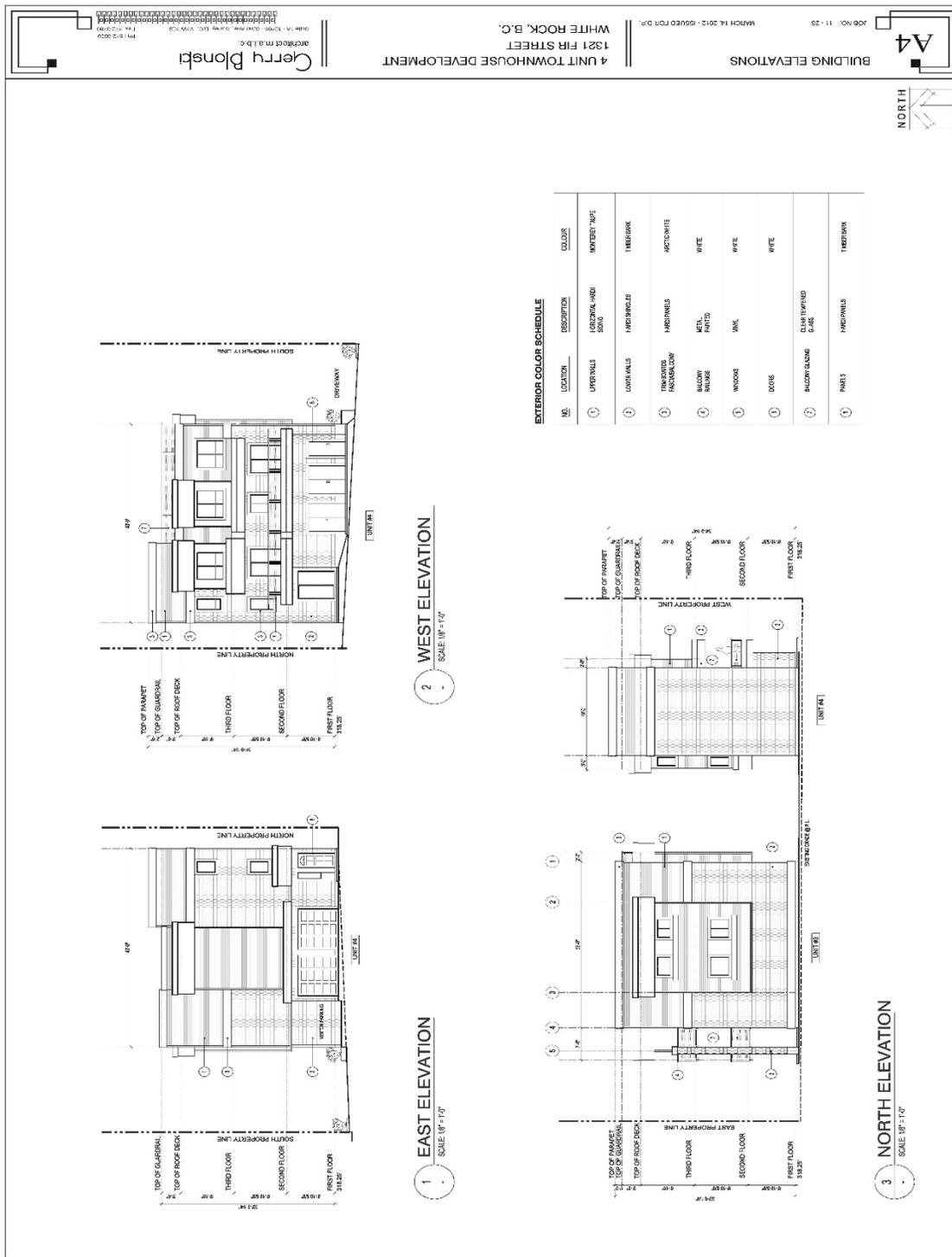
5. General

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

The Plans







7.35 CD-35 COMPREHENSIVE DEVELOPMENT ZONE (15118 Thrift Avenue)

INTENT

The intent of this zone is to accommodate the development of a five (5) unit residential townhouse complex on a site of approximately 0.06 hectares (0.15 acres)

1. Permitted Uses:

In the CD-35 Zone the following uses are permitted and all other uses are prohibited:

- (a) A *multi-unit residential use* in the form of a *townhouse* in one or more principal buildings on the lot.
- (b) An *accessory home occupation* use subject to the provisions of Section 5.3.

2. Number of Dwelling Units / Lot Coverage:

The maximum number of *dwelling units* and *lot coverage* of *buildings* and *structures* shall be in accordance with the following:

- (a) Maximum No. of *dwelling units* = five (5)
- (b) Maximum Lot Coverage = 48.5%

3. Regulations for Size, Shape, and Siting of Buildings and Structures:

Reference to a Building refers to the building labeled that on the Plans:

- (a) Maximum *height* of buildings, and minimum setbacks from property lines are as follows:
 - (i) Maximum height of building = 9.95m (32.3ft)
 - (ii) Setback from the front lot line = 4.51m (14.8ft)
 - (iii) Setback from the rear lot line = 3.56m (11.7ft)
 - (iv) Setback from the west interior lot line = 4.57m (15.0ft)
 - (v) Setback from the east interior lot line = 1.27m (4.2ft)
- (b) Maximum projections into the above property line setback requirements shall be as outlined in Section 4.14 except as otherwise authorized or required below:
 - (i) an open porch may extend not more than 1.54m (5.1ft) into a front yard setback.
 - (ii) A set of stairs may extend not more than 3.82m (12.5ft) into a front yard setback.
 - (iii) an open balcony may extend not more than 0.55m (1.8ft) into a front or side yard setback.
 - (iv) A canopy may extend not more than 0.91m (3.0ft) into a front or side yard setback.

4. Parking and Loading:

Parking and Loading shall be provided in accordance with the provisions of Sections 4.14 and 4.15, except as otherwise authorized or required below:

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

- (b) one (1) parking space shall be provided for each *dwelling unit* as shown on the plans identified as driveway for each *dwelling unit*; and
- (c) one (1) visitor parking space shall be provided as shown on the plans.

5. General:

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

DATE	DESCRIPTION
15/08/18	ISSUED FOR PERMIT
17/08/18	REVISED PER PERMIT COMMENTS
19/08/18	REVISED PER PERMIT COMMENTS
21/08/18	REVISED PER PERMIT COMMENTS
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29/09/18	REVISED PER PERMIT COMMENTS
30/09/18	REVISED PER PERMIT COMMENTS

CLIENT	MR. MALWAN SINGH
PROJECT	5 UNIT TOWNHOUSE PROJECT
ADDRESS	1589 HERRIT AVE, WHITE ROCK, B.C.
DATE	15/08/18
SCALE	1/8" = 1'-0"
SHEET	CONCEPTUAL SITE PLAN
AND DEVELOPMENT DATA	

UNIT 155
 UNIT 156
 UNIT 157
 UNIT 158
 UNIT 159
 UNIT 160
 UNIT 161
 UNIT 162
 UNIT 163
 UNIT 164
 UNIT 165
 UNIT 166
 UNIT 167
 UNIT 168
 UNIT 169
 UNIT 170
 UNIT 171
 UNIT 172
 UNIT 173
 UNIT 174
 UNIT 175
 UNIT 176
 UNIT 177
 UNIT 178
 UNIT 179
 UNIT 180

DATE	15/08/18
PROJECT NO.	AC-10
SCALE	1/8" = 1'-0"

DEVELOPMENT DATA

ZONING: CD BASED ON RH-2
 SITE AREA: 742 m² (1971 SF.)
 ALLOWED: 6226 SF. (1430 sq.) (6663 SF.)
 DENSITY: 5 UNITS (39 U.S.A.)
 F.A.R.: 0.8
 STORAGE/LANDRY BONUS: (56m² x 5.0) / 600.3m = 0.246
 TOTAL ALLOWABLE F.A.R.: 0.846
 PROPOSED F.A.R.: 1.08 (1246 SF.)

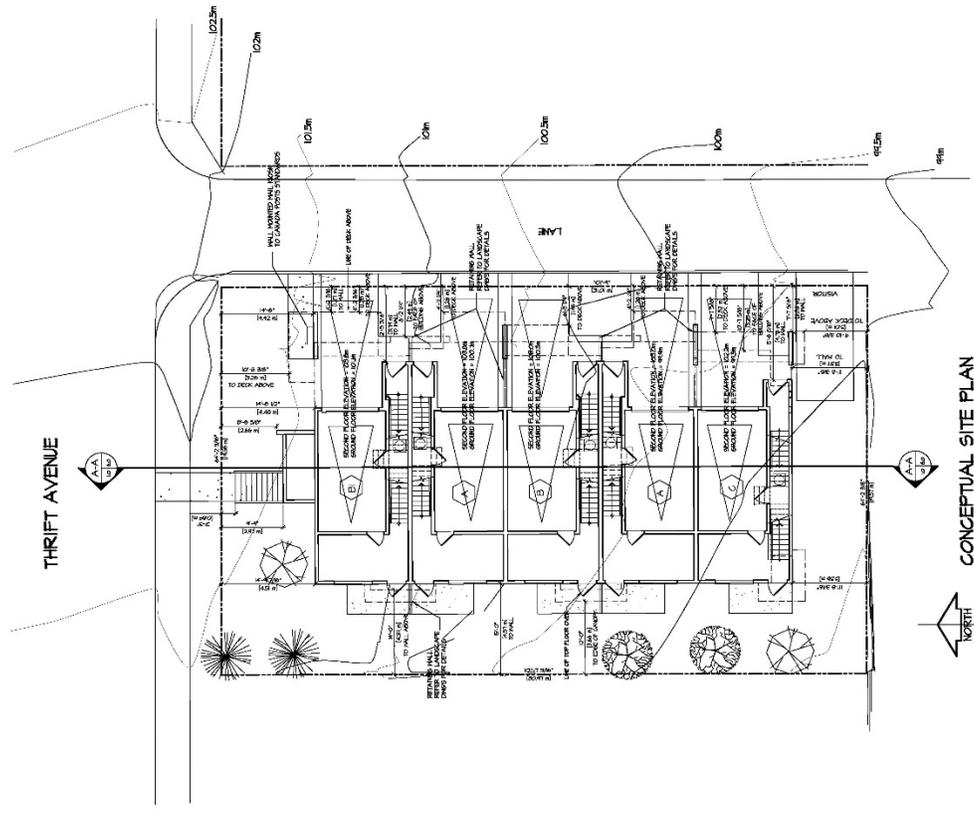
SITE COVERAGE: 45 %
 ALLOWABLE: 45 %
 PROPOSED: 46.4 % (346 SF.)
 BUILDING HEIGHT: 3 BDRM FT. (10.7m)
 ALLOWABLE: 9 STOREYS
 PROPOSED: NATURAL GRADE = (64.2 + 61.3 + 101.25 + 103.1) / 4 = 100.31
 PROPOSED BUILDING HEIGHT = 102.5 - 100.31 = 4.19
 SETBACKS: ALLOWABLE: 20 FT (6m) FRONT REAR & EXTERIOR SIDE
 PROPOSED: NORTH: 4.5m
 SOUTH: 3.5m
 WEST: 4.2m

UNIT SUMMARY:
 UNIT A (3 BEDROOM SINGLE GARAGE) 1445 SF.
 UNIT B (3 BEDROOM SINGLE GARAGE) 1424 SF.
 UNIT C (2 BEDROOM SINGLE GARAGE) 1024 SF.
 TOTAL: 1293 SF.

TABLE OF CONTENTS

- SITE PLAN AND DEVELOPMENT DATA
- AC-10
- CONTEXT PLAN
- AC-11
- UNIT PLANS
- AC-20
- BUILDING & ROOF PLANS
- AC-30
- ELEVATIONS
- AC-40
- AC-50
- SITE SECTION

NOTE: ELEVATIONS AND CONTOURS IN METRIC



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

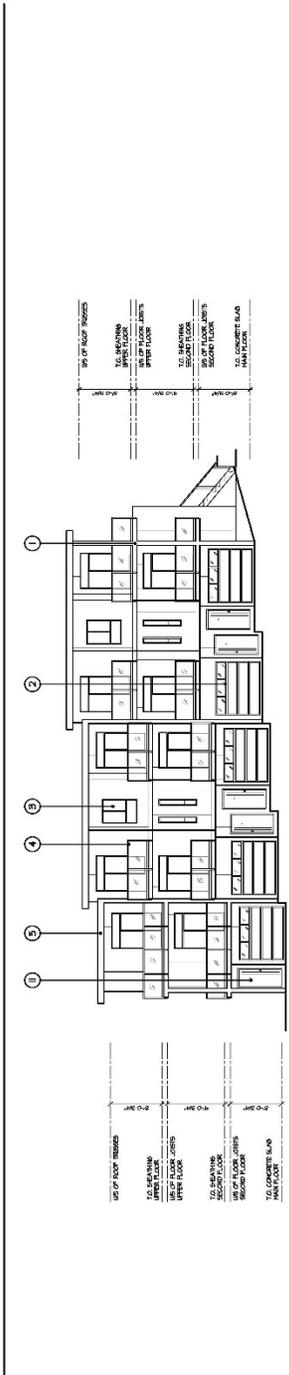
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SCALE: 1/8" = 1'-0"

CLIENT: H.R. MASHWAN SINHA
 PROJECT: 5 UNIT TOWNHOUSE PROJECT
 SHEET: BUILDING ELEVATIONS
 DRAWN: J. B. B. B.
 CHECKED: J. B. B. B.
 DATE: 10/10/2023
 SCALE: 1/8" = 1'-0"

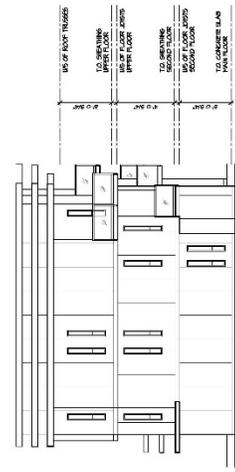
UNIT NO. AC-10
 PROJECT NO. 10065
 PHONE: (604) 297-7100
 EMAIL: info@barnett-dembeck.com



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

SCHEDULE OF FINISHES

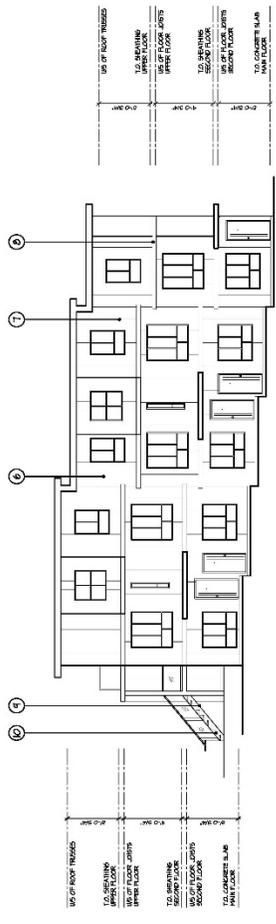
- 1 FIBRE CEMENT PLANK COLUMN AND DECK FASCIA CAN EAST TRIM CORNERS
- 2 PRE-FINISHED METAL GARAGE DOOR
- 3 VINYL FRAMED WINDOWS
- 4 POWDER COAT ALUMINUM RAIL CAN GLASS INFILL PANELS
- 5 HORIZONTAL FIBRE CEMENT PLANK FASCIA - SMOOTH FINISH
- 6 VERTICAL FIBRE CEMENT PANELS - SMOOTH FINISH
- 7 PRE-FINISHED METAL EAST TRIMS & CORNERS
- 8 HORIZONTAL FIBRE CEMENT PLANK TRIM
- 9 FLOOR LEVELS
- 10 4" X 12" PRESURE TREATED STRINGER
- 11 PREPARED CONCRETE TREADS
- 12 FRONT DOOR CAN RANDED VERTICAL TRIMS & PEEP HOLE



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



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



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

7.36 CD-36 COMPREHENSIVE DEVELOPMENT ZONE (15577 – 85 Marine Drive)

INTENT

The intent of this zone is to accommodate the development of ten (10) unit apartment and one unit commercial complex on a site of approximately 0.05 hectares (0.13 acres)

1. Permitted Uses

In the CD-36 Zone the following uses are permitted and all other uses are prohibited:

- (a) A retail service group 1 use
- (b) An apartment use
- (c) An accessory home occupation use

2. Location of Permitted Uses

The location of permitted use shall be in accordance with the Plans and as follows:

- (a) A retail service group 1 use shall be limited to the first and second storeys of a building;
- (b) An apartment use as subject to Section 403(6) shall be limited exclusively to the storey or storeys above the first storey of a building and above the highest storey in the building which is used for a retail service group 1 use; and
- (c) An *accessory home occupation* use shall comply with the provisions of Section

3. Number of Dwelling Units / Gross Floor Areas / Lot Coverage

The maximum number of *dwelling units* and *lot coverage* of *buildings* and *structures* shall be in accordance with the following:

- (a) Maximum No. of *dwelling units* = ten (10)
- (b) Maximum Lot Coverage = 96.8%

4. Regulations for Size, Shape, and Siting of Buildings and Structures

Reference to a Building refers to the building labelled that specific number on the Plans. As indicated on the Plans, *principal buildings* are identified as Building #1, #2, #3, and #4:

- (a) Maximum *height* of buildings, and property line setbacks follows:
 - (i) Maximum height = 16.3 metres (53.48 feet) geodetic
 - (ii) Setback from front (south) lot line = 0.0 metres (0.0 feet)
 - (iii) Setback from rear (north) lot line = 0.305 metres (1.0 feet)
 - (iv) Setback from interior (east) lot line = 0.0 metres (0.0 feet)
 - (v) Setback from interior (west) lot line = 0.0 metres (0.0 feet)

5. Parking and Loading

Parking and Loading shall be provided in accordance with Section 402 and additionally as follows:

- (a) one (1) enclosed parking space for a total of ten (10), including one (1) handicap parking space shall be provided for each *dwelling unit* as shown on the plans; and
- (b) One (1) commercial parking will be provided, as shown in the plans.

6. General

Drawings attached hereto prepared by David Danyluck Architect and on file with the City of White Rock as shown on the attached plans; and for the purposes of this zone are referred to as “the Plans”.

Development in this zone shall generally conform to the Plans.

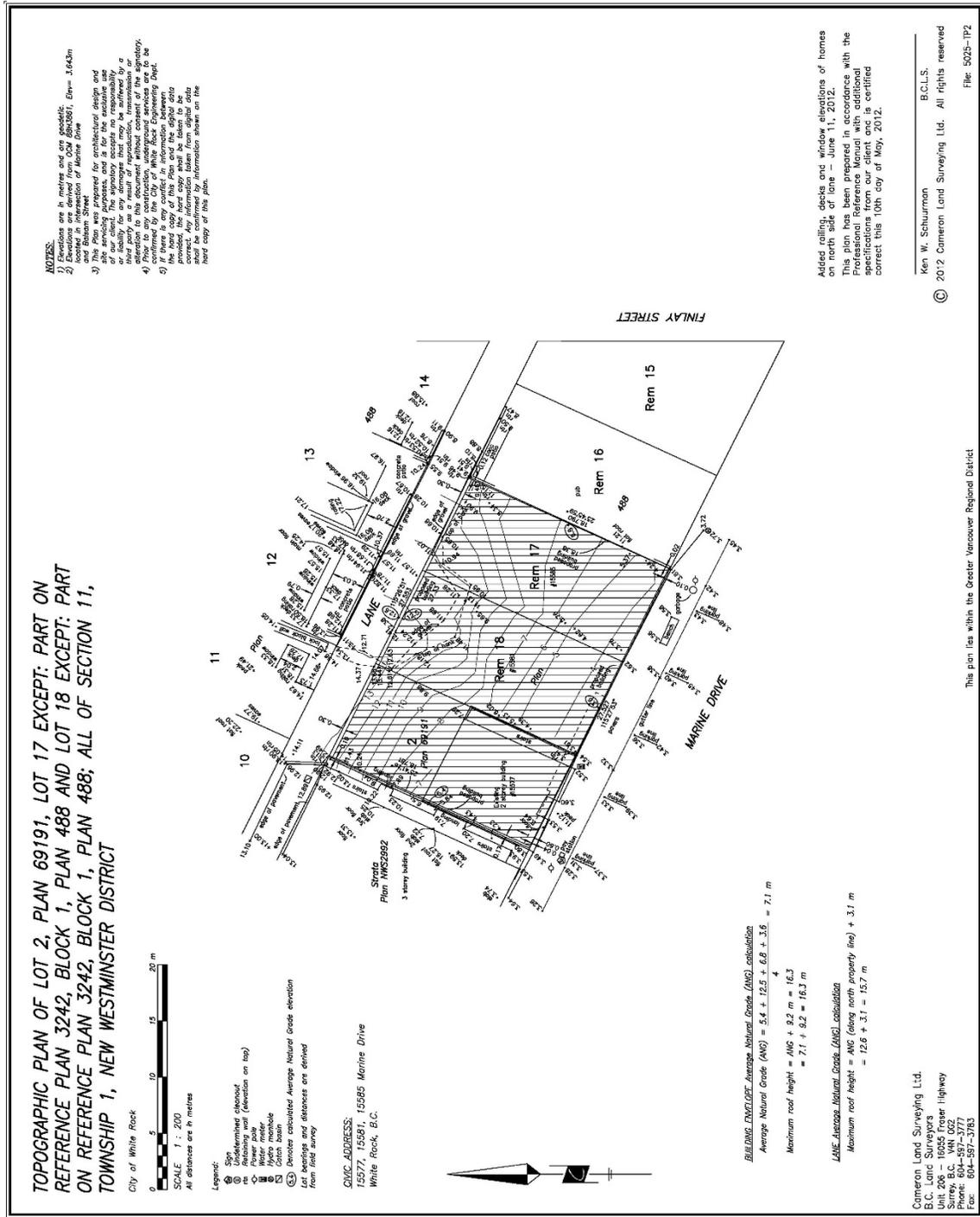
The Plans

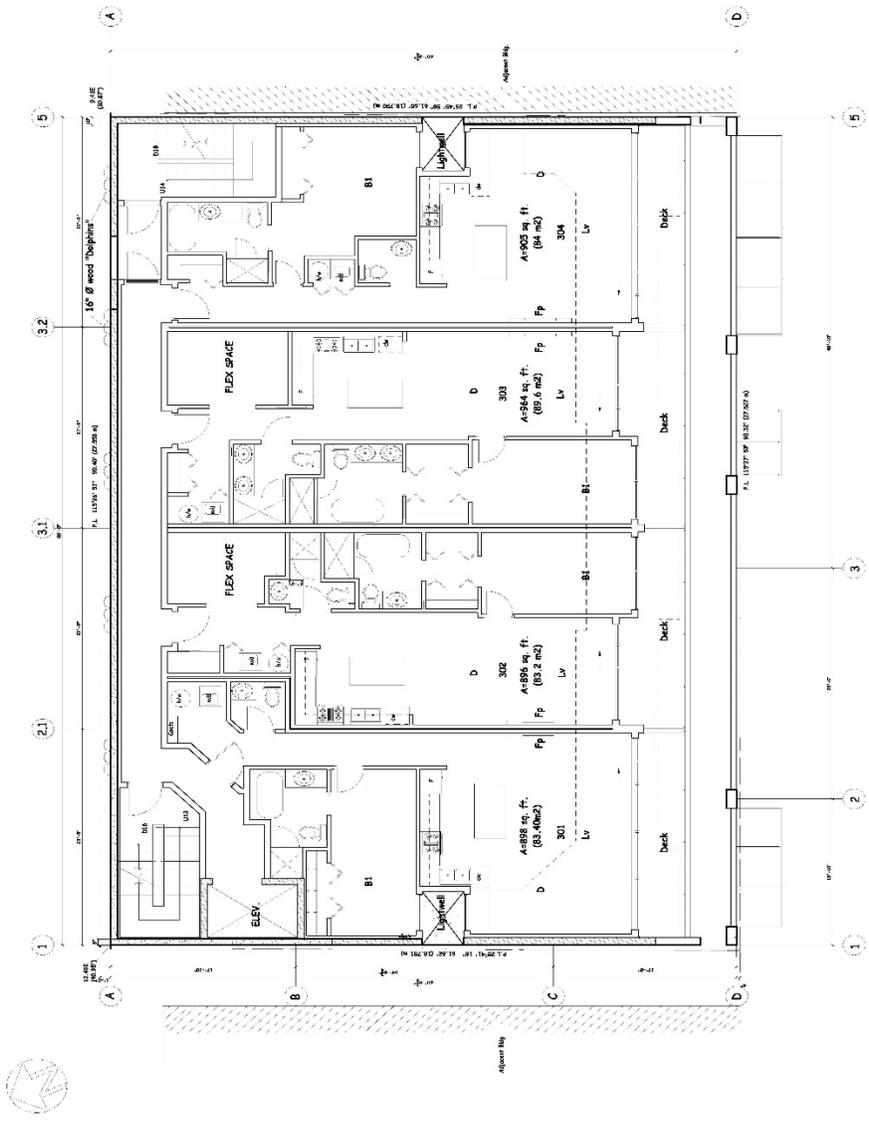


David Danyluck Architect, MAIBC
604 530 0978

Waves at White Rock

Site Plan





David Gumpack Architect	
NO. 5	DATE 5/20/24
NO. 3	PROJECT 301-303
NO. 0	SCALE 1/8" = 1'-0"
NO. 7	DATE 5/20/24
NO. 8	DATE 5/20/24
1. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO FACE UNLESS INDICATED OTHERWISE. 2. ALL DIMENSIONS ARE TO FACE UNLESS INDICATED OTHERWISE. 3. ALL DIMENSIONS ARE TO FACE UNLESS INDICATED OTHERWISE. 4. ALL DIMENSIONS ARE TO FACE UNLESS INDICATED OTHERWISE. 5. ALL DIMENSIONS ARE TO FACE UNLESS INDICATED OTHERWISE. 6. ALL DIMENSIONS ARE TO FACE UNLESS INDICATED OTHERWISE. 7. ALL DIMENSIONS ARE TO FACE UNLESS INDICATED OTHERWISE. 8. ALL DIMENSIONS ARE TO FACE UNLESS INDICATED OTHERWISE.	
PROJECT: 301-303 PREPARED BY: DAVID GUMPACK ARCHITECT DATE: 5/20/24 SHEET: DP5	

7.37 CD-37 COMPREHENSIVE DEVELOPMENT ZONE (application deferred)

7.38 CD-38 COMPREHENSIVE DEVELOPMENT ZONE (open for use)

7.39 CD-39 COMPREHENSIVE DEVELOPMENT ZONE (14310 Marine Drive)

INTENT

The intent of this zone is to accommodate the subdivision of the subject properties in order to create two single family lots on smaller, irregular lot sizes.

1. Permitted Uses:

- 1) a *one-unit residential use* in conjunction with not more than one (1) of the following accessory uses:
 - (a) an *accessory child care centre* in accordance with the provisions of Section 5.1.
 - (b) an *accessory boarding use* in accordance with the provisions of Section 5.4.
 - (c) an *accessory registered secondary suite* in accordance with the provisions of Section 5.5.
 - (d) an *accessory coach house* in accordance with the provisions of Section 5.6.
 - (e) an *accessory bed and breakfast use* in accordance with the provisions of Section 5.7.
 - (f) an *accessory vacation rental* in accordance with the provisions of Section 5.8.
- 2) an *accessory home occupation* in conjunction with a *one-unit residential use* and in accordance with the provisions of Section 5.3;
- 3) a *care facility* in accordance with the provisions of Section 5.1.

2. Lot Size:

- 1) The minimum *lot width*, *lot depth* and *lot area* in the CD-39 zone are as follows:

Lot width	16.0m (52.5ft)
Lot depth	20.5m (67.25ft)
Lot area	330.0m ² (3,552.1ft ²)

3. Lot Coverage:

- 1) The maximum *lot coverage* in the CD-39 zone is 65%.

4. Floor Area:

- 1) Maximum *residential gross floor area* shall not exceed:
 - (a) 0.3 times the lot area where two (2) levels of basement are constructed; or
 - (b) 0.6 times the lot area where one (1) level of basement is constructed.

5. Building Heights:

- 1) *principal buildings* shall not exceed a *height* of 7.7 metres (25.26 feet) from Average Natural Grade.

2) *ancillary buildings* and structures shall not exceed a *height* of 4.0m (13.12ft) from Average Natural Grade..

6. Minimum Setback Requirements:

1) *principal buildings* and *ancillary buildings* and *structures* in the CD-39 zone shall be sited in accordance with the following minimum *setback* requirements:

Setback	Principal Building	Ancillary Buildings and Structures
Front lot line	1.2m (4.0ft)	Not permitted
Rear lot line	3.05m (10.0ft)	1.2m (3.94ft)
Interior side lot line	1.5m (4.92ft)	1.2m (3.94ft)

7. Ancillary Buildings and Structures:

1) Except as otherwise provided in Section 4.14 and in addition to the provisions of sub-sections 5. 2) and 6. 1) above, the following also applies:

- (a) there shall be not more than one *ancillary building* per *lot*.
- (b) *ancillary buildings and structures* shall not be located in any required *front yard* area.

8. General:

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

The Plans: Rendering



VIEW FROM THE NORTHEAST



VIEW FROM THE NORTHWEST



VIEW FROM THE SOUTHWEST



VIEW FROM THE SOUTHEAST



A0.0
SCALE: NTS
JAN 15 13

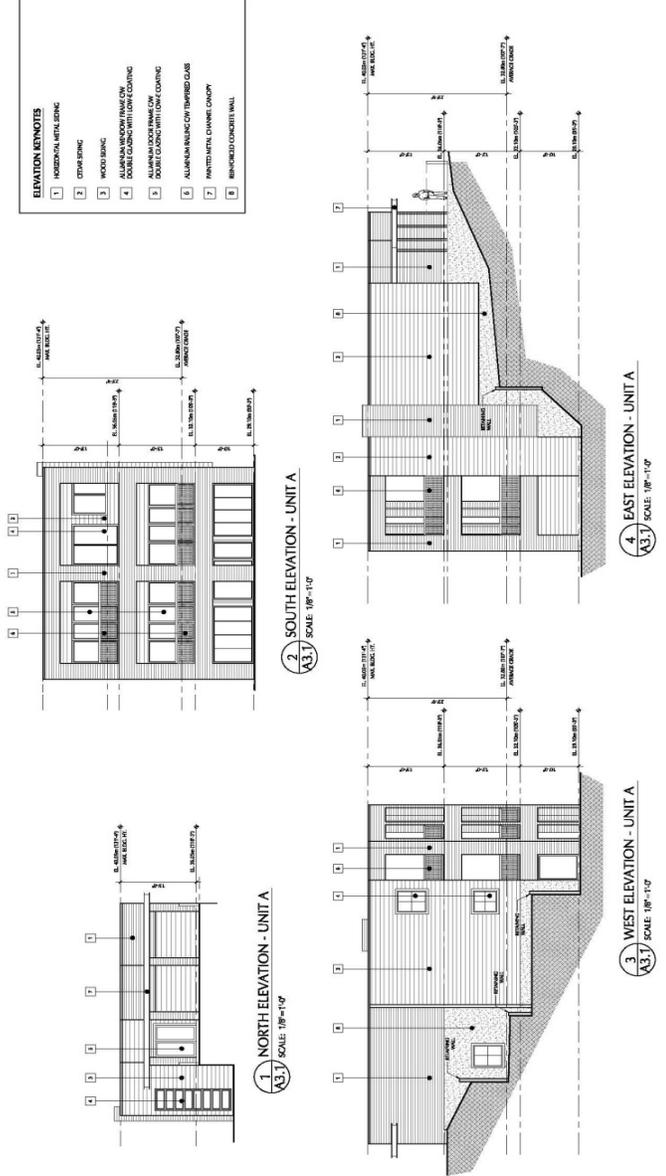
1212 PERSPECTIVE VIEWS
14310 MARINE DRIVE, WHITE ROCK, SURREY B.C.

PROP. SUBDIVISION OF LOT 'F', PLAN 21895



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

Plans: Elevations of Unit A



A3.1
JAN 15 13

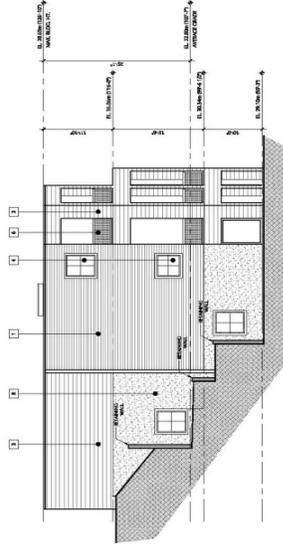
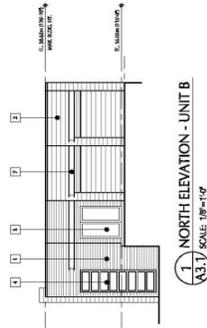
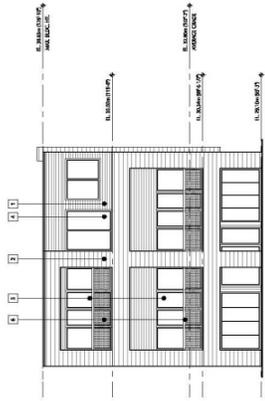
ELEVATIONS 1212
SCALE: 1/8"=1'-0"

14310 MARINE DRIVE, WHITE ROCK, SURREY B.C.

PROPOSED SUBDIVISION OF LOT 'F', PLAN 21895
Ankenman Associates Architects Inc.
12321 Beecher St., Crescent Beach, BC V1A 3A7 604.536.1600

Plans: Elevations of Unit B

ELEVATION KEYNOTES	
1	HORIZONTAL METAL SLATING
2	CLADDING
3	WOOD SLATING
4	ALUMINUM WINDOW FRAME WITH DOUBLE GLAZING WITH LOW EMISSION COATING
5	ALUMINUM DOOR FRAME WITH DOUBLE GLAZING WITH LOW EMISSION COATING
6	ALUMINUM FINANCING FRAME CASE
7	PAINTED METAL CLADDING CANOPY
8	REINFORCED CONCRETE WALL



A3.2

JAN 15 13

ELEVATIONS 1212

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

PROPOSED SUBDIVISION OF LOT 'F', PLAN 21895

14310 MARINE DRIVE, WHITE ROCK, SURREY B.C.



Ankenman Associates Architects Inc.

12221 Beecher St., Crescent Beach, BC V4A 3A7 604.536.1600

7.40 CD-40 COMPREHENSIVE DEVELOPMENT ZONE (1330 – 46 Foster Street)

INTENT

The intent of this zone is to accommodate the development of a fourteen (14) unit residential townhouse complex on a site of approximately 0.18 hectares (0.44 acres)

1. Permitted Uses:

In the CD-40 Zone the following uses are permitted and all other uses are prohibited:

- (a) A multi-unit residential use in the form of a *townhouse* in one or more *principal buildings*
- (b) An *accessory home occupation* use subject to the provisions of section 5.3

2. Number of Dwelling Units / Gross Floor Areas / Lot Coverage:

The maximum number of *dwelling units* and *lot coverage* of *buildings* and *structures* shall be in accordance with the following:

- (a) Maximum No. of *dwelling units* = fourteen (14)
- (b) Maximum Lot Coverage = 47.5%

3. Regulations for Size, Shape, and Siting of Buildings and Structures:

Reference to a Building refers to the building labeled that specific number on the Plans. As indicated on the Plans, *principal buildings* are identified as Building #1 and #2:

- (a) Maximum *height* of buildings (from *average natural grade*), and property line setbacks follows:
 - (i) Maximum height of building #1 = 10.07m (33.04ft)
 - (ii) Maximum height of building #2 = 12.66m (41.58ft)
 - (iii) Setback from front (west) lot line = 6.0m (19.6ft)
 - (iv) Setback from rear (east) lot line = 5.8m (19.0ft)
 - (v) Setback from interior (north) lot line = 3.43m (11.3ft)
 - (vi) Setback from interior (south) lot line = 2.13m (7.0ft)
- (b) Maximum projections into the above property line setback requirements be as outlined in the attached drawings in addition to sub-section 4.14, including:
 - (i) An open deck or balcony which may extend not more than 2.1 metres (6.9 feet) into a front or rear yard setback.

4. Parking and Loading:

Parking and Loading shall be provided in accordance with the following in addition to the provisions of Sections 4.14 and 4.15:

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

5. Drawings:

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

Development in this zone shall generally conform to the Plans.

The Plans



7.41 CD-41 COMPREHENSIVE DEVELOPMENT ZONE (1467 – 1519 Vidal Street)

INTENT

The intent of this zone is to accommodate the development of a 109 unit, 12-storey multi-unit residential complex on a site of approximately 0.4848 ha (1.198 ac) on Vidal Street.

1. Permitted Uses

In the CD-41 Zone the following uses are permitted and all other uses are prohibited:

- (a) A *multi-unit residential use* in the form of *apartment* or *townhouse*
- (b) An *accessory home occupation* use subject to the provisions of section 5.3.

2. Number of Dwelling Units / Gross Floor Areas

The maximum number of *dwelling units* and *gross floor area* of *buildings* and *structures* shall be in accordance with the following:

- (a) Maximum number of *dwelling units* = one hundred and nine (109)
- (b) Maximum number of townhouse units = twelve (12)
- (c) Maximum number of apartment units = ninety-seven (97)
- (d) Maximum *residential floor area* = 11,037.8m² (118,810ft²)
- (e) Maximum *gross floor area* = 13,750m² (148,000ft²)

3. Regulations for Height and Siting of Buildings and Structures

Maximum building height = 37.04m (121.52ft) measured to a maximum height of 141.35m (463.75ft) geodetic up from a starting point of 104.31m (342.2ft) geodetic elevation.

4. Parking and Loading

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

- (a) Twenty-four (24) parking spaces shall be provided to serve the 12 townhouse units at a ratio of 2 spaces per townhouse unit;
- (b) One hundred and sixteen (116) parking spaces shall be provided to serve the 97 apartment units;
- (c) Not more than 40% of the parking spaces shall be small car spaces, and they shall be clearly marked as “small car only”.
- (d) Twenty-nine (29) visitor parking spaces shall be provided to the residential complex and they shall be clearly marked as “visitor parking”.
- (e) A minimum of two (2) parking spaces shall be provided for disabled persons parking and shall be clearly marked as per BC Building Code requirements.
- (f) A minimum of one (1) on-site loading space shall be provided.

5. General

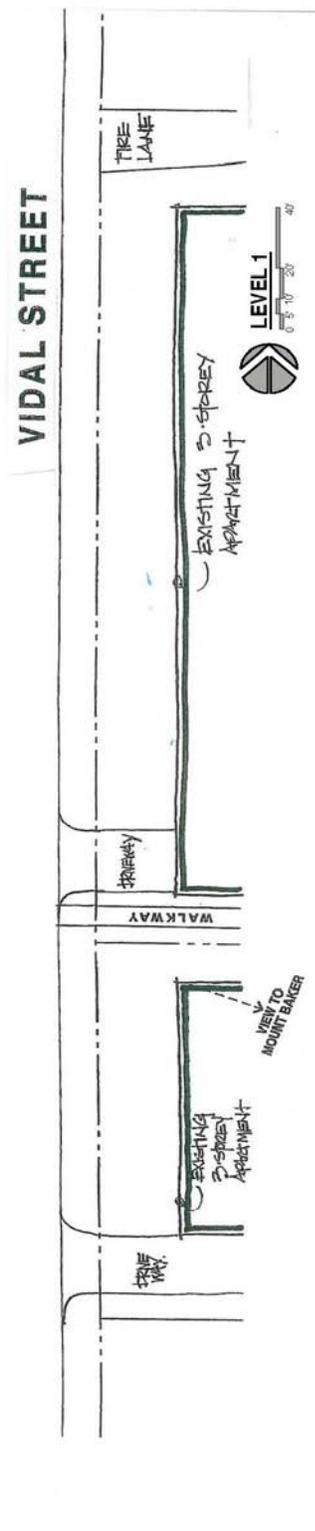
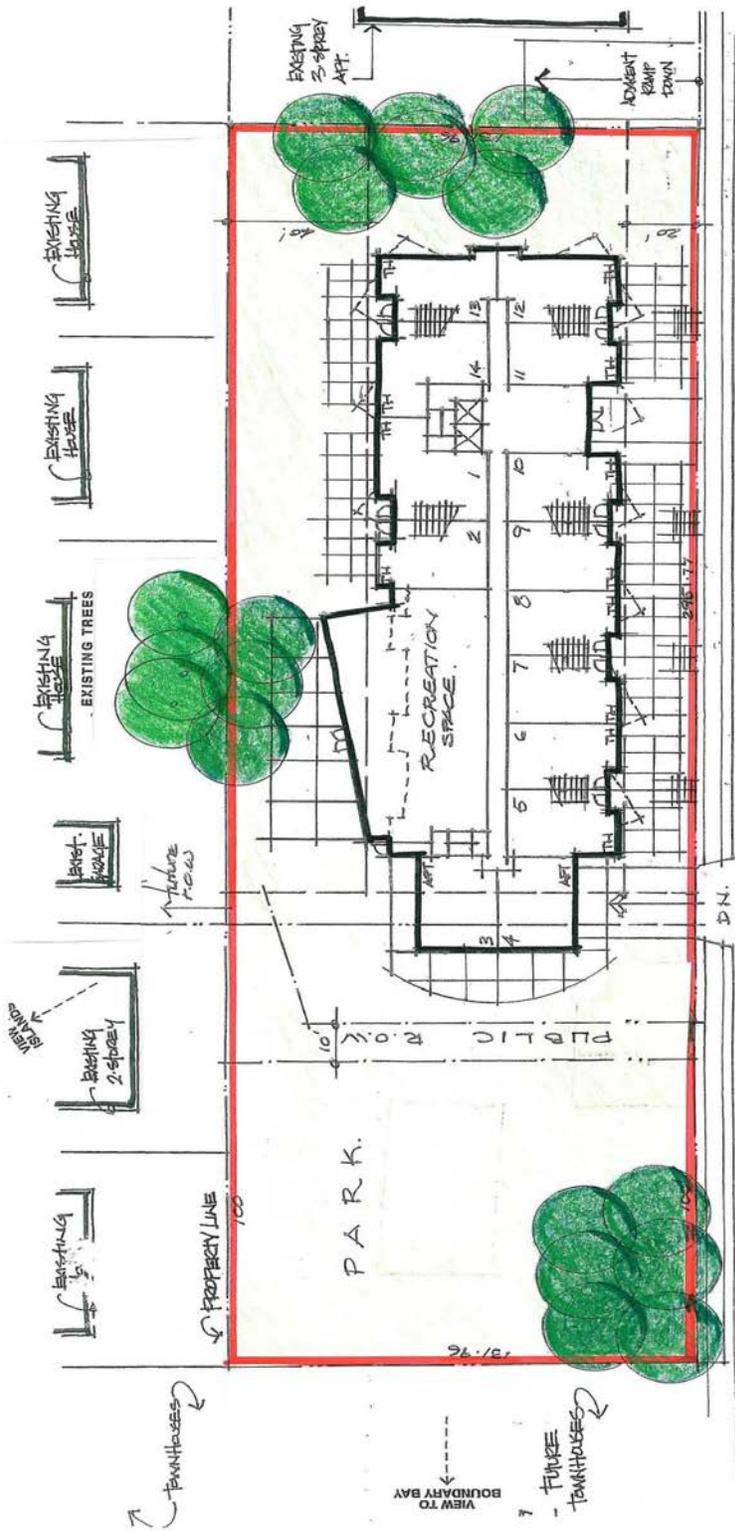
Drawings attached hereto and on file with the City of White Rock as shown on the attached plans and for the purposes of this zone are referred to as “the Plans”. Development in this zone shall generally conform to the Plans.

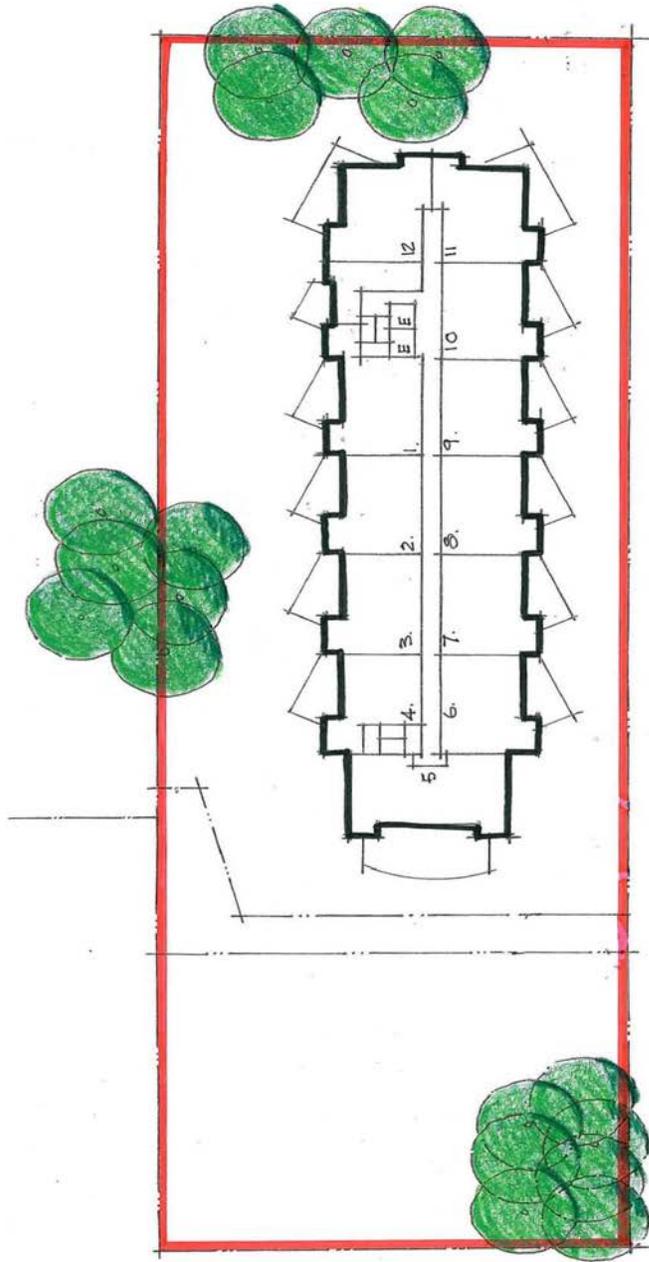
The Plans



BUILDING HEIGHT: 104.85'

EAST ELEVATION
0' 8' 10' 20' 40'

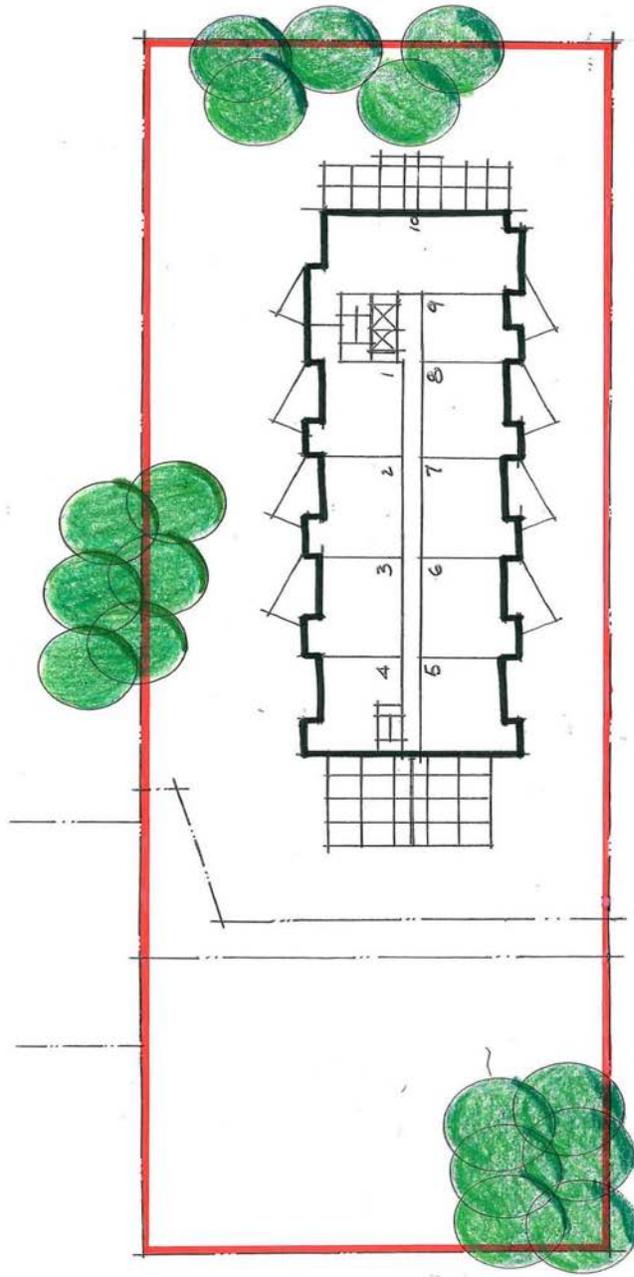


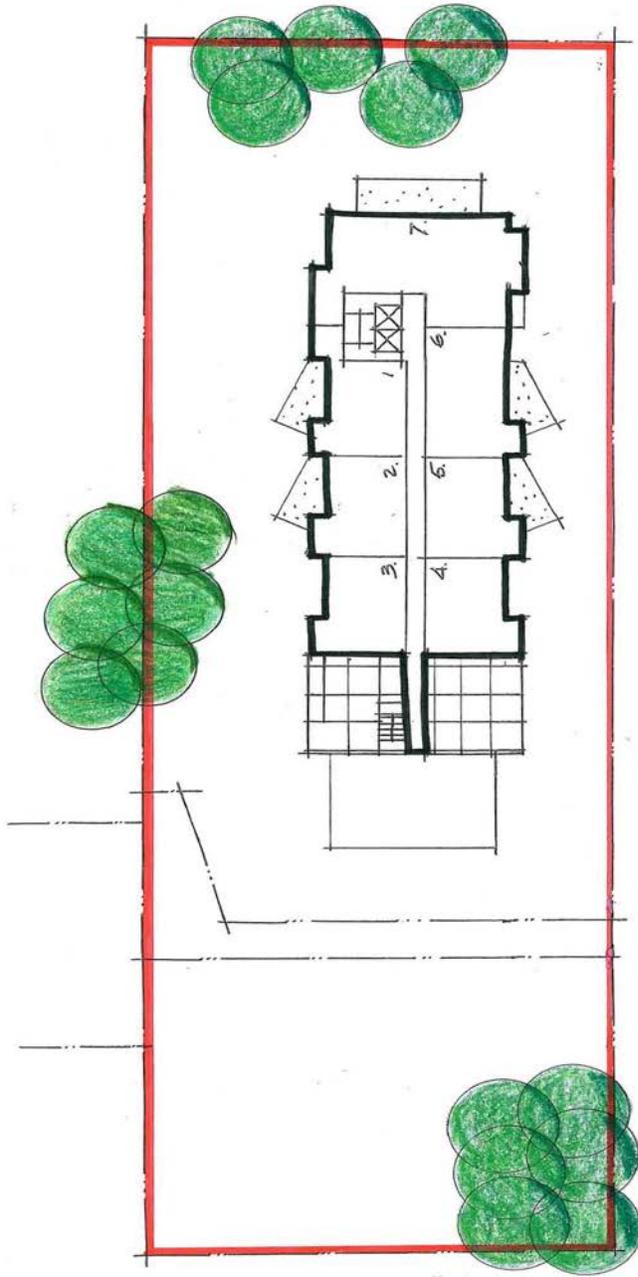


CRESSEY DEVELOPMENT GROUP
BINGHAM HILL ARCHITECTS

Rezoning Application
Vidal Street
City of White Rock BC

OCTOBER 1, 2012



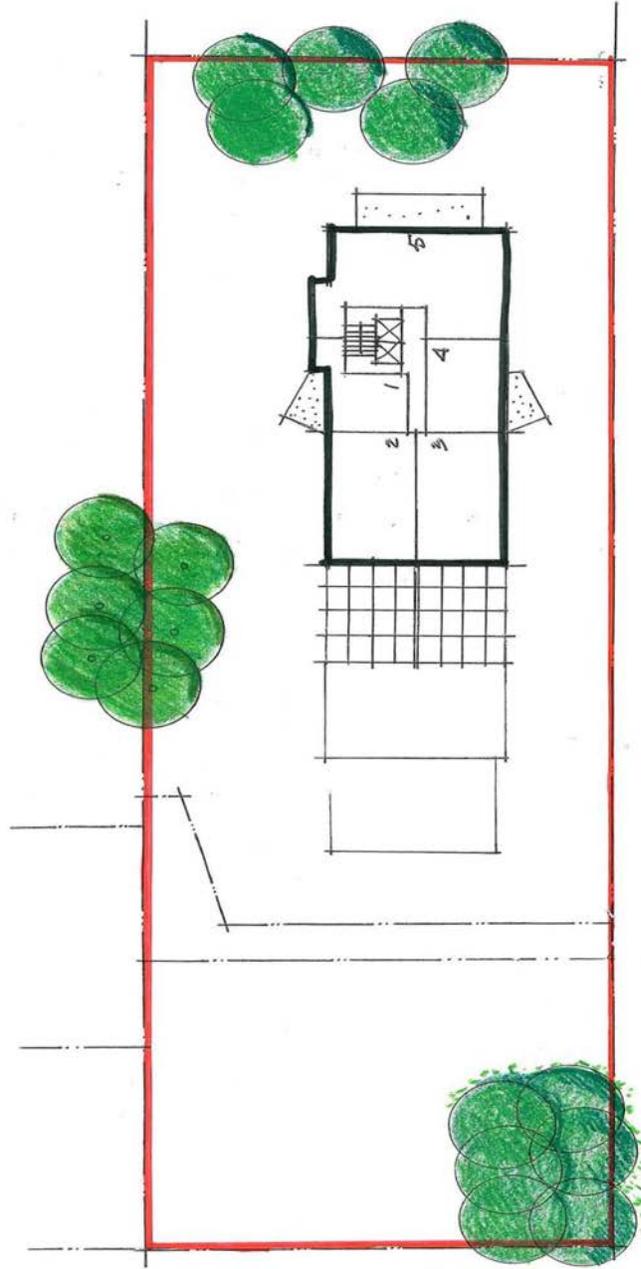


CRESSEY DEVELOPMENT GROUP
 BINGHAM HILL ARCHITECTS

Rezoning Application
 Vidal Street
 City of White Rock BC

OCTOBER 1, 2012

12

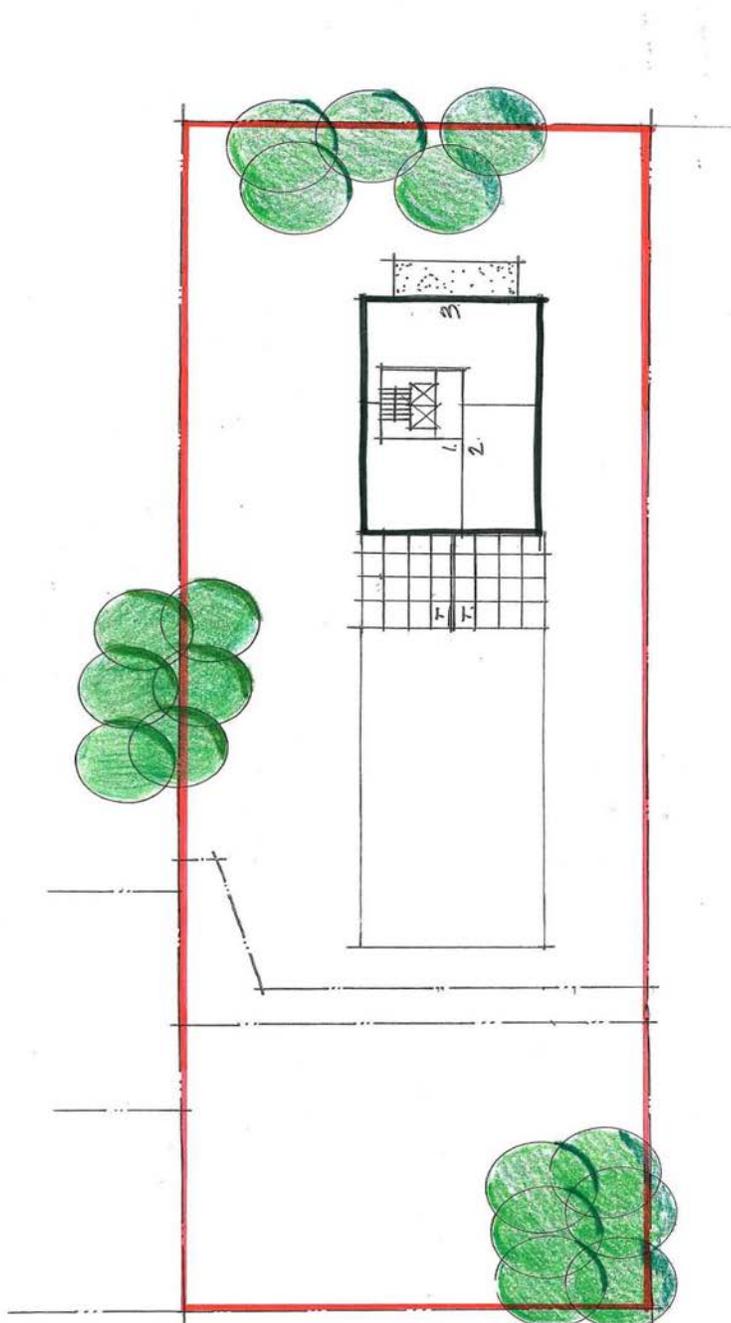


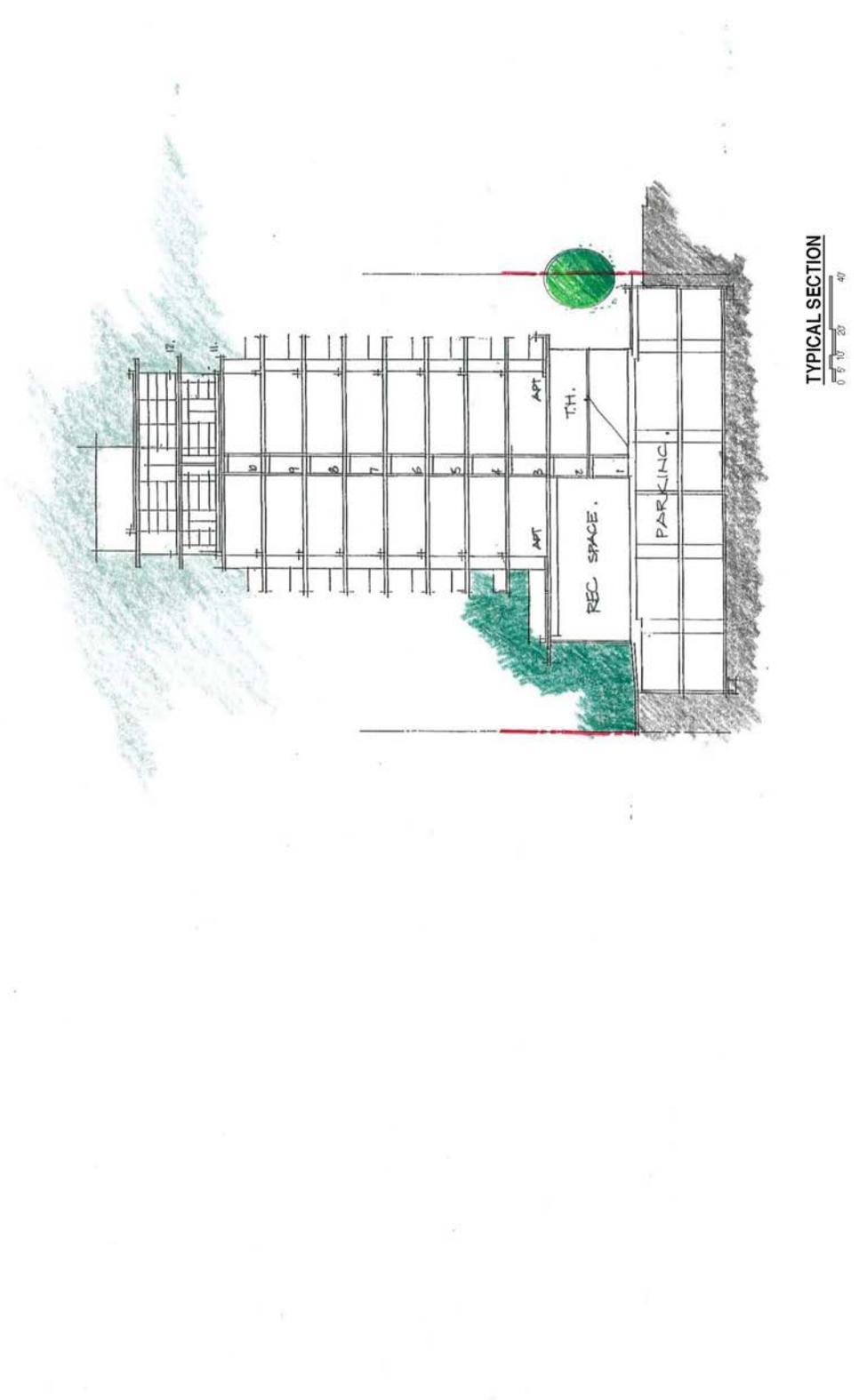
CRESSEY DEVELOPMENT GROUP
BINGHAM HILL ARCHITECTS

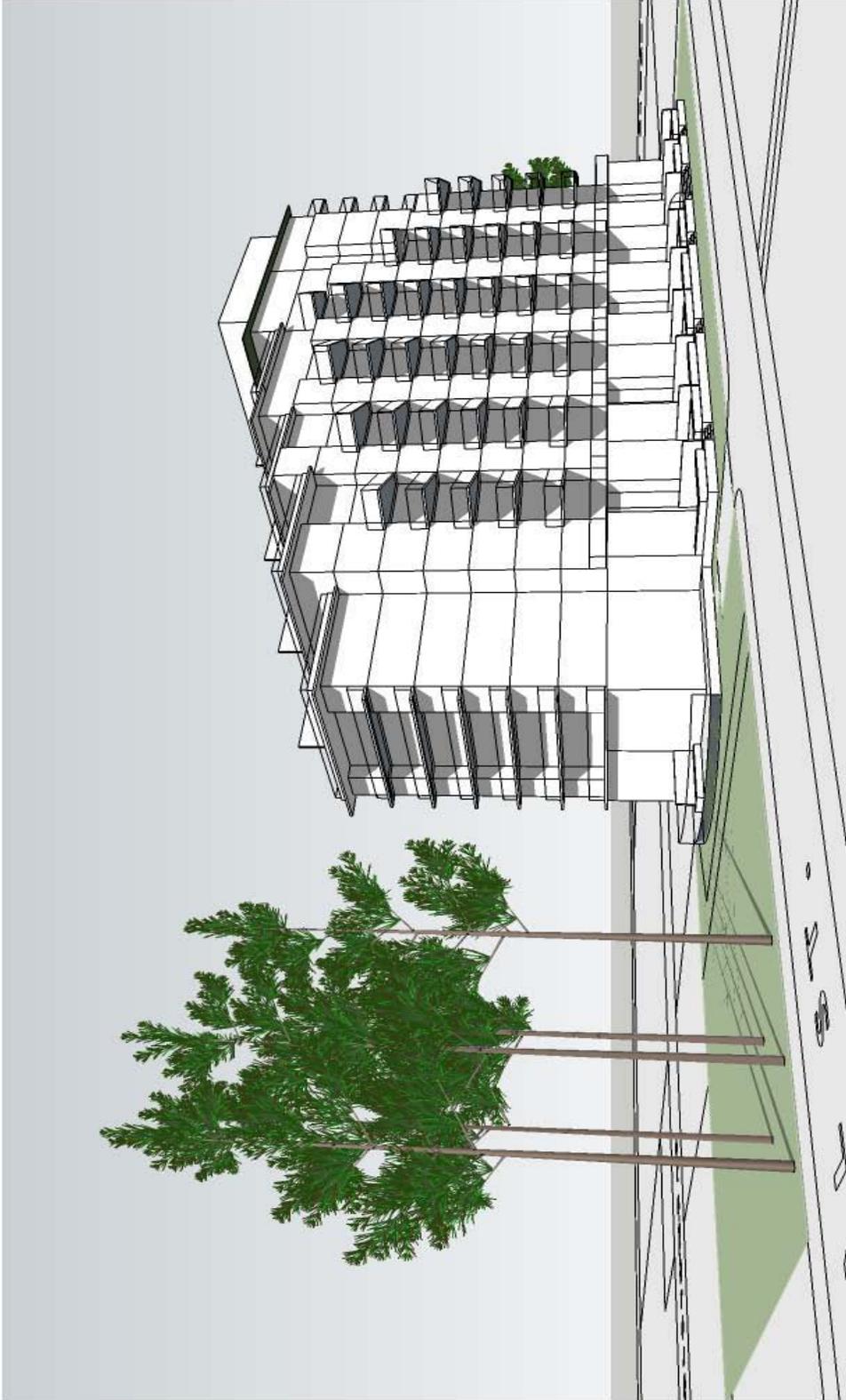
Rezoning Application
Vidal Street
City of White Rock BC

OCTOBER 1, 2012

13







STREET VIEW FROM SOUTHEAST

7.46 CD-46 COMPREHENSIVE DEVELOPMENT ZONE

INTENT

The intent of this zone is to accommodate a 121-unit residential development on a site of approximately 7,090 square metres (1.75 acres) in area.

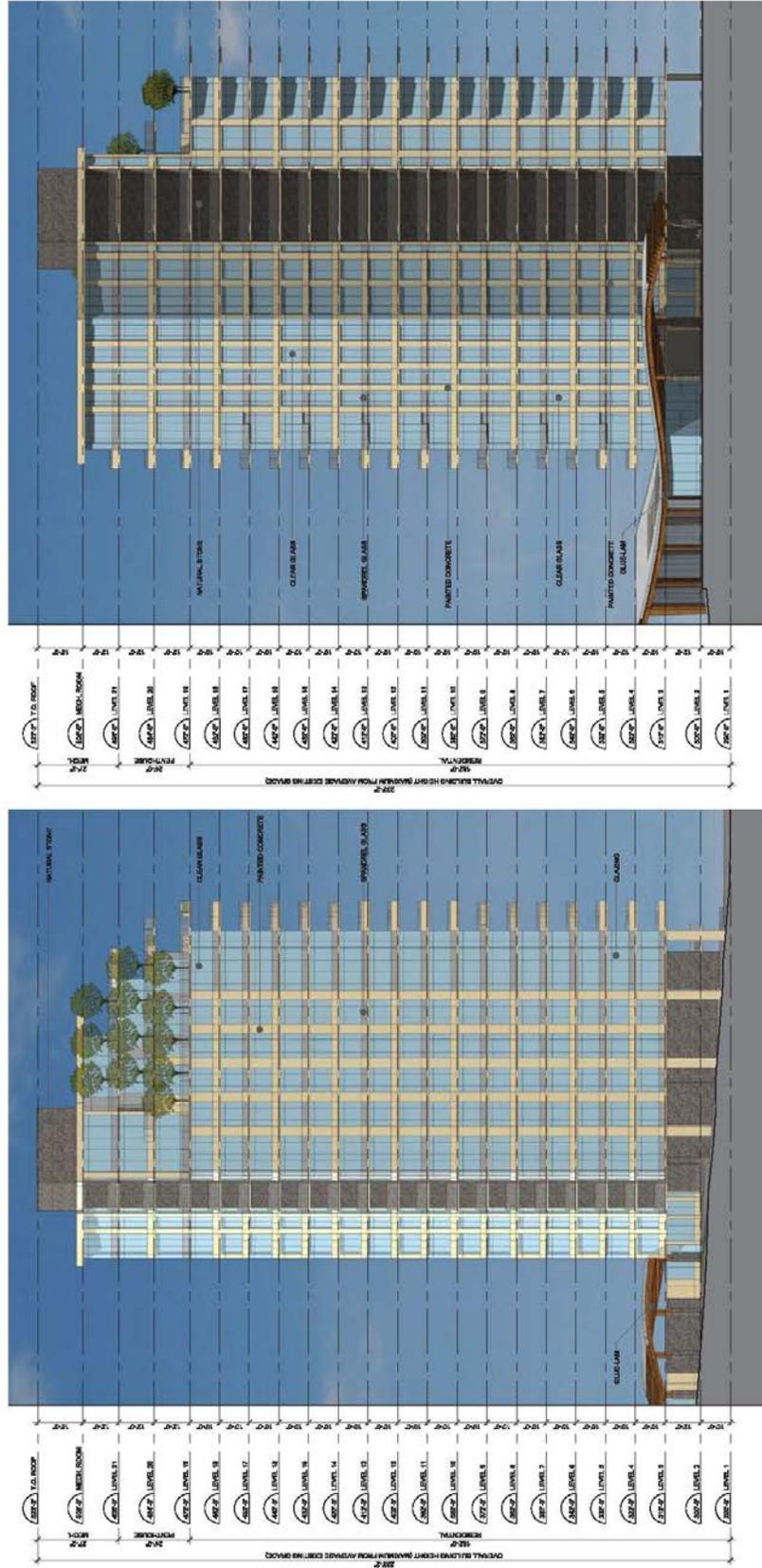
1. Permitted Uses:
 - (a) *multi-unit residential use*
 - (b) *accessory home occupation* use in accordance with the provisions of 5.3 and that does not involve clients directly accessing the *building*
2. Lot Coverage:
 - (a) Maximum *lot coverage* shall not exceed 36%
3. Density:
 - (a) Maximum *gross floor area* shall not exceed 32,522 square metres (350,060ft²)
 - (b) Maximum *residential floor area* shall not exceed 27,607 square metres (297,156ft²)
 - (c) Maximum number of *dwelling units* shall not exceed 121
4. Building Height:
 - (d) Tower A (shown on attached Plans) shall not exceed a *height* of 159.5 metres geodetic
 - (e) Tower B (shown on attached Plans) shall not exceed a *height* of 170.5 metres geodetic
 - (f) Section 4.13.4 does not apply to the CD-46 Zone
5. Siting Requirements:
 - (a) Minimum setbacks are as follows:

(i) Setback for buildings from front (west) lot line	= 14.8 metres
(ii) Setback for balconies from front (west) lot line	= 11.8 metres
(iii) Setback for buildings from rear (east) lot line	= 19.5 metres
(iv) Setback for buildings from north interior side lot line	= 6.1 metres
(v) Setback for slab extensions from north interior side lot line	= 3.9 metres
(vi) Setback for buildings from south interior side lot line	= 4.3 metres
(vii) Setback for balconies from south interior side lot line	= 1.2 metres
(viii) Setback for buildings from other interior side lot lines	= 3.0 metres
(ix) Setback for slab extensions from other interior side lot lines	= 0.3 metres
 - (b) Stair accesses to the underground parking shall be sited as shown on the attached Plans
6. Parking:

Parking shall be provided in accordance with Section 4.14, with a total minimum of four hundred (400) parking spaces to be provided as follows:

 - (d) A minimum of forty (40) visitor spaces are to be provided and marked as ‘visitor parking’

- (e) A minimum of three hundred and sixty (360) spaces shall be provided to serve the residential units
 - (f) A minimum of six (6) spaces shall be provided for disabled persons parking and shall be clearly marked as per BC Building Code requirements
7. Loading:
- (a) Two (2) loading zones shall be provided in accordance with Section 4.15
8. Bicycle Parking:
- (a) A minimum of one hundred and twenty-two (122) Class I bicycle parking spaces shall be provided, in accordance with Section 4.16
 - (b) A minimum of twenty-five (25) Class II bicycle parking spaces shall be provided, in accordance with Section 4.16
9. General:
- (a) Development in this zone shall substantially conform to the Plans prepared by Chris Dikeakos Architects Inc. and dated October 27, 2015, that are attached hereto and on file at the City of White Rock



EAST ELEVATION

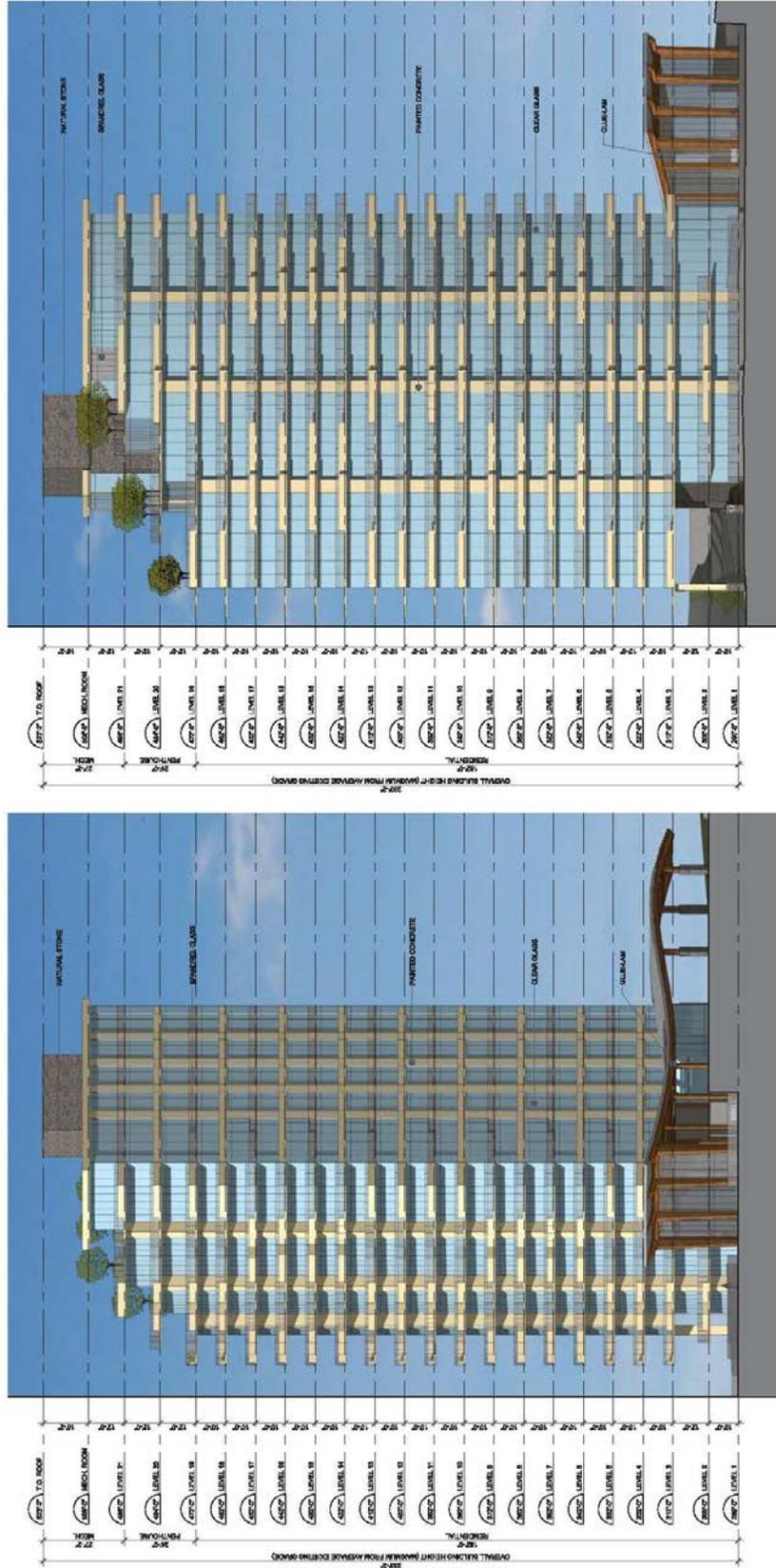
NORTH ELEVATION


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

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

Rezoning Re-submission
 October 27, 2015


A3.00
 DEVELOPMENT INC.



SOUTH ELEVATION

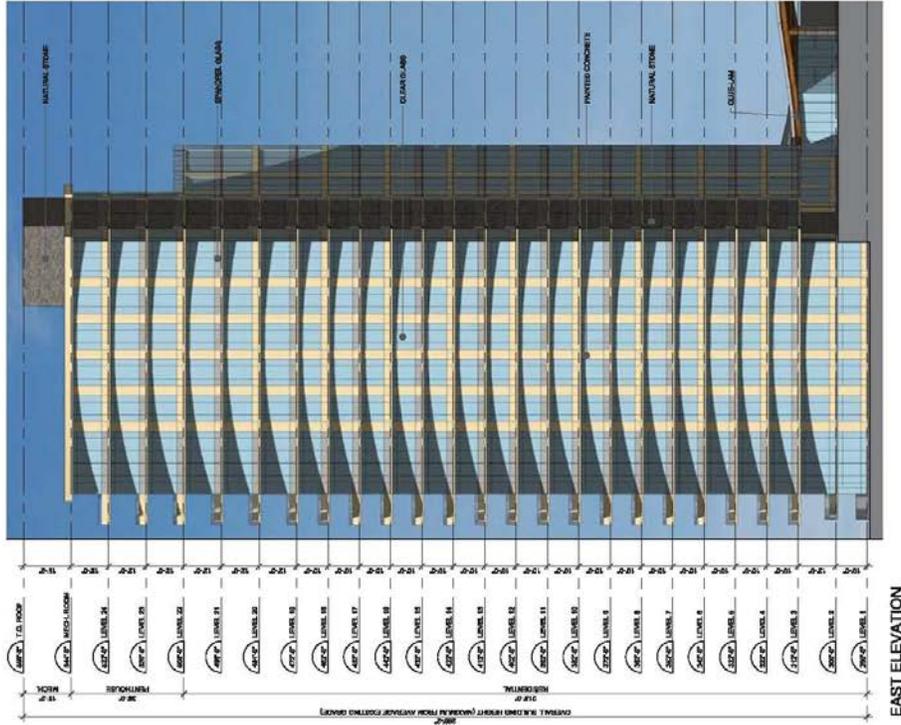
WEST ELEVATION


The Oxford
 1500 Oxtard Street, White Rock, BC
 Chris Dineen & Architects Inc.

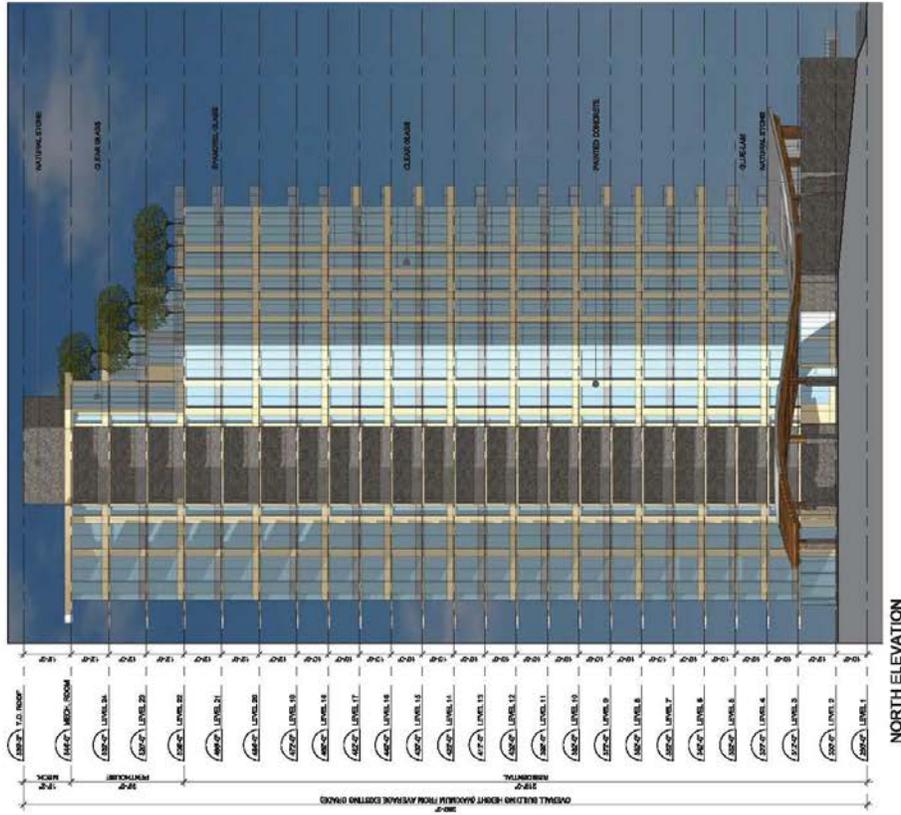
SOUTH & WEST ELEV. - TOWER A
 Scale: 1/32" = 1'-0"

Rezoning Re-submission
 October 27, 2015


A3.01



EAST ELEVATION



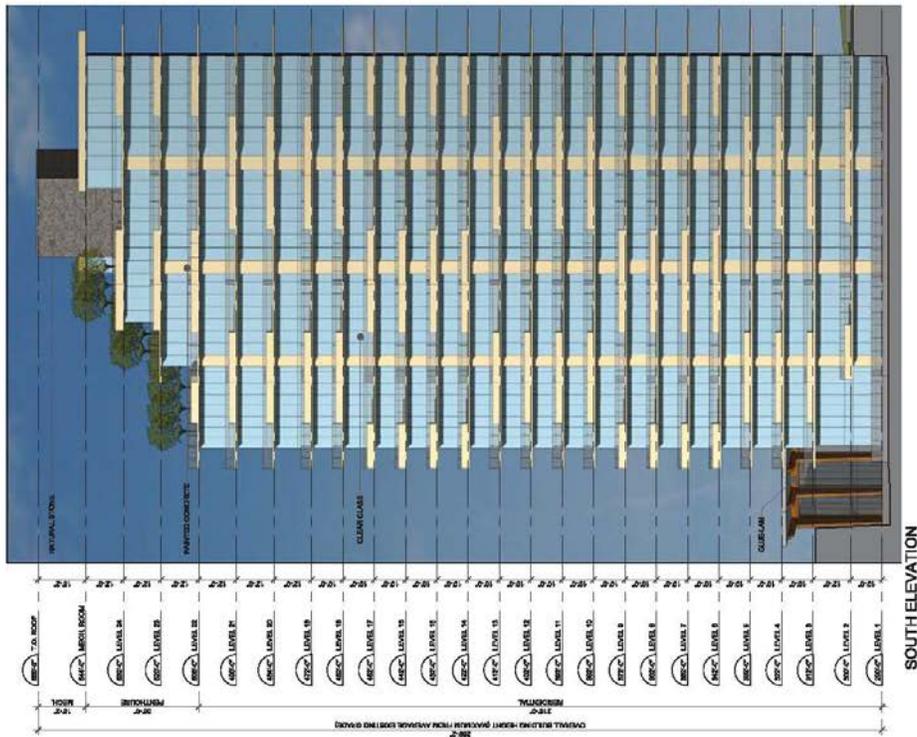
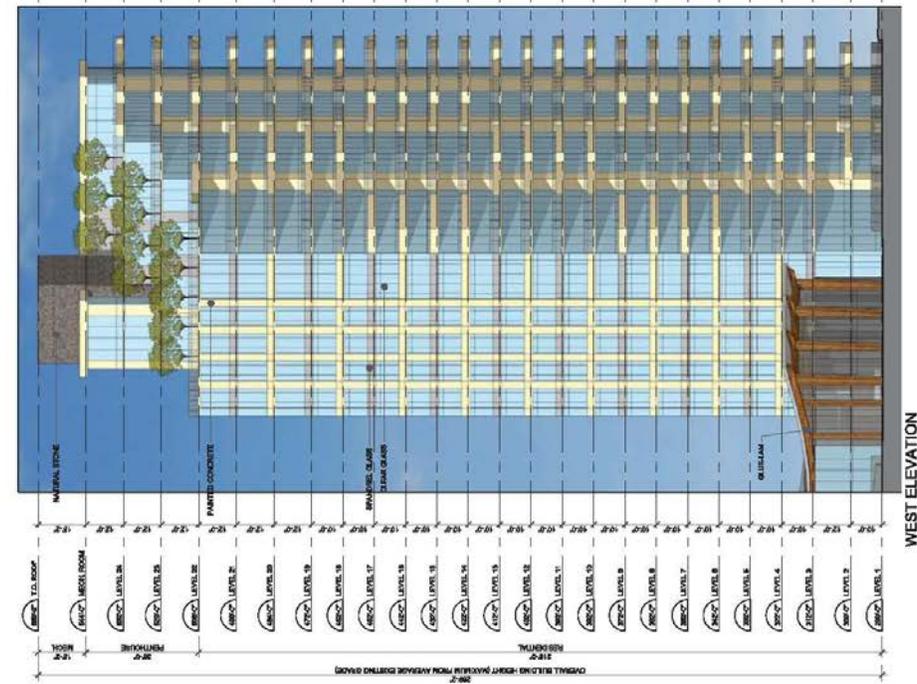
NORTH ELEVATION


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

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

Rezoning Re-submission
 October 27, 2015


A3.02




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

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

Rezoning Re-submission
 October 27, 2015


A3.03

7.48 CD-48 COMPREHENSIVE DEVELOPMENT ZONE (15611 Marine Drive)

INTENT

The intent of this zone is to accommodate a hotel with 39 suites above a lounge area on a site of approximately 5,567 square metres in area.

1. Permitted Uses:
 - (a) *hotel*
 - (b) *licenced establishments, including liquor primary, food primary, agent store, u-brew and u-vin*
 - (c) *retail service group 1 uses;*
2. Lot Coverage:
 - (a) Maximum *lot coverage* shall not exceed 93%
3. Density:
 - (d) Maximum *gross floor area* shall not exceed 5,567 square metres (59,922 square feet)
4. Building Height:
 - (g) *Principal buildings* shall not exceed a *height* of 19.1 metres geodetic
5. Siting Requirements:
 - (c) Minimum setbacks are as follows:

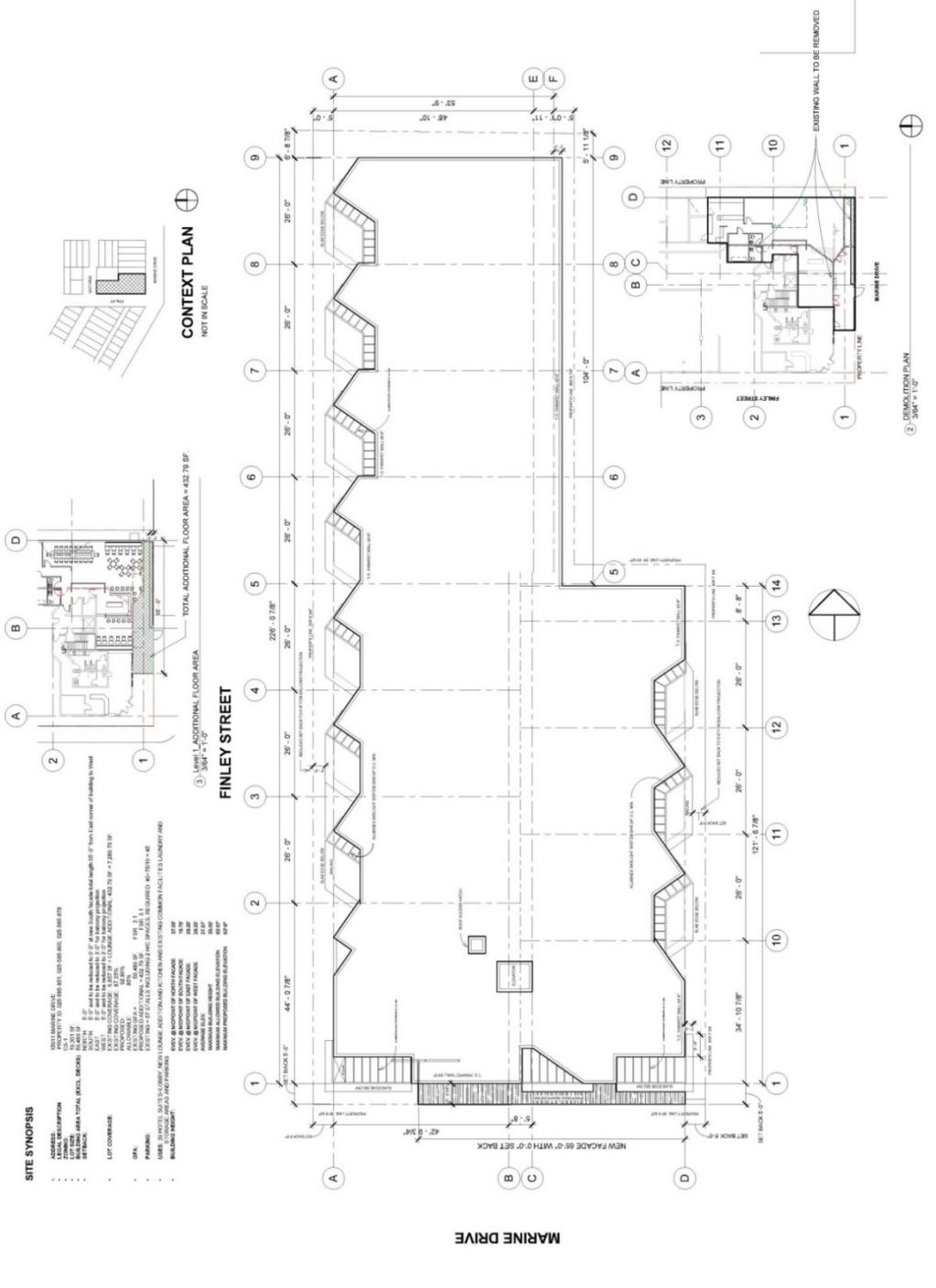
(i) Setback from front (north) lot line	= 1.8 metres
(ii) Setback from rear (south) lot line	= 0.0 metres
(iii) Setback from exterior (west) side lot line	= 1.5 metres
(iv) Setback from interior (east) side lot lines	= 0.9 metres
 - (d) Notwithstanding the above, *balconies* and roof overhangs may extend to within 0.9 metres of an exterior (west) side lot line.
6. Parking:
 - (a) A minimum of 57 parking spaces shall be provided
7. General:
 - (a) Development in this zone shall conform to the Plans (last revision date August 15, 2014) prepared by Paul Rust, Architect, that are attached hereto and on file at the City of White Rock

ARCHITECT
 19579
 5TH AVENUE
 SURREY BC V3S 8R9
 PHONE 604-531-7855
 FAX 604-538-4500
paul rust
 MABC MPAC

REV.	DATE	DESCRIPTION
1	2014.03.10	ISSUED FOR PERMIT
2	2014.03.10	ISSUED FOR PERMIT
3	2014.03.10	ISSUED FOR PERMIT
4	2014.03.10	ISSUED FOR PERMIT
5	2014.03.10	ISSUED FOR PERMIT
6	2014.03.10	ISSUED FOR PERMIT
7	2014.03.10	ISSUED FOR PERMIT
8	2014.03.10	ISSUED FOR PERMIT
9	2014.03.10	ISSUED FOR PERMIT
10	2014.03.10	ISSUED FOR PERMIT
11	2014.03.10	ISSUED FOR PERMIT
12	2014.03.10	ISSUED FOR PERMIT
13	2014.03.10	ISSUED FOR PERMIT
14	2014.03.10	ISSUED FOR PERMIT

OCEAN PROMENADE
 ALL SUITE HOTEL
 19511 MARINE DR, WHITE ROCK BC V4B 1E1

Project	OCEAN LOUNGE
Site Name	SITE PLAN
Drawn	2014.03
Check	2014.03
Scale	AS SHOWN
Sheet	A100
File Name	A100.dwg



SITE SYNOPSIS

- **ADDRESS:** 19511 MARINE DRIVE, WHITE ROCK BC V4B 1E1
- **LOT AREA:** 121,311 SF
- **LOT COVERAGE:** 40%
- **SETBACKS:** 10' FRONT, 10' SIDE, 10' REAR
- **MAXIMUM BUILDING HEIGHT:** 35' 0"
- **MAXIMUM BUILDING FOOTPRINT:** 100,000 SF
- **MAXIMUM BUILDING VOLUME:** 3,500,000 CU FT
- **MAXIMUM BUILDING FLOOR AREA:** 100,000 SF
- **MAXIMUM BUILDING FLOOR AREA PER LOT:** 82.4%
- **MAXIMUM BUILDING FLOOR AREA PER SQUARE FOOT OF LOT:** 0.824
- **MAXIMUM BUILDING FLOOR AREA PER SQUARE FOOT OF LOT (WITH 0' SETBACK):** 0.824
- **MAXIMUM BUILDING FLOOR AREA PER SQUARE FOOT OF LOT (WITH 5' SETBACK):** 0.824
- **MAXIMUM BUILDING FLOOR AREA PER SQUARE FOOT OF LOT (WITH 10' SETBACK):** 0.824
- **MAXIMUM BUILDING FLOOR AREA PER SQUARE FOOT OF LOT (WITH 15' SETBACK):** 0.824
- **MAXIMUM BUILDING FLOOR AREA PER SQUARE FOOT OF LOT (WITH 20' SETBACK):** 0.824
- **MAXIMUM BUILDING FLOOR AREA PER SQUARE FOOT OF LOT (WITH 25' SETBACK):** 0.824
- **MAXIMUM BUILDING FLOOR AREA PER SQUARE FOOT OF LOT (WITH 30' SETBACK):** 0.824
- **MAXIMUM BUILDING FLOOR AREA PER SQUARE FOOT OF LOT (WITH 35' SETBACK):** 0.824
- **MAXIMUM BUILDING FLOOR AREA PER SQUARE FOOT OF LOT (WITH 40' SETBACK):** 0.824
- **MAXIMUM BUILDING FLOOR AREA PER SQUARE FOOT OF LOT (WITH 45' SETBACK):** 0.824
- **MAXIMUM BUILDING FLOOR AREA PER SQUARE FOOT OF LOT (WITH 50' SETBACK):** 0.824
- **MAXIMUM BUILDING FLOOR AREA PER SQUARE FOOT OF LOT (WITH 55' SETBACK):** 0.824
- **MAXIMUM BUILDING FLOOR AREA PER SQUARE FOOT OF LOT (WITH 60' SETBACK):** 0.824
- **MAXIMUM BUILDING FLOOR AREA PER SQUARE FOOT OF LOT (WITH 65' SETBACK):** 0.824
- **MAXIMUM BUILDING FLOOR AREA PER SQUARE FOOT OF LOT (WITH 70' SETBACK):** 0.824
- **MAXIMUM BUILDING FLOOR AREA PER SQUARE FOOT OF LOT (WITH 75' SETBACK):** 0.824
- **MAXIMUM BUILDING FLOOR AREA PER SQUARE FOOT OF LOT (WITH 80' SETBACK):** 0.824
- **MAXIMUM BUILDING FLOOR AREA PER SQUARE FOOT OF LOT (WITH 85' SETBACK):** 0.824
- **MAXIMUM BUILDING FLOOR AREA PER SQUARE FOOT OF LOT (WITH 90' SETBACK):** 0.824
- **MAXIMUM BUILDING FLOOR AREA PER SQUARE FOOT OF LOT (WITH 95' SETBACK):** 0.824
- **MAXIMUM BUILDING FLOOR AREA PER SQUARE FOOT OF LOT (WITH 100' SETBACK):** 0.824

7.51 CD-51 COMPREHENSIVE DEVELOPMENT ZONE

INTENT

The intent of this zone is to accommodate the development of a multi-unit residential development on a site of approximately 2,023.7 square metres in area.

1. Permitted Uses:

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

2. Lot Coverage:

- (e) Maximum *lot coverage* shall not exceed 38%

3. Density:

Maximum *gross floor area* shall not exceed 5,671.3 square metres (61,045.1 ft²), maximum *residential floor area* shall not exceed 4,431.3 square metres (46,729.5ft²), and the maximum number of *dwelling units* shall not exceed 25, comprised as follows:

- (a) **BASE DENSITY:** The maximum *gross floor area* shall not exceed 0.9 times the lot area, and the maximum number of dwelling units shall not exceed 12 units.
- (b) **ADDITIONAL (BONUS) DENSITY:** Where a contribution of \$350,000 has been provided to the Community Amenity Reserve Fund to assist with the provision of the amenities in the following table, the maximum *gross floor area* shall not exceed 5,671.3 square metres (61,045.1 ft²), the maximum *residential floor area* shall not exceed 4,431.3 square metres (46,729.5ft²), and the maximum number of *dwelling units* shall not exceed 25 units.

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

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

4. Building Height:

- (a) The building shall not exceed 118.6 metres geodetic, inclusive of the stair tower and elevator shaft.

5. Siting Requirements:

- (a) Minimum setbacks are as follows:
 - (i) Setback from front (south) lot line = 12.95 metres
 - (ii) Setback from rear (north) lot line = 6.71 metres
 - (iii) Setback from interior side (east) lot line = 7.15 metres
 - (iv) Setback from interior side (west) lot line = 6.16 metres
- (b) Notwithstanding the above, balconies and canopies may encroach by up to 2.99 metres into the required front (south) lot line setback, and balconies may encroach by up to 2.14 metres into the required rear (north) lot line setback.

6. Parking:

Parking shall be provided in accordance with Section 4.14, with a minimum total of sixty (60) parking spaces to be provided as follows:

- (a) A minimum of fifty (52) spaces shall be provided to serve the residential units, including a minimum of one (1) space for disabled persons clearly marked as per BC Building Code requirements
- (b) A minimum of eight (8) visitor spaces are to be provided and marked as ‘visitor,’ including a minimum of one (1) space for disabled persons clearly marked as per BC Building Code requirements

7. Loading:

- (a) One (1) loading zone shall be provided in accordance with Section 4.15

8. Bicycle Parking:

- (a) A minimum of twenty-five (25) Class I bicycle parking spaces shall be provided, in accordance with Section 4.16
- (b) A minimum of five (5) Class II bicycle parking spaces shall be provided, in accordance with Section 4.16

9. General:

- (a) Development in this zone that includes the additional (bonus) density referred to in Subsection 3(b) shall substantially conform to the elevations prepared by Ankenman Associates Architects Inc. dated February 7, 2017 and the site plan prepared by Ankenman Associates Architects Inc. dated February 7, 2017, that are attached hereto and on file at the City of White Rock.
- (b) Development in this zone that does not include the additional (bonus) density referred to in Sub-section 3(b) shall be required to obtain a new Major Development Permit.

SYNOPSIS

LEGAL DESCRIPTION
 LOTS 11 AND 12 SECTION 10, TOWNSHIP 1,
 NEW WESTMINSTER DISTRICT PLAN 19644
CIVIC ADDRESS
 14825 AND 14835 THRIFT AVE., WHITE ROCK, B.C.
ZONING
 CURRENT ZONING - RS-1
 PROPOSED ZONING - CD
SITE AREA
 2023 S.M. (71,775 SQ.FT.)
SITE COVERAGE
 ALLOWABLE (PER BALDWIN) = 65%
 PROVIDED = 32.38%
DENSITY
 25 UNITS/2023M (60 UNITS PER ACRE)
BLDG HEIGHT
 GEOMETRIC ELEVATION TO TOP OF ELEVATOR PENTHOUSE: 118.55m
PROPOSED SETBACKS
 NORTH: 22.43 18' (6.77m) TO BLDG FACE
 SOUTH: 11'-0" 78" (6.37m) TO EDGE OF LEVEL 2 DECK
 EAST: 25'-0" 16" (7.62m) TO EDGE OF LEVEL TO DECK
 WEST: 23'-5" 07" (7.16m) TO BLDG FACE
 20'-0" 38" (6.10m) TO BLDG FACE

RESIDENTIAL FLOOR AREAS
 EXCLUDING CORRIDORS, STAIRS, ELEVATORS, LOBBY, AND AMENITY
 FLOOR AREA

LEVEL	AREA	TYPE	TOTAL FLOOR AREA	% OF TOTAL
LEVEL 1	292,217	RESIDENTIAL	292,217	100.00%
LEVEL 2	484,178	RESIDENTIAL	484,178	100.00%
LEVEL 3	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 4	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 5	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 6	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 7	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 8	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 9	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 10	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 11	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 12	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 13	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 14	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 15	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 16	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 17	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 18	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 19	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 20	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 21	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 22	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 23	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 24	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 25	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 26	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 27	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 28	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 29	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 30	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 31	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 32	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 33	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 34	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 35	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 36	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 37	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 38	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 39	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 40	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 41	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 42	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 43	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 44	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 45	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 46	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 47	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 48	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 49	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 50	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 51	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 52	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 53	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 54	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 55	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 56	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 57	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 58	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 59	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 60	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 61	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 62	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 63	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 64	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 65	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 66	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 67	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 68	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 69	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 70	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 71	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 72	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 73	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 74	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 75	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 76	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 77	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 78	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 79	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 80	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 81	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 82	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 83	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 84	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 85	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 86	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 87	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 88	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 89	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 90	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 91	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 92	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 93	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 94	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 95	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 96	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 97	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 98	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 99	242,089	RESIDENTIAL	242,089	100.00%
LEVEL 100	242,089	RESIDENTIAL	242,089	100.00%

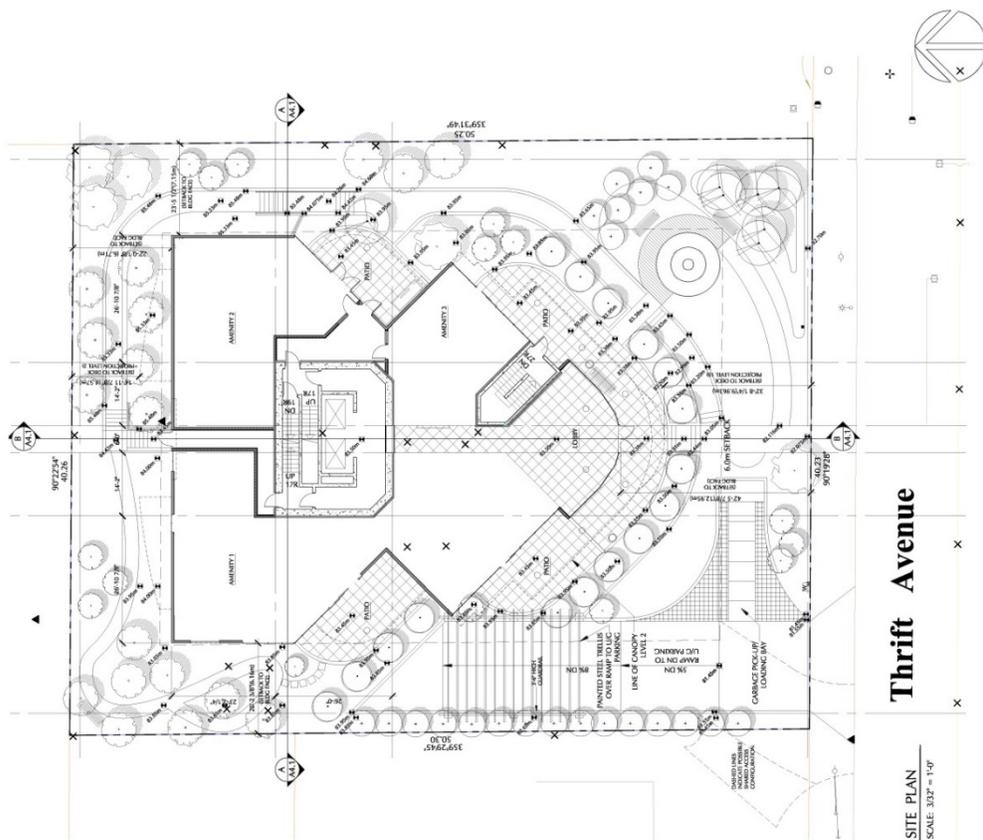
FLOOR AREA RATIO
 PROVIDED = 46,729.44 SQ.FT. / 71,775 SQ.FT. = 0.65

UNIT COUNT

LEVEL	UNIT A	UNIT B	UNIT C	TOTAL
LEVEL 1	1	1	1	3
LEVEL 2	1	1	1	3
LEVEL 3	1	1	1	3
LEVEL 4	1	1	1	3
LEVEL 5	1	1	1	3
LEVEL 6	1	1	1	3
LEVEL 7	1	1	1	3
LEVEL 8	1	1	1	3
LEVEL 9	1	1	1	3
LEVEL 10	1	1	1	3
LEVEL 11	1	1	1	3
LEVEL 12	1	1	1	3
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LEVEL 14	1	1	1	3
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LEVEL 24	1	1	1	3
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LEVEL 92	1	1	1	3
LEVEL 93	1	1	1	3
LEVEL 94	1	1	1	3
LEVEL 95	1	1	1	3
LEVEL 96	1	1	1	3
LEVEL 97	1	1	1	3
LEVEL 98	1	1	1	3
LEVEL 99	1	1	1	3
LEVEL 100	1	1	1	3

PARKING REQUIREMENTS
 REQUIRED:
 RESIDENT PARKING: 25 UNITS
 VISITOR PARKING: 25 x 1.2 = 30
 TOTAL: 55 UNITS
 ACCESSIBLE PARKING: 1
 TOTAL = 56

INDOOR AMENITY SPACE
 PROVIDED:
 LEVEL 1 4521.45 S.F.

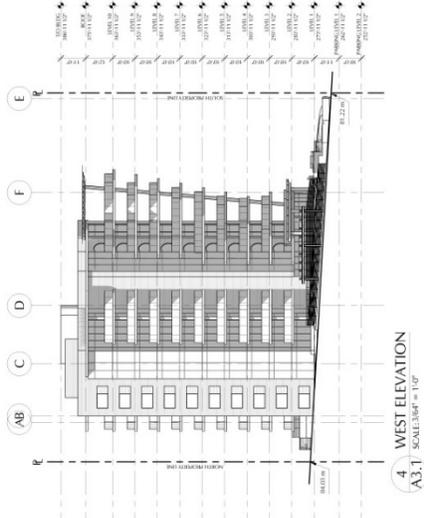
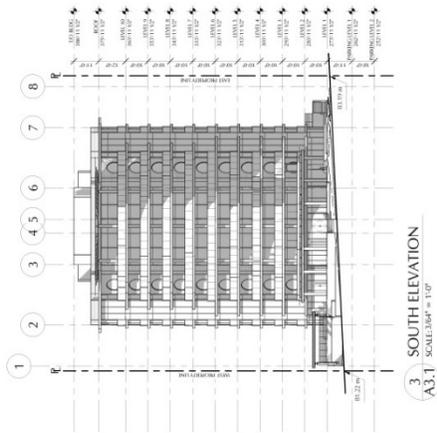
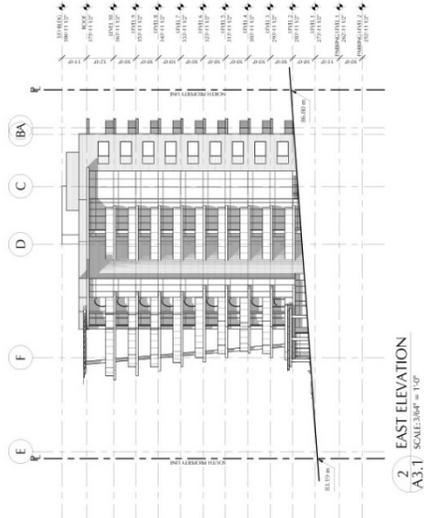
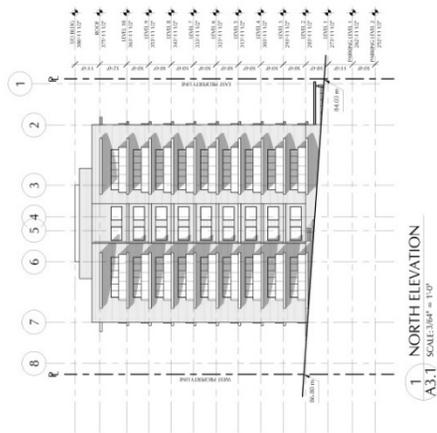


Thrift Avenue

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

PROPOSED DEVELOPMENT

14825 & 14835 Thrift Ave,
 White Rock BC



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

PROPOSED DEVELOPMENT

14825 & 14835 Thrift Ave,
 White Rock BC

Development For FORGE PROPERTIES

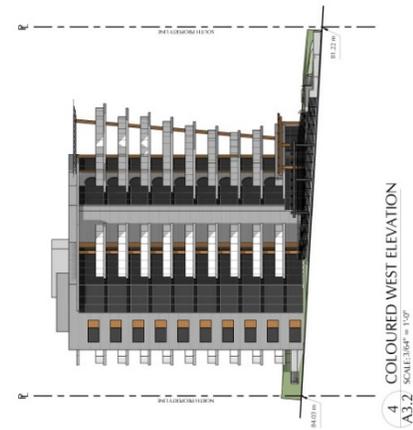
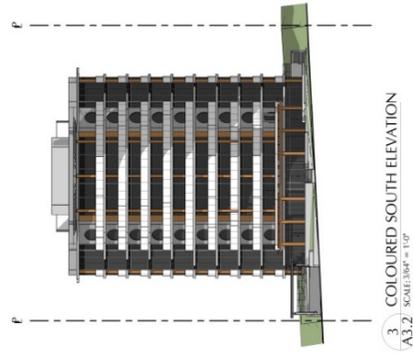
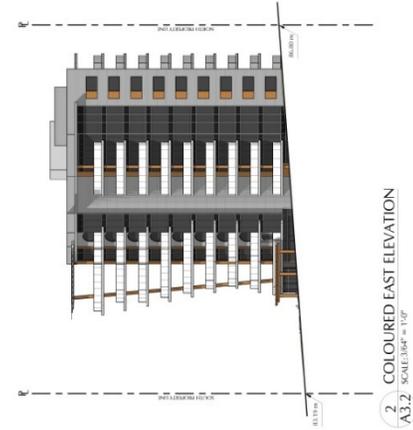
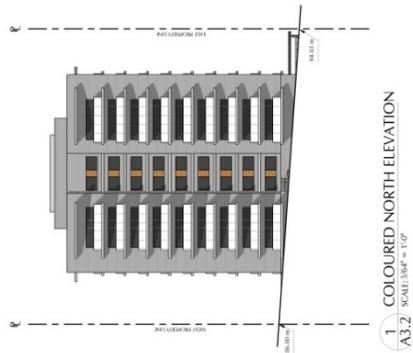
ELEVATIONS

1501

A3.1

DATE	REV.	DESCRIPTION	BY
FEB. 7, 2017	01	ISSUED FOR PERMITS/INQUIRY	ME
FEB. 7, 2017	02	ISSUED FOR PERMITS/INQUIRY	ME
FEB. 7, 2017	03	ISSUED FOR PERMITS/INQUIRY	ME

SCALE: 3/64" = 1'-0"
 February 7, 2017



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

PROPOSED DEVELOPMENT

14825 & 14835 Thrift Ave,
White Rock BC

COLOURED ELEVATIONS

Development For FORGE PROPERTIES

1501

February 7, 2017

REV.	DATE	BY	DESCRIPTION
1	FEB. 7, 2017	ME	ISSUED FOR PERMITS
2	FEB. 7, 2017	ME	ISSUED FOR PERMITS
3	FEB. 7, 2017	ME	ISSUED FOR PERMITS

SCALE: 3/64" = 1'-0"

A3.2

7.54 CD-54 COMPREHENSIVE DEVELOPMENT ZONE (Best & Roper)

INTENT

The intent of this zone is to accommodate the development of a multi-unit residential development on a site of approximately 1,887 square metres in area.

- 1. Permitted Uses:
 - (a) *multi-unit residential use*
 - (b) *accessory home occupation* use in accordance with the provisions of 5.3 and that does not involve clients directly accessing the *building*

- 2. Lot Coverage:
 - (a) Maximum *lot coverage* shall not exceed 53%.

3. Density:
 Maximum *residential floor area* shall not exceed 1.5 times the lot area, and the maximum number of *dwelling units* shall not exceed 28, comprised as follows:

- (a) **BASE DENSITY:** The maximum residential floor area shall not exceed 1.1 times the lot area, and the maximum number of dwelling units shall not exceed 23 units.
- (b) **ADDITIONAL (BONUS) DENSITY:** Where a contribution of \$712,063 has been provided to the Community Amenity Reserve Fund to assist with the provision of the amenities in the following table, the maximum residential floor area shall not exceed 1.5 times the lot area, and the maximum number of dwelling units shall not exceed 28 units.

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

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

- 4. Building Height:
 - (a) The building shall not exceed 106.6 metres geodetic

5. Siting Requirements:

- (a) Minimum setbacks are as follows:
 - (i) Setback from front (east) lot line = 6.01 metres
 - (ii) Setback from rear (west) lot line = 6.0 metres
 - (iii) Setback from exterior side (north) lot line = 6.0 metres
 - (iv) Setback from interior side (south) lot line = 5.7 metres
- (b) Notwithstanding the above, balconies may encroach by up to 1.17 metres into the required rear (west) lot line setback, a bay window may encroach by up to 0.5 metres into the required interior (south) lot line setback, balconies may encroach by up to 1.17 metres into the required front (east) lot line setback, and entrance canopies may encroach by up to 3.05 metres into the required front (east) lot line setback.

6. Parking:

Parking shall be provided in accordance with Section 4.14, with a minimum 1.5 parking spaces per dwelling unit to be provided as follows:

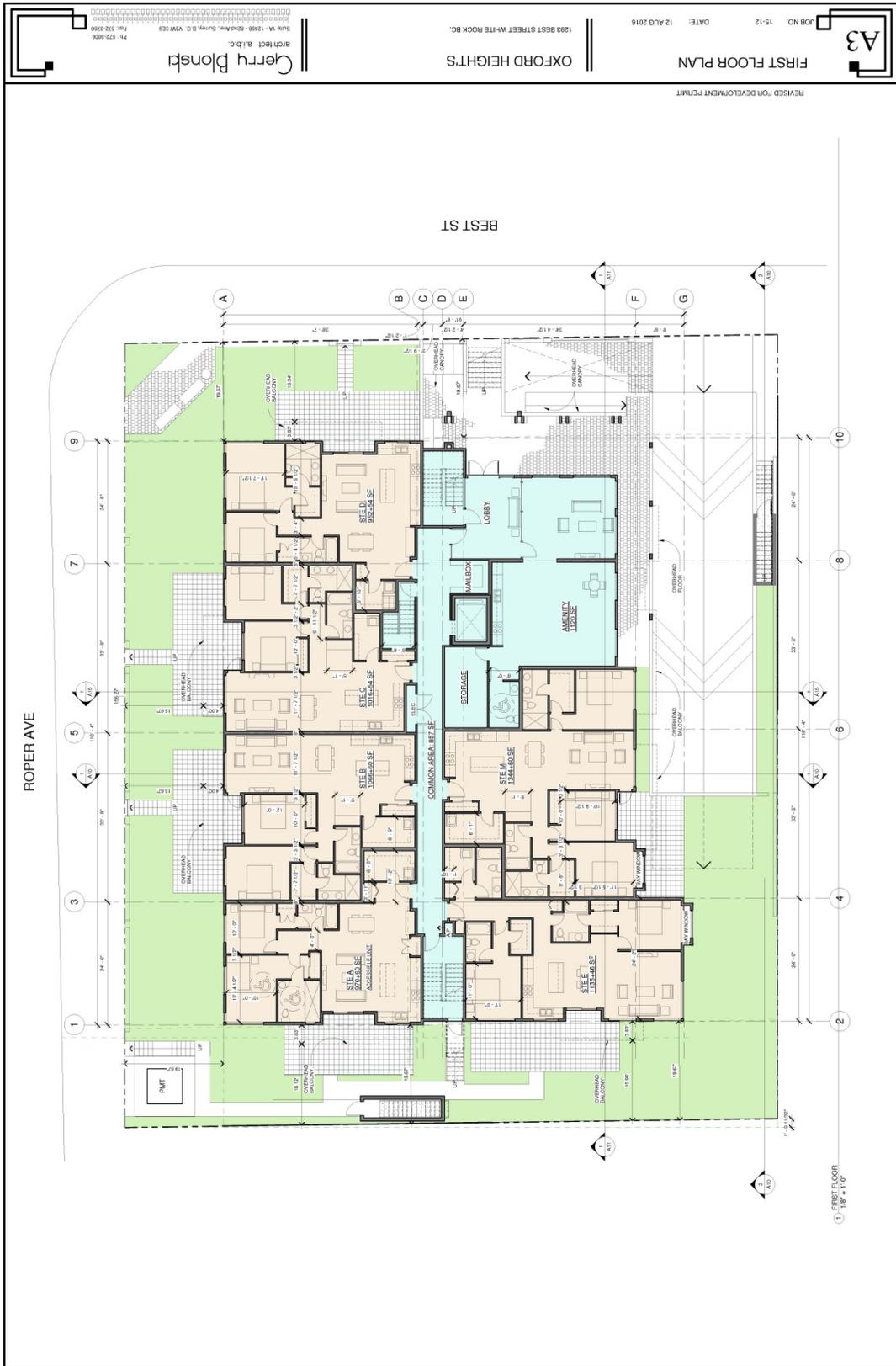
- (a) A minimum of 1.2 spaces per dwelling unit shall be provided to serve the residential units
- (b) A minimum of 0.3 spaces per dwelling unit are to be provided and marked as 'visitor'
- (c) A minimum of three (3) spaces shall be provided for disabled persons parking and shall be clearly marked as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

7. Loading:

- (a) One (1) loading zone shall be provided in accordance with Section 4.15

8. General:

- (a) Development in this zone that includes the additional (bonus) density referred to in Sub-section 3(b) shall substantially conform to the Plans prepared by Gerry Blonski Architect and dated "August 27, 2016 Revised", that are attached hereto and on file at the City of White Rock
- (b) Development in this zone that does not include the additional (bonus) density referred to in Sub-section 3(b) shall be required to obtain a Major Development Permit.





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

INTENT

The intent of this zone is to accommodate the development of a multi-unit residential development with a commercial component on a site of approximately 2,660 square metres in area.

1. Permitted Uses:
 - (a) *multi-unit residential use*
 - (b) *retail service group 1 use*
 - (c) *accessory home occupation use* in accordance with the provisions of 5.3 and that does not involve clients directly accessing the *building*

2. Location of Permitted Uses:
 - (a) a *retail service group 1 use* shall be located on the ground level in the portion of the *building* fronting on Nichol Road.
 - (b) a *multi-unit residential use* shall be located in all parts of the *building* other than the ground level fronting on Nichol Road.
 - (c) an *accessory home occupation use* may be located within a *dwelling unit*.

3. Lot Coverage:
 - (a) *lot coverage* shall not exceed 60%.

4. Density:

Maximum *gross floor area* shall not exceed 2.18 times the lot area, and the maximum number of *dwelling units* shall not exceed 51, comprised as follows:

 - (a) **BASE DENSITY:** The maximum *gross floor area* shall not exceed 1.75 times the lot area, and the maximum number of dwelling units shall not exceed 33 units.
 - (b) **ADDITIONAL (BONUS) DENSITY:** Where a contribution of \$200,000 has been provided to the Community Amenity Reserve Fund to assist with the provision of the amenities in the following table, the maximum *gross floor area* shall not exceed 2.18 times the lot area, and the maximum number of dwelling units shall not exceed 51 units.

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

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

5. Building Height:

- (a) The building shall not exceed 100.5 metres geodetic

6. Siting Requirements:

- (a) Minimum setbacks are as follows:
 - (i) Setback from front (west) lot line = 3.68 metres
 - (ii) Setback from rear (east) lot line = 3.91 metres
 - (iii) Setback from exterior side (north) lot line = 2.13 metres
 - (iv) Setback from interior side (south) lot line = 2.33 metres
- (b) Notwithstanding the above, balconies/overhangs may encroach by up to 2.17 metres into the required front (west) lot line setback, 1.07 metres into the required rear (east) lot line setback, 2.13 metres into the required exterior side (north) lot line setback, and 1.67 metres into the required interior side (south) lot line setback.
- (c) Notwithstanding the above, columns may encroach by up to 0.81 metres into the required front (west) lot line setback, 0.61 metres into the required rear (east) lot line setback, and 0.61 metres into the required exterior side (north) lot line setback.

7. Parking:

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

- (a) A minimum of 86 spaces shall be provided for the residential units
- (b) A minimum of 15 spaces shall be provided for visitors and marked as 'visitor'
- (c) A minimum of six (6) spaces shall be provided for use by the commercial tenants and marked as 'commercial'
- (d) A minimum of two (2) spaces shall be provided for disabled persons parking and shall be clearly marked as per BC Building Code requirements

8. Bicycle Parking:

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

- (a) A minimum of 55 Class I spaces shall be provided
- (b) A minimum of 10 Class II spaces shall be provided

9. Loading:

Loading shall be provided in accordance with Section 4.15, with the minimum number of loading spaces required as follows:

- (a) One (1) loading zone shall be provided for residential use in accordance with Section 4.15
- (b) One (1) loading zone shall be provided for commercial use in accordance with Section 4.15

10. General:

- (a) Development in this zone that includes the additional (bonus) density referred to in Subsection 4(b) shall substantially conform to the Plans prepared by Integra Architecture Inc. dated October 4, 2016, that are attached hereto and on file at the City of White Rock.
- (b) Development in this zone that does not include the additional (bonus) density referred to in Sub-section 4(b) shall be required to obtain a new Major Development Permit.



INTEGRA ARCHITECTURE, INC.
 145 WEST PENNSLER STREET
 WACO, TEXAS 76798
 T 817.688.4229 F 817.688.4276
 info@integra-arch.com
 www.integra-arch.com



EAST ELEVATION



WEST ELEVATION

(DATE) (SCALE) (SHEET)
TEXOR
 RESIDENTIAL DEVELOPMENT
 1556 N. COLLETT RD
 WACO, TEXAS 76798
 (DATE) (SCALE) (SHEET)
Elevations
 1/2017 (DATE) (SCALE) (SHEET)
 2017 = 1/4" (DATE) (SCALE) (SHEET)
 Oct 04 2018 (DATE) (SCALE) (SHEET)
A-4.011

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

INTENT

The intent of this zone is to accommodate the development of a mixed-use development on a site of approximately 5,290.4 square metres (1.3 acres) in area.

1. Permitted Uses:
 - (a) *multi-unit residential use*
 - (b) *retail service group 1 use*
 - (c) *medical or dental clinic*
 - (d) *child care centre use* in accordance with the provisions of section 5.1.1
 - (e) *accessory home occupation use* in accordance with the provisions of section 5.3 and that does not involve clients directly accessing the *principal building*
2. Location of Permitted Uses:
 - (a) *retail service group 1 uses, medical or dental clinics, and child care centre uses* shall be located on the first or second storey of the *principal building*
 - (b) *multi-unit residential uses* shall be located above the first two storeys of the *principal building*
 - (c) an *accessory home occupation use* may be located within a *dwelling unit*.
3. Lot Coverage:
 - (a) *lot coverage* shall not exceed 82%
4. Density:
 - (a) Maximum *gross floor area* shall not exceed 24,145 square metres, and the maximum number of *dwelling units* shall not exceed 126, comprised as follows:
 - (i) **BASE DENSITY:** The maximum *gross floor area* shall not exceed 9,822 square metres, and the maximum number of dwelling units shall not exceed 57 units
 - (ii) **ADDITIONAL (BONUS) DENSITY:** Where a contribution of \$2,210,000 has been provided to the Community Amenity Reserve Fund to assist with the provision of the amenities in the following table, and a housing agreement has been entered into and filed with the Land Title Office on the subject real property to secure sixteen (16) units with a minimum aggregate 1,363.6 square metres (14,678 square feet) *residential floor area* as rental tenure for the life of the building, the maximum *gross floor area* shall not exceed 24,145 square metres, and the maximum number of dwelling units shall not exceed 126 units

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

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

5. Building Height:

- (a) The *principal building* shall not exceed 143.9 metres geodetic

6. Siting Requirements:

- (a) Minimum setbacks are as follows:
- (i) Setback from front (south) lot line = 3.04 metres
 - (ii) Setback from rear (north) lot line = 0.00 metres
 - (iii) Setback from exterior side (west) lot line = 1.85 metres
 - (iv) Setback from interior side (east) lot line = 6.09 metres
- (b) Notwithstanding the above, balconies may encroach by up to 2.57 metres into the required front (south) lot line setback and 1.15 metres into the required interior side (east) lot line setback

7. Parking:

Parking shall be provided in accordance with Section 4.14, with the minimum total number of 349 spaces required as follows:

- (a) A minimum of 179 spaces shall be provided for the residential *dwelling units*
- (b) A minimum of 40 spaces shall be provided for visitors and marked as ‘visitor’
- (c) A minimum of 130 spaces shall be provided for the *retail service group 1 uses, medical or dental clinic* and the *child care centre uses*
- (d) A minimum of eight (8) of the required 349 spaces shall be provided for disabled persons parking and shall be clearly marked in accordance with B.C. Building Code requirements
- (e) Where a *child care centre use* is operating on the property, a minimum of two (2) of the required 349 spaces shall be provided for *child care centre use* on the ground floor level and shall be clearly marked

8. Bicycle Parking:

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

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

- (b) A minimum of 19 Class II spaces shall be provided
9. Loading:
- (a) One (1) loading zone shall be provided for residential use and three (3) loading zones shall be required for commercial use in accordance with Section 4.15
10. General:
- (a) Development in this zone that includes the additional (bonus) density referred to in Section 4 shall substantially conform to the Plans prepared by Chris Dikeakos Architects Inc. dated January 25, 2017 that are attached hereto and on file at the City of White Rock
 - (b) Development in this zone that does not include the additional (bonus) density referred to in Section 3 shall be required to obtain a new Major Development Permit



- 1 WINDOW FRAME & GUARDRAIL SUPPORTS
COLOUR: GREY VELVET
- 2 GLASS: DOUBLE GLAZED WINDOWS - CLEAR GLASS WITH LOW-E COATING
- 3 SPANDREL GLASS: 6MM CLEAR TEMPERED WROOL COAT CERAMIC FRT 24 PAINTED COLOUR: ANTI-SEED GREY
- 4 SPANDREL GLASS: 6MM CLEAR ANNEALED CW VITRUM 6MM CLEAR TEMPERED SURFACE COLOUR: LIGHT YELLOW
- 5 ARCHITECTURAL FINISH CONCRETE PAINTED COLOUR BENJAMIN MOORE WHITE DIAMOND - 2121 690
- 6 ARCHITECTURAL FINISH CONCRETE PAINTED COLOUR BENJAMIN MOORE PULSIN HAZE - 2132 50
- 7 SIMULATED WOOD AT UNDERSIDE OF THE OFFICE SOFFIT
- 8 NATURAL STONE: STONE TILE - LOIRE HONED LIMESTONE MORANG
- 9 NATURAL STONE: STONE TILE - BLACK SHADOW HONED, MARBLE
- 10 ARCHITECTURAL LOUVERS
- 11 NATURAL STONE: VENIERE BRUT FACE GREY (EAST WALL)
- 12 LANDSCAPED WALL

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

CHRIS DIKAEVOS ARCHITECTS INC.

ISSUED FOR CITY REVIEW
January 25, 2017

WEST ELEVATION
SCALE: 1/16" = 1'

OVIEDO DEVELOPMENTS

A300



- 1 WINDOW FRAME & GUARDRAIL SUPPORTS
COLOUR: GREY VELVET
- 2 GLASS DOUBLE GLAZED WINDOWS - CLEAR GLASS WITH LOW-E COATING
- 3 SPANDREL GLASS: 6MM CLEAR TEMPERED WINDROLL COAT CERAMIC FINISH PAINTED COLOUR: FROSTED GREY
- 4 SPANDREL GLASS: 6MM CLEAR ANNEALED CIVITRUM 6MM CLEAR TEMPERED SURFACE COLOUR: LIGHT YELLOW
- 5 ARCHITECTURAL FINISH CONCRETE PAINTED:
COLOUR: BENJAMIN MOORE WHITE DIAMOND - 2121-160
- 6 IMPERFECTURA FINISH CONCRETE PAINTS:
COLOUR: BENJAMIN MOORE PULGRI MATE - 2132-50
- 7 SIMULATED WOOD AT UNDERSIDE OF THE OFFICE SOFFIT
- 8 NATURAL STONE: STONE TILE - LORE HONED, LIMESTONE MORING
- 9 NATURAL STONE: STONE TILE - BLACK SHADOW HONED, MARBLE
- 10 ARCHITECTURAL LOWERS
- 11 NATURAL STONE: VENIERE SPLIT FACE GREY (EAST WALL)
- 12 LANDSCAPED WALL

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

SOUTH ELEVATION
SCALE: 1/16" = 1"

ISSUED FOR CITY REVIEW
January 25, 2017

OVIEDO DEVELOPMENTS

A301





- 1 WINDOW FRAME & GUARDRAIL SUPPORTS
COLOUR: GREY VELVET
- 2 GLASS: DOUBLE GLAZED WINDOWS - CLEAR GLASS WITH LOW-E COATING
- 3 SPANDREL GLASS: 6MM CLEAR TEMPERED WROOL COAT CERAMIC FRIEZE PAINTED COLOUR: ANTI-SED GREY
- 4 SPANDREL GLASS: 6MM CLEAR ANNEALED CW VITRUM 6MM CLEAR TEMPERED SURFACE COLOUR: LIGHT YELLOW
- 5 ARCHITECTURAL FINISH CONCRETE PAINTED COLOUR BENJAMIN MOORE WHITE DIAMOND - 2121-60
- 6 ARCHITECTURAL FINISH CONCRETE PAINTED COLOUR BENJAMIN MOORE PUGM HAZE - 2132-50
- 7 SIMULATED WOOD AT UNDERSIDE OF THE OFFICE SOFFIT
- 8 NATURAL STONE: STONE TILE - LOIRE HONED LIMESTONE MORIAC
- 9 NATURAL STONE: STONE TILE - BLACK SHADOW HONED, MARBLE
- 10 ARCHITECTURAL LOUVERS
- 11 NATURAL STONE: VENEER SPILT FACE GREY (EAST WALL)
- 12 LANDSCAPED WALL

MIXED-USE DEVELOPMENT
1555 FINLAY ST, WHITE ROCK, BC

ISSUED FOR CITY REVIEW
January 25, 2017

EAST ELEVATION
SCALE: 1/16" = 1'

OVIEDO DEVELOPMENTS

A302



CHRIS DIKEAKOS ARCHITECTS INC.

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

INTENT

The intent of this zone is to accommodate the development of a mixed-use development on a site of approximately 3,003.7 square metres (0.74 acres) in area.

1. Permitted Uses:

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

2. Lot Coverage:

- (a) *lot coverage shall not exceed 89.5%*

3. Density:

Maximum *gross floor area* shall not exceed 14,409.81 square metres, with a minimum *commercial floor area* of 917.3 square metres, and the maximum number of *dwelling units* shall not exceed 97, comprised as follows:

- (a) **BASE DENSITY:** The maximum *gross floor area* shall not exceed 5,256.5 square metres, and the maximum number of *dwelling units* shall not exceed 35 units
- (b) **ADDITIONAL (BONUS) DENSITY:** Where a contribution of \$2,880,000 has been provided to the Community Amenity Reserve Fund to assist with the provision of the amenities in the following table, the maximum *gross floor area* shall not exceed 14,409.81 square metres, with a minimum of 917.3 square metres of *commercial floor area*, and the maximum number of *dwelling units* shall not exceed 97 units

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

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

4. Building Height:

- (a) The *principal building* shall not exceed 145.75 metres geodetic
- (b) The *principal building* shall not exceed 12 *storeys*.

5. Siting Requirements:

- (a) Minimum setbacks are as follows:
 - (i) Setback from front (west) lot line = 3.3 metres
 - (ii) Setback from rear (east) lot line = 0.0 metres
 - (iii) Setback from interior side (north) lot line = 0.0 metres
 - (iv) Setback from interior side (south) lot line = 0.0 metres
- (b) Notwithstanding the above, the required front (west) lot line setback may be reduced to 0.6 metres for balconies, attached and detached canopies, trellises, and overhangs

6. Ancillary Buildings and Structures:

- (a) One detached, unenclosed canopy structure with a maximum *height* of 3.5 metres is permitted in the front yard

7. Parking:

Parking shall be provided in accordance with Section 4.14, with the minimum total number of 247 spaces required as follows:

- (a) A minimum of 181 spaces shall be provided for the residential *dwelling units*
- (b) A minimum of 29 spaces shall be provided for visitors to the residential *dwelling units* and marked as 'visitor'
- (c) A minimum of 37 spaces shall be provided for the *retail service group 1 uses, licensed establishments and medical or dental clinic uses*
- (d) A minimum of 5 of the required 247 spaces shall be provided for disabled persons parking and shall be clearly marked in accordance with B.C. Building Code requirements

8. Bicycle Parking:

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

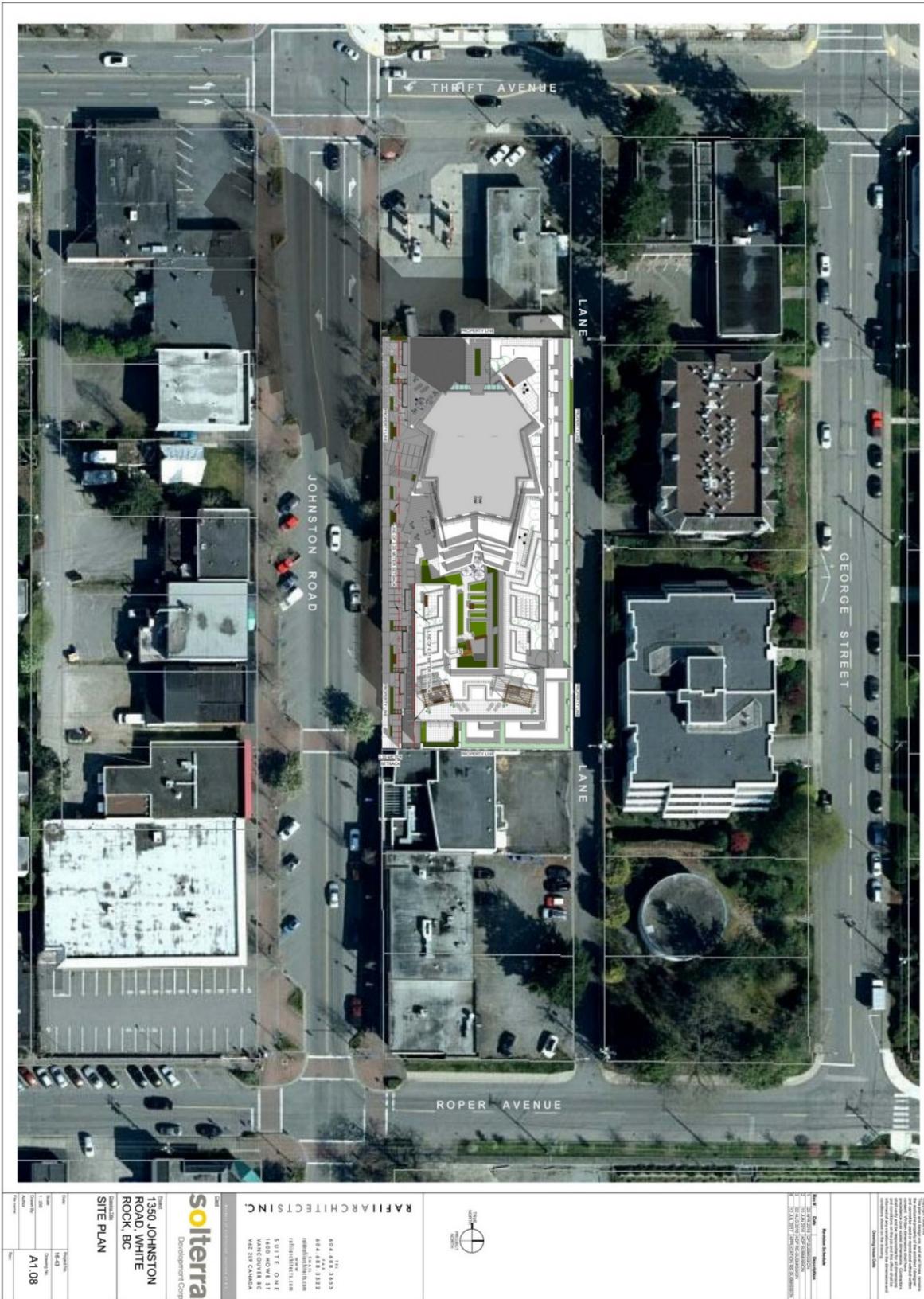
- (a) A minimum of 133 Class I spaces shall be provided
- (b) A minimum of 31 Class II spaces shall be provided

9. Loading:

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

10. General:

- (a) Development in this zone that includes the additional (bonus) density referred to in Section 3 shall substantially conform to the Plans prepared by Rafii Architects Inc. dated July 12, 2017 that are attached hereto and on file at the City of White Rock
- (b) Notwithstanding (a), the building height of the principal building in this zone that includes the additional (bonus) density referred to in Section 3 shall be limited to the maximum geodetic height noted in section 4 (a) of this zone and as shown on the attached Plans, and the number of storeys in the principal building shall be limited to a maximum of 12.
- (c) A new Major Development Permit shall be required for development in this zone that does not include the additional (bonus) density referred to in Section 3.



Project Name: [REDACTED]
 Project Number: [REDACTED]
 Date: [REDACTED]
 Scale: [REDACTED]
 Author: [REDACTED]
 Checked: [REDACTED]
 Approved: [REDACTED]

NO.	DATE	DESCRIPTION
1	11/11/2011	ISSUED FOR PERMITTING
2	03/20/2012	ISSUED FOR PERMITTING
3	03/20/2012	ISSUED FOR PERMITTING

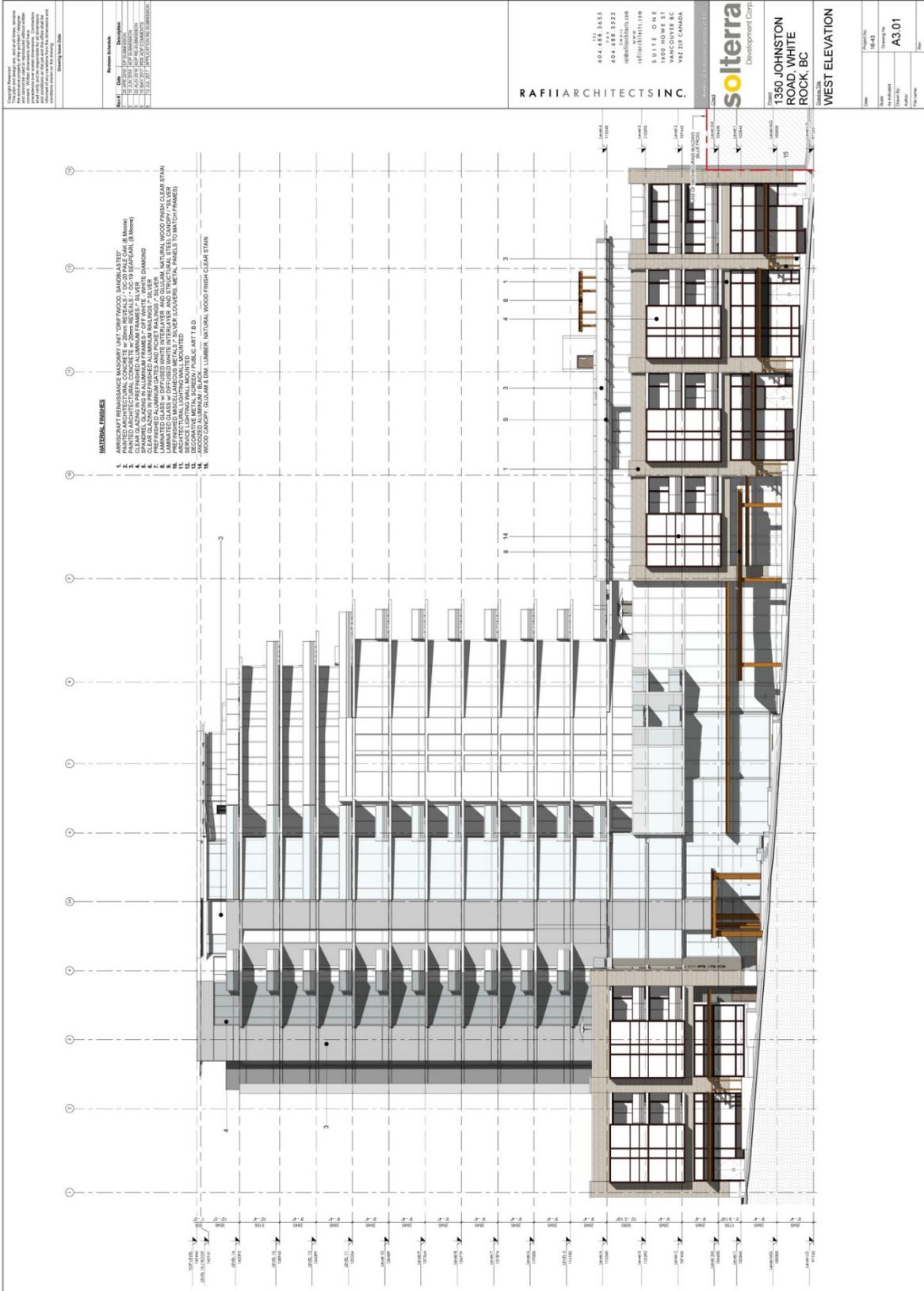


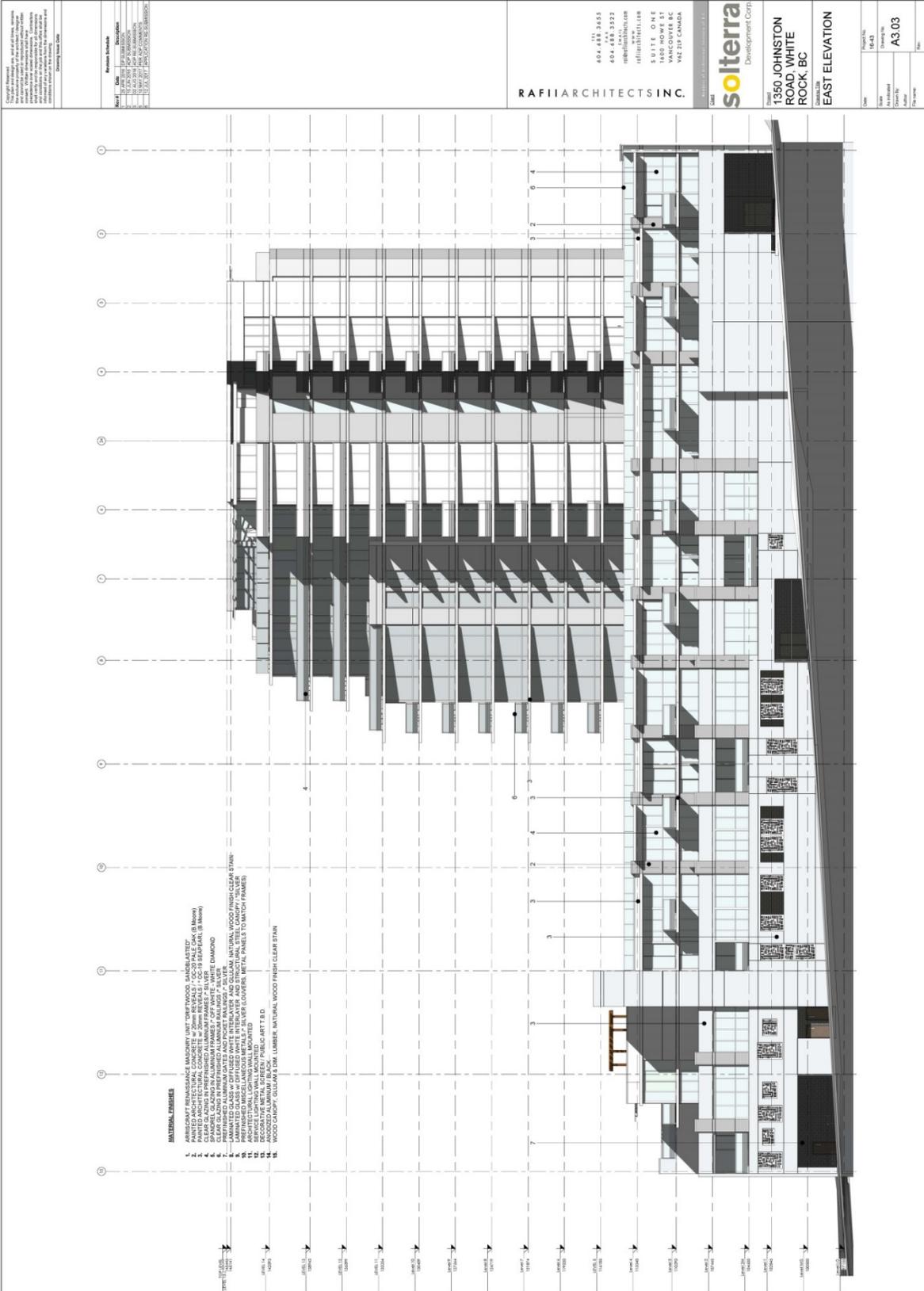
RAFI ARCHITECTS INC.
 484 AVE 3885
 484 AVE 3885
 VANCOUVER, BC
 V6J 1A1
 TEL: 604.271.1111
 FAX: 604.271.1111
 WWW.RAFIARCHITECTS.COM

Solterra
 Development Corp.
 1350 JOHNSTON
 ROAD, WHITE
 ROCK, BC

SITE PLAN

Scale	1:100
Date	11/11/2011
Author	AL08
Checked	
Approved	





- MATERIAL FINISHES**
- 1 AIRCRAFT RENAISSANCE MASONRY UNIT "DRETFWOOD SANDBLASTED" (6 1/2" x 4 1/2" x 11 1/2")
 - 2 PAINTED ARCHITECTURAL CONCRETE w/ 20mm REGRIT - CC-88 (SAPPHIRE BROWN)
 - 3 STAINLESS STEEL ALUMINUM FRAME - OFF WHITE (WHITE DIAMOND)
 - 4 PREPARED ALUMINUM GATES AND PICKET WALLS w/ CLEAR GLASS (SEE FINISHES) (BROWN)
 - 5 NATURAL WOOD FINISH CLEAR STAIN
 - 6 LAMINATED GLASS w/ DETACHED WHITE INTERLAYER AND STRUCTURAL STEEL CANOPY FINISHER
 - 7 ARCHITECTURAL LIGHTING WALL MOUNTED (SEE FINISHES) (METAL PANELS TO MATCH FINISHES)
 - 8 DECORATIVE METAL SCREENS (PUBLIC ART # 8.0)
 - 9 WOOD CANOPY (GLULAM 4x4x8 DIM. LUMBER, NATURAL WOOD FINISH CLEAR STAIN)

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Project No. 18-001-001
 Date: 10/10/2018
 Drawn: [Name]
 Checked: [Name]
 Approved: [Name]

RAFII ARCHITECTS INC.
 111
 604.488.3455
 604.488.3322
 info@rafiia.com
 SUITE 010
 1400 BOWEN ST
 ROCK, BC
 V4Z 2T9 CANADA

soiterra
 Development Corp.
 1350 JOHNSTON
 ROAD, WHITE
 ROCK, BC
 EAST ELEVATION

Sheet No.	A3.03
Scale	1:100
Date	10/10/2018
Drawn	[Name]
Checked	[Name]
Approved	[Name]

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

INTENT

The intent of this zone is to accommodate the development of a multi-unit residential development on a site of approximately 2,451 square metres in area.

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

2. Lot Coverage:
 - (a) *lot coverage* shall not exceed 53%

3. Density:
 - (a) Maximum *gross floor area* shall not exceed 5.42 times the lot area, comprised as follows:
 - (i) **BASE DENSITY:** The maximum *gross floor area* shall not exceed 4.97 times the lot area
 - (ii) **ADDITIONAL (BONUS) DENSITY:** Where a contribution of \$352,038 has been provided to the Community Amenity Reserve Fund to assist with the provision of the amenities in the following table, the maximum *gross floor area* shall not exceed 5.42 times the lot area

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

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

- (b) The maximum number of *dwelling units* must not exceed 88

4. Building Height:
 - (a) The *principal building* shall not exceed a height of 154.85 metres geodetic

5. Siting Requirements:

- (a) Minimum setbacks are as follows:
 - (i) Setback from front (south) lot line = 3.12 metres
 - (ii) Setback from rear (north) lot line = 7.54 metres
 - (iii) Setback from exterior side (east) lot line = 2.48 metres
 - (iv) Setback from interior side (west) lot line = 6.36 metres
- (b) Notwithstanding the above, balconies may encroach by up to 1.60 metres into the required front (south) lot line setback, 1.57 metres into the required rear (north) lot line setback, 0.96 metres into the required exterior side (east) lot line setback, and 1.72 metres into the required interior side (west) lot line setback

6. Parking:

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

- (a) A minimum of 133 spaces shall be provided for the residential *dwelling units*
- (b) A minimum of 27 spaces shall be provided for visitors and marked as 'visitor'
- (c) A minimum of five (5) of the required 160 spaces (residential and visitor) shall be provided for disabled persons parking and shall be clearly marked in accordance with B.C. Building Code requirements

7. Bicycle Parking:

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

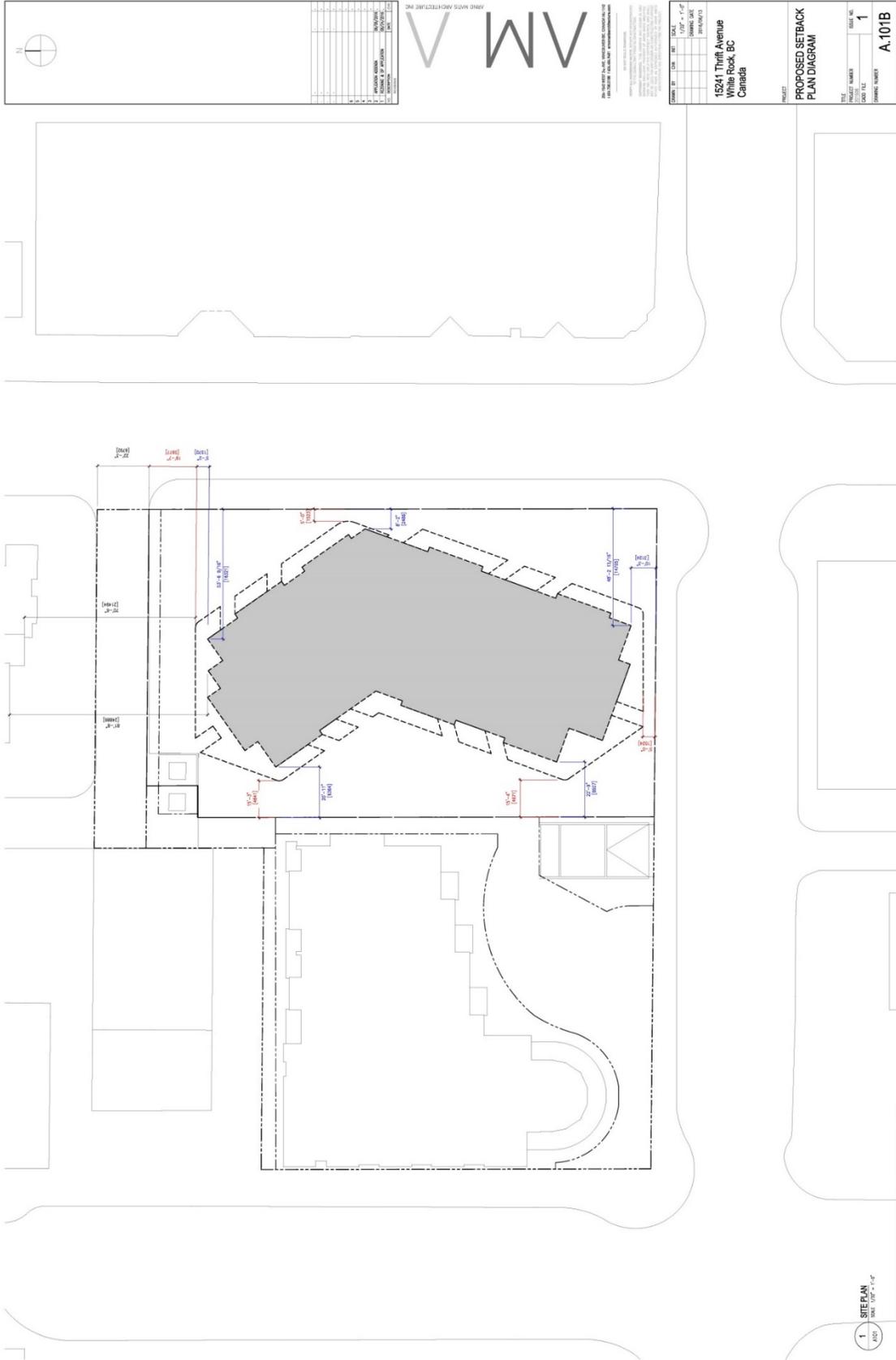
- (a) A minimum of 91 Class I spaces shall be provided
- (b) A minimum of 19 Class II spaces shall be provided

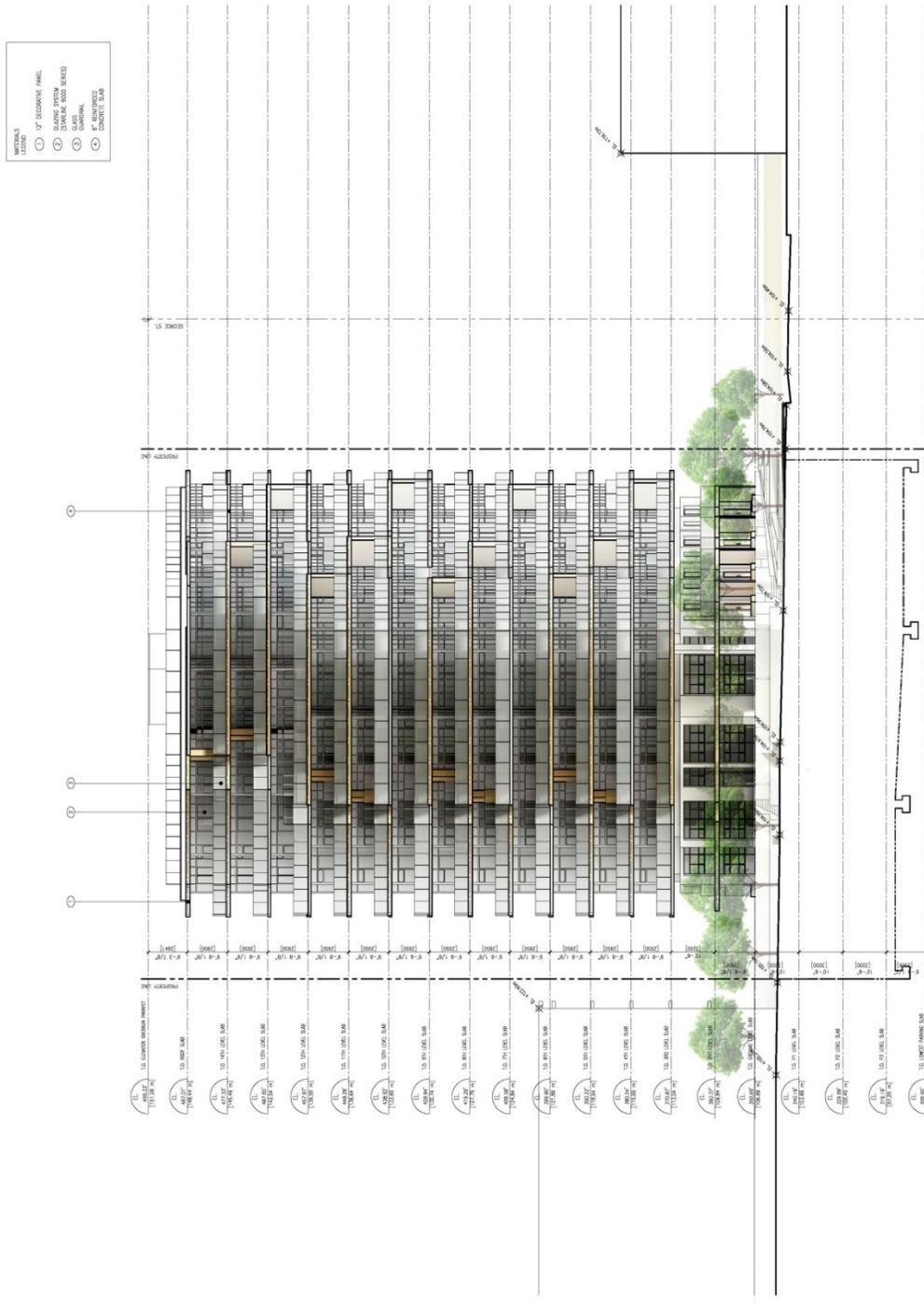
8. Loading:

- (a) One (1) loading zone shall be provided for residential use in accordance with Section 4.15

9. General:

- (a) Development in this zone that includes the additional (bonus) density referred to in Section 3 shall substantially conform to the Plans prepared by Arno Matis Architecture Inc. dated January 6, 2017 that are attached hereto and on file at the City of White Rock
- (b) Development in this zone that does not include the additional (bonus) density referred to in Section 3 shall be required to obtain a new Major Development Permit





- MATERIALS LEGEND**
- ① 1" DECORATIVE PANEL
 - ② GLAZING SYSTEM
 - ③ GLAZING (500 SERIES)
 - ④ CURTAIN WALL
 - ⑤ CONCRETE CURB

<p>PROJECT: SOUTH ELEVATION</p> <p>15241 Thrift Avenue White Rock, BC Canada</p>		<p>DATE: 10/15/2018</p> <p>SCALE: 1/8" = 1'-0"</p> <p>PROJECT NUMBER: 1</p> <p>DRAWING NUMBER: A.403</p>
<p>AMMO ARCHITECTURE INC.</p>		



AMV ARCHITECTURE AND INTERIORS INC.
 15241 Thirl Avenue, White Rock, BC, Canada
 TEL: 250.754.1111
 WWW.AMVARCHITECTURE.COM

NO.	DATE	DESCRIPTION
1	10/10/18	ISSUED FOR PERMIT

PROJECT: 15241 Thirl Avenue, White Rock, BC, Canada

DATE: 10/10/2018

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

1 NORTH ELEVATION

DATE: 10/10/18

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

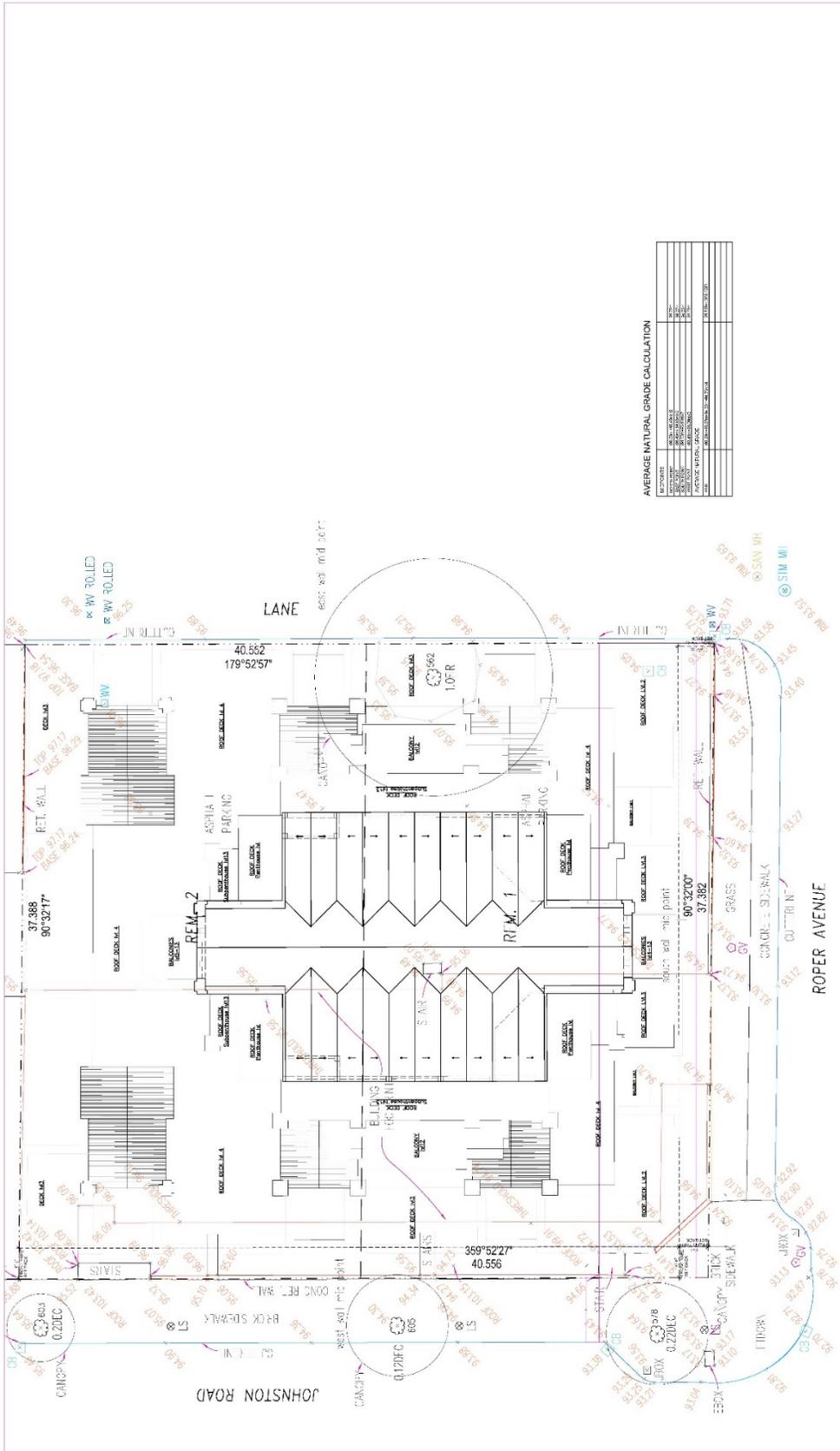
8. Loading:

- (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. GRADE	10,000	100.00
2	PROPOSED GRADE	10,000	100.00
3	ADJUSTMENT	10,000	100.00
4	AVERAGE NATURAL GRADE	10,000	100.00
5	ADJUSTED NATURAL GRADE	10,000	100.00

JS&A
Habitatie Art

PAUL MESSICK CONSULTING LTD.
CONSULTANTS

Stantec
CONSULTANTS

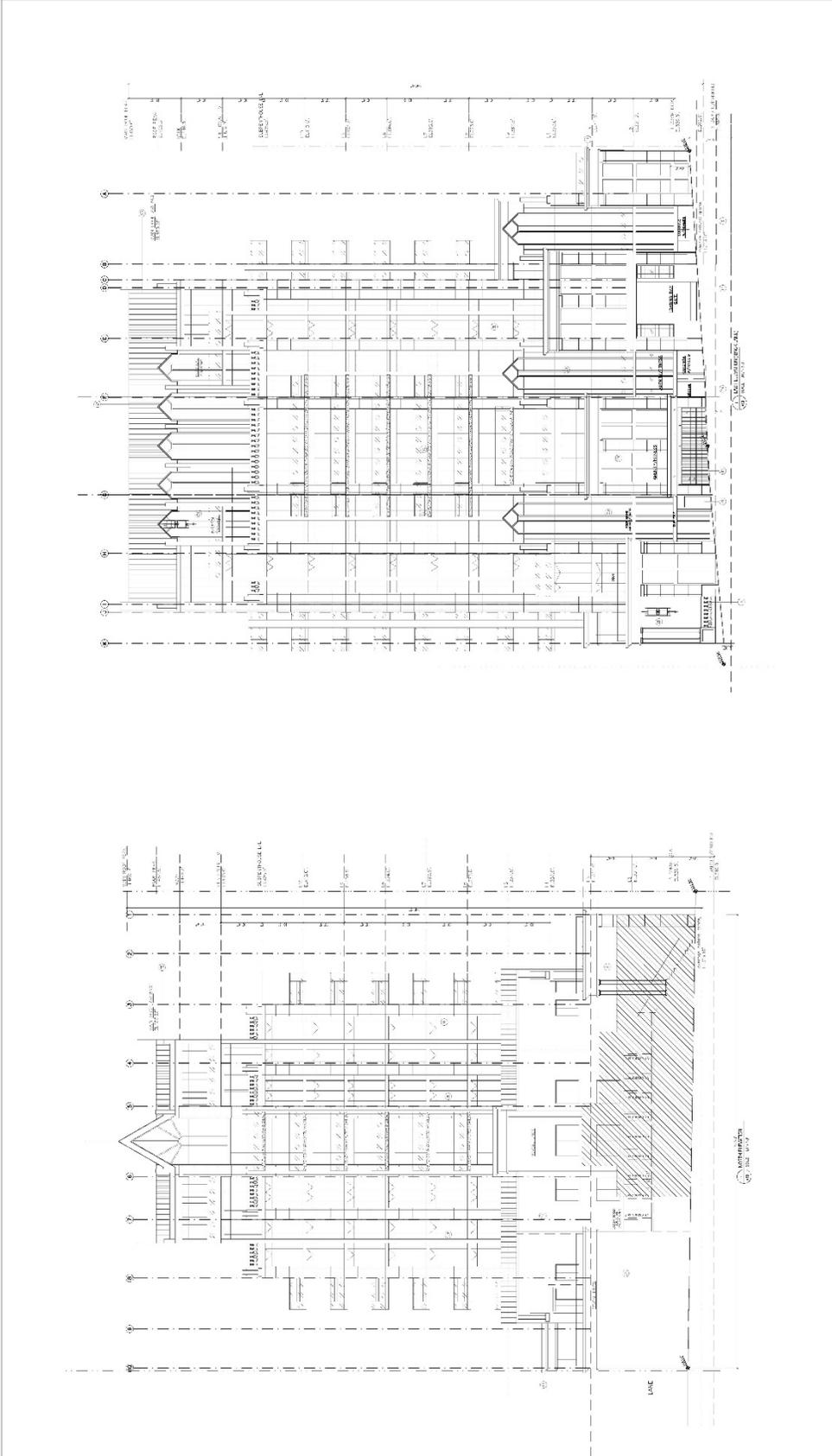
LADY ALEXANDRA
CONSULTANTS

SITE PLAN

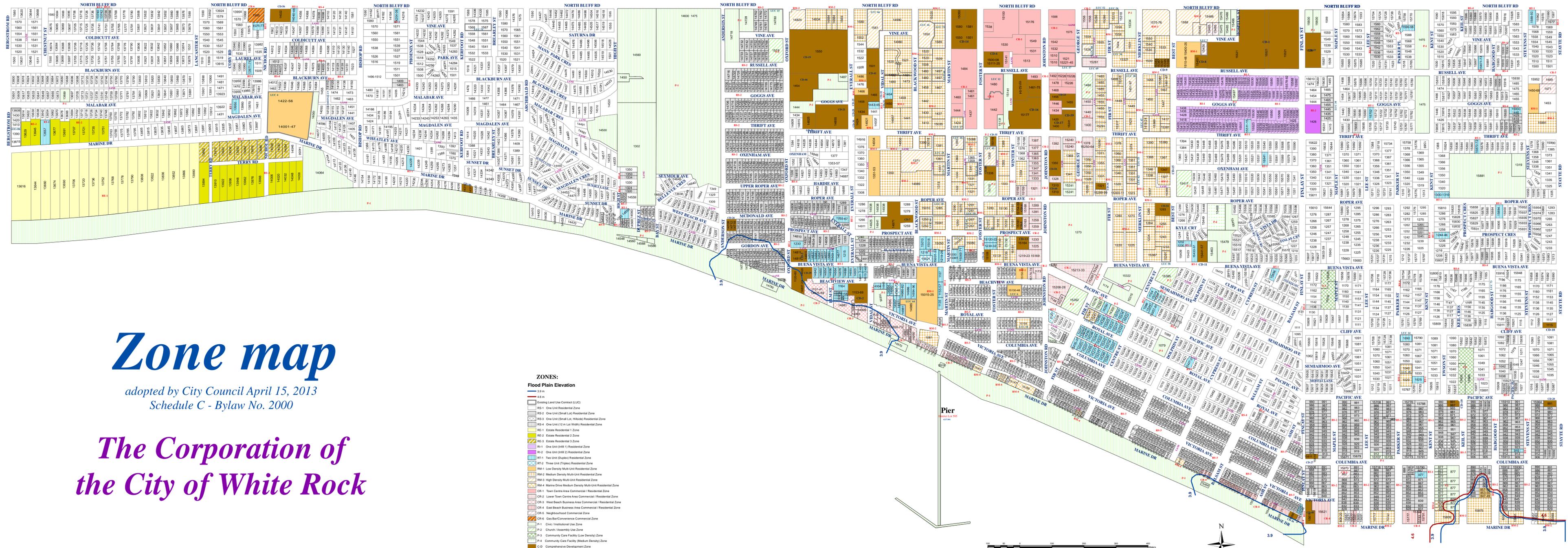
Scale: 1/8" = 1'-0"

Sheet: A102

3 of 3



NO. PROPOSED EAST AND NORTH ELEVATIONS	PROJECT LADY ALEXANDRA 333 CARLETON ROAD, ALEXANDRIA, VA		PAUL MURPHY CONSULTING INC.	DATE 10/10/10	SHEET NO. A301	SCALE 1/8" = 1'-0"	DRAWN BY J. M. H.
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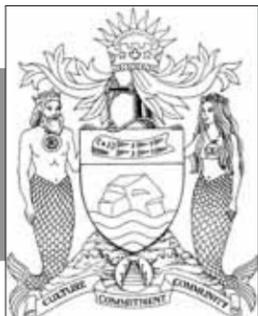


Zone map

adopted by City Council April 15, 2013
Schedule C - Bylaw No. 2000

The Corporation of the City of White Rock

- ZONES:**
- 3.9 Flood Plain Elevation
 - 4.6 Existing Land Use Contract (LUC)
 - RS-1 One Unit Residential Zone
 - RS-2 One Unit (Small Lot) Residential Zone
 - RS-3 One Unit (Small Lot, Hillside) Residential Zone
 - RS-4 One Unit (1/2 or 1/4 Lot Width) Residential Zone
 - RE-1 Estate Residential 1 Zone
 - RE-2 Estate Residential 2 Zone
 - RE-3 Estate Residential 3 Zone
 - RI-1 One Unit (Infl 1) Residential Zone
 - RI-2 One Unit (Infl 2) Residential Zone
 - RI-3 Two Unit (Duplex) Residential Zone
 - RI-4 Three Unit (Triplex) Residential Zone
 - RM-1 Low Density Multi-Unit Residential Zone
 - RM-2 Medium Density Multi-Unit Residential Zone
 - RM-3 High Density Multi-Unit Residential Zone
 - RM-4 Marina Drive Medium Density Multi-Unit Residential Zone
 - CR-1 Town Centre Area Commercial / Residential Zone
 - CR-2 Lower Town Centre Area Commercial / Residential Zone
 - CR-3 West Beach Business Area Commercial / Residential Zone
 - CR-4 East Beach Business Area Commercial / Residential Zone
 - CR-5 Neighbourhood Commercial Zone
 - CR-6 Gas Bar/Convenience Commercial Zone
 - P-1 Civic / Institutional Use Zone
 - P-2 Church / Assembly Use Zone
 - P-3 Community Care Facility (Low Density) Zone
 - P-4 Community Care Facility (Medium Density) Zone
 - C-D Comprehensive Development Zone



CITY OF WHITE ROCK
TOWN CENTRE URBAN DESIGN PLAN
AUGUST 2011

 **URBAN FORUM ASSOCIATES**
PLANNING • URBAN DESIGN • COMMUNICATIONS

 **MATRIX**
Matrix Architecture &
Planning Inc.

 **P+A**
Perry + Associates
Landscape Architecture
Site Planning

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1 Introduction

1.1 Purpose

The City of White Rock has prepared this Urban Design Plan for the Town Centre with assistance from a planning and design consultant team led by Urban Forum Associates.

The overall purpose of this plan was to develop a long-term vision for the Town Centre that will result in mixed commercial/residential growth and a healthy business environment. The primary objective was to design an achievable Town Centre Plan that is dynamic, vital and people-friendly.

The vision for the Town Centre reflects:

- The aesthetic standards and aspirations of the community for both private lands and the public realm;
- The requirements of the local business/development community; and
- Current sustainability/resiliency principles and best practices for Town Centres.

This Urban Design Plan includes an illustrated Vision of the potential physical form of the Town Centre, and Design Guidelines for both Built Form (buildings) and the Public Realm (public spaces).

It is important to note that this Urban Design Plan is not an Official Development Plan. Rather, it provides a roadmap to what White Rock Town Centre could become in 25 years when and if the various ideas embedded in the Plan are implemented.

Some elements of this Plan may be implemented as public investments by the City. Other elements will require partnerships with private landowners/developers.

The Plan will be implemented on an incremental basis over many years, as and when various properties are assembled and/or redeveloped. Market conditions will determine when specific properties are redeveloped. Implementation will not happen all at once, and it will require the agreement of and partnerships with key landowners. Nothing in this Plan supersedes established private land ownership rights.

The public easements/rights-of-way and various other public amenities identified and proposed in this Plan will be typically realized through the rezoning and development approvals process, in the form of agreed amenity contributions by private landowners/developers as a condition of the City's approval of additional development rights.

1.2 Town Centre Study Area

The Town Centre is identified in the White Rock Official Community Plan 2008 (OCP) as being bounded by:

North: North Bluff Road
East: George Street
South: Thrift Avenue
West: Martin Street

The White Rock OCP designates this area as 'Town Centre Mixed Use'. It includes high density, mixed use (primarily residential and commercial) development specific to the Town Centre.

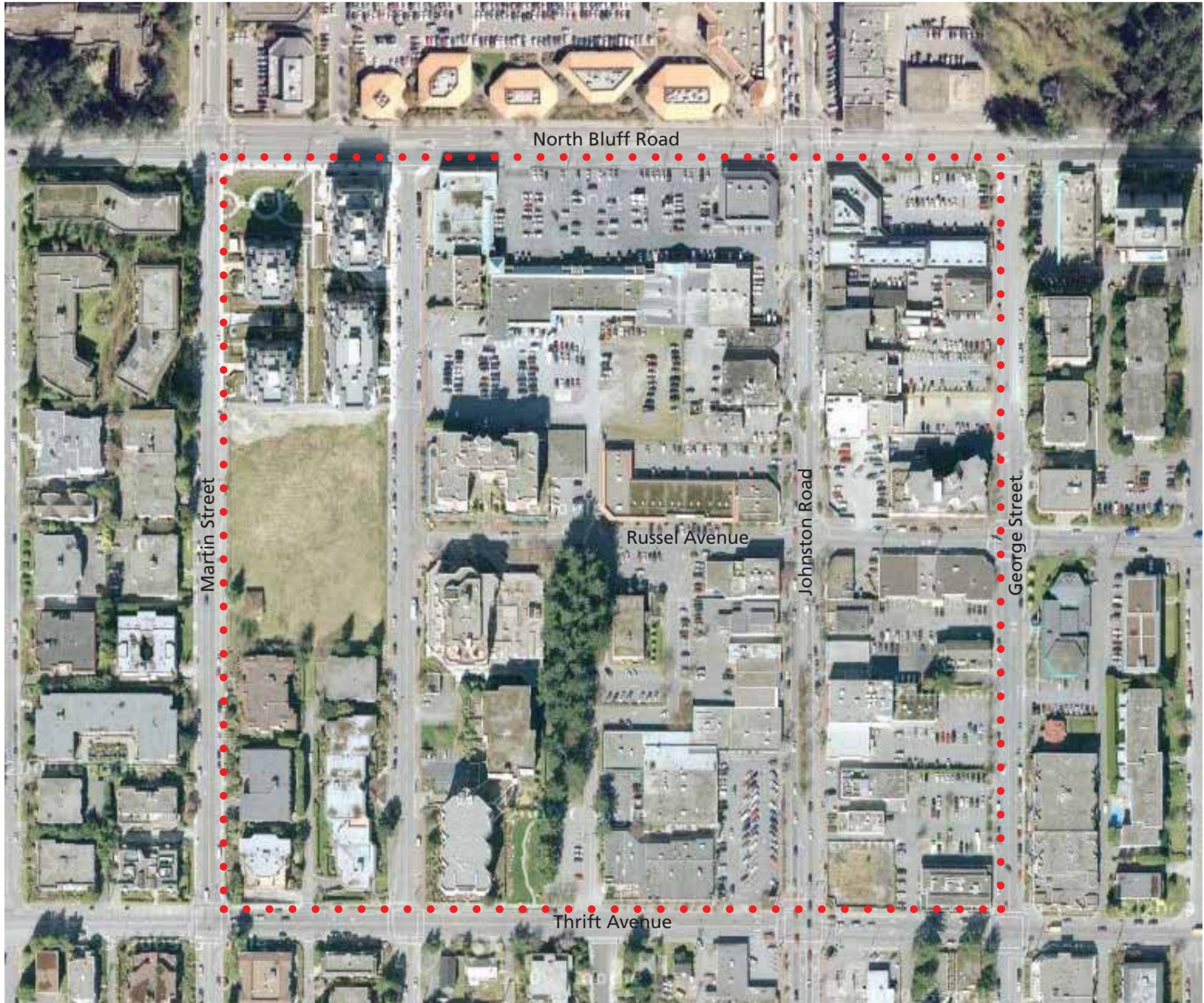
The Town Centre has struggled to maintain its commercial presence in recent years, having lost several key businesses to South Surrey. However, recent new development has occurred:

- The Miramar is a major mixed residential/commercial project consisting of four towers, commercial space and a community centre. The first phase of this project has been completed, and Phase 2 has been approved and is expected to begin construction in the near future.
- In addition, two other major development projects have been approved, and are either under construction (the Avra project) or awaiting final permits (the Essence project).

The northern boundary of the study area along North Bluff Road also represents the municipal boundary between White Rock and Surrey.

The Town Centre is an area in need of visioning to direct other future developments and to stimulate further enthusiasm and vitality for redevelopment.

The map to the right identifies the Town Centre Urban Design Plan study area.



Town Centre Study Area

2 Planning Process

This Urban Design Plan was developed as a key component of a long term vision for the White Rock Town Centre. A separate study was undertaken (by others) to assess the market needs and sustainability of commercial businesses in White Rock.

The key components of this Town Centre planning process included:

- a) A review of past documents related to the White Rock Town Centre, as provided by the City
- b) Integration of initial results from the White Rock Business Needs Assessment study¹
- c) A community consultation process including:
 - A three-day Design Charrette to develop the vision
 - Meetings with relevant stakeholders including the White Rock BIA, the White Rock ADP, and the South Surrey/White Rock Chamber of Commerce
 - Public information meetings to present the vision
 - Community Consultation report for Council
- d) Development of Design Guidelines for Building Form and the Public Realm
- e) Provision of long term recommendations for future redevelopment and revitalization of the Town Centre.

This Urban Design Plan has been largely driven and informed by the involvement of a wide cross-section of stakeholders and the general community.

The City's design consultants facilitated an Urban Design Plan Charrette (design workshop), working with multiple stakeholders to develop the draft Urban Design Plan. The Town Centre Urban Design Plan Charrette took place from 19-21 April 2011. A wide range of stakeholders participated in the process over a period of three days. Stakeholders worked with the City's design consultants to generate and prioritize ideas and design solutions, and the consultants integrated these into an overall draft Urban Design Plan. This draft plan was presented at a Public Open House on the evening of 21 April, and feedback was solicited.

Following refinements to the draft Urban Design Plan, further community input was provided at a Community Consultative Forum held on June 29, 2011. More than 60 people attended. Approximately 13 feedback forms were received and reviewed following this event. This feedback further refined the Plan.

This Urban Design Plan thus substantially reflects the majority views expressed by community and stakeholder participants during and after the charrette process, and many of the ideas generated by these stakeholders have found their way into the plan.

The ideas and drawings developed during the Urban Design Plan Charrette are included as an Appendix to this report.

The community consultation process and feedback is also documented as a separate Appendix to this report.

¹ The White Rock Business Needs Assessment study was not yet complete at the time of preparing this report



Urban Design Plan Charrette, April 2011

3 Urban Design Principles

The following key urban design principles were developed during the planning process for this Town Centre Urban Design Plan:

- Embody a move 'from grey to green' (from car-oriented asphalt to people-oriented green systems and spaces)
- Improve and enhance pedestrian connectivity throughout the Town Centre
- Increase residential densities to support local businesses and public transit, and in support of Metro Vancouver's regional growth strategy which identifies downtown White Rock/South Surrey as a Municipal Town Centre
- Encourage a mix of land uses
- Encourage a diversity of housing types and tenures to attract a mix of residents of different ages, income levels and lifestyles
- Establish the Town Centre as the cultural and civic heart of White Rock by creating a central public space at the heart of the Town Centre and clustering civic, social and cultural uses around this space
- Plan and design for a more sustainable urbanism
- Create streets for all modes of travel prioritizing pedestrians, transit and cyclists
- Maintain the character of the community



Examples of Urban Design Principles

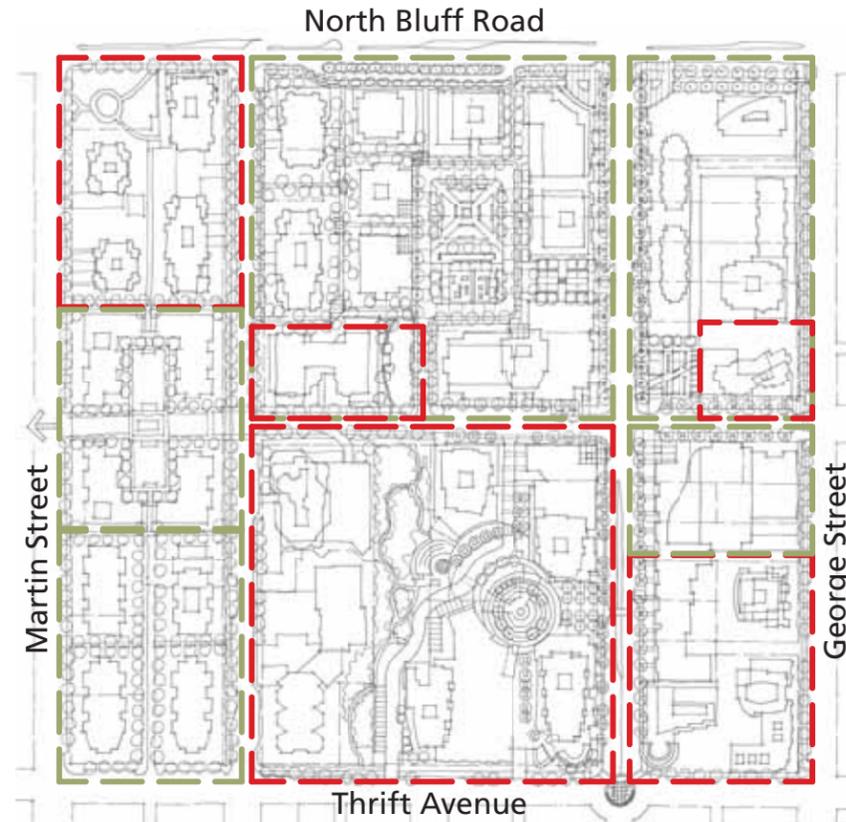
4 Urban Design Plan

This section is a summary of the key elements that form the Urban Design Plan, as illustrated by the accompanying drawings.

4.1 Potential Development Sites

A substantial portion of the study area has already been redeveloped in recent years or is slated for redevelopment (including approved projects such as Miramar Phase 2, Essence, Avra, etc.). Once these recently developed properties are excluded, likely future development sites account for approximately 50% of the total study area. As noted on this diagram, most of the likely future redevelopment in the Town Centre will occur north of Russell Avenue, and between Foster and Martin Streets. Larger development sites will require property consolidations in many cases. Property consolidations will happen as market forces and private interests dictate.

The diagram to the right identifies likely future redevelopment sites in the Town Centre.



Potential Development Sites

-  Existing / Approved Developments
-  Potential Development Sites

4.2 Open Space Network

The Town Centre Urban Design Plan is founded on the key principle of enhanced pedestrian connectivity through the creation of a network of open spaces throughout the Town Centre.

The diagram to the right illustrates the proposed Open Space Network in the Town Centre. The green colour indicates parkspace, greenways, green pathways, etc., and the brown colour indicates more urban hard-surfaced open spaces, plazas, squares, sidewalks, etc.

The Open Space Network builds on the existing street and laneway grid and adds additional pedestrian routes and public spaces. It also proposes landscape enhancements along existing street sidewalks. A finer-grained network of pedestrian pathways, green streets and sidewalks is proposed to break up larger existing blocks.

A 'green spine' is proposed along the length of Russell Avenue, extending westward towards Centennial Park and eastward across George Street.

A new Town Square is proposed at the northeast corner of the Johnston Road–Russell Avenue intersection.

A new Neighbourhood Park and Playground is proposed at the centre of the superblock bounded by North Bluff Road, Johnston Road, Russell Avenue and Foster Street as the focus of a higher density residential precinct.



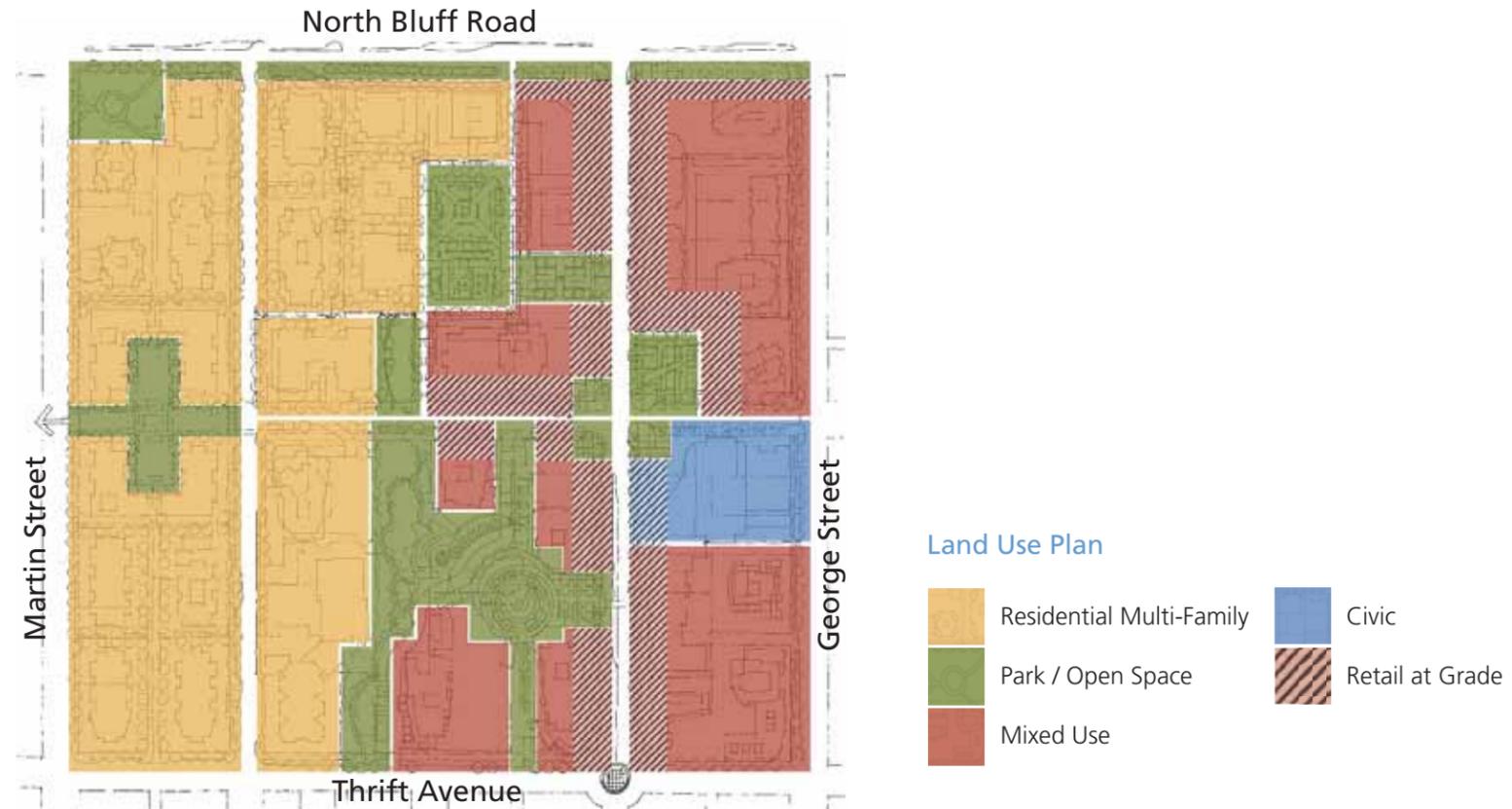
Open Space Network

-  Park Space / Greenways
-  Plazas / Sidewalks

4.3 Land Use

The Urban Design Plan proposes the following general land use designations:

- Require future *street-fronting retail/commercial uses* along both sides of Johnston Road and along a short portion of Russell Avenue and North Bluff Road (on the first blocks either side of Johnston Road), except for the proposed Civic Centre.
- Do not require or encourage future street-fronting retail/commercial uses beyond Johnston Road and along the first portion of Russell Avenue and North Bluff Road on either side of Johnston Road.
- Do not permit future street-fronting retail/commercial uses on the following streets:
 - Martin Street
 - Foster Street
 - George Street
 - North Bluff Road (Westerly portion)
 - Russell Avenue (Westerly portion)
 - Thrift Avenue (Westerly portion)
- Focus future *civic and cultural uses* close to the 'Heart of the Community' intersection of Johnston Road and Russell Avenue, in the block bounded by Johnston Road, Russell Avenue, George Street and Thrift Avenue.
- Concentrate the highest *residential densification* on the precincts bounded by Foster Street, North Bluff Road, Johnston Road and Russell Avenue, focused on a central neighbourhood park and playground; and on the block bounded by Johnston Road, North Bluff Road, George Street and Russell Avenue.
- Focus *additional residential uses* on the blocks bounded by Martin Street, North Bluff Road, Foster Street, and Thrift Avenue, with densities and heights reduced towards the southern and western edges of this precinct.
- A network of Parks and Public Open Spaces throughout the Town Centre, including:
 - a northern extension of Bryant park across Russell Avenue
 - a new neighbourhood park and playground at the centre of the residential precinct between Russell Avenue and North Bluff Road
 - a greenway buffer along North Bluff Road
 - a green space extending Russell Avenue westwards to Martin Street
 - a number of public open spaces that act as plazas or gateway sites



The following simplified land use diagram represents these general land use considerations.

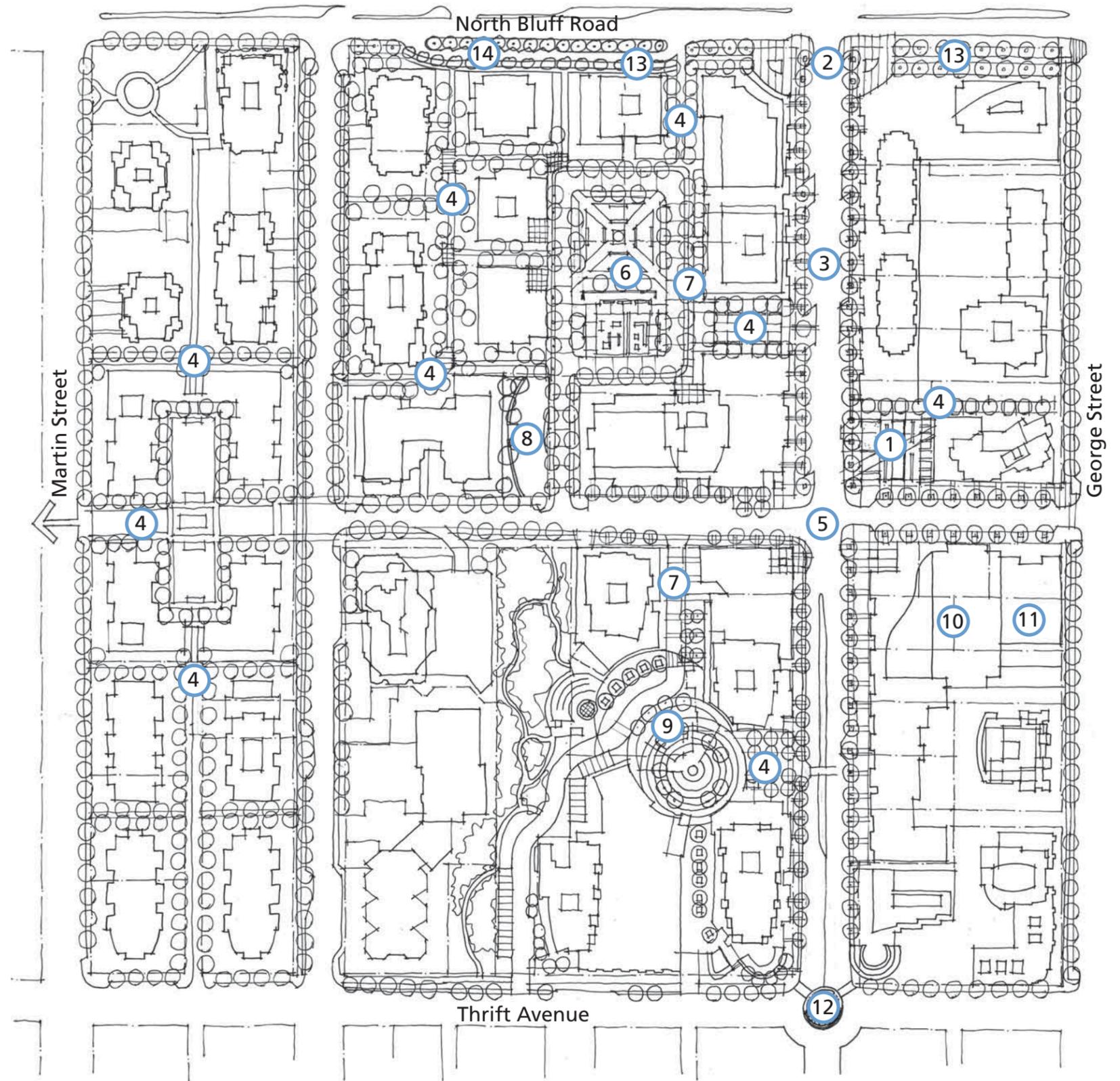
4.4 Annotated Illustrative Plan

The key planning and design ideas that emerged through the planning process are denoted in this Illustrative Plan, which consolidates all the ideas into one image of what the Town Centre may look like in 25 years.

Note: This *Illustrative Plan* is not intended to convey what will happen on specific sites, or where specific buildings will be developed, or specific heights. Rather, it is intended to provide a “snapshot” composite illustration of what White Rock’s Town Centre may generally look like if and when all the Urban Design Plan components are implemented over time. Future buildings are not necessarily required to be located exactly where illustrated.

Legend

- ① Town Square
- ② Gateway Feature
- ③ Johnston Road ‘Main Street’
- ④ Pedestrian Connections
- ⑤ Heart of the Community
- ⑥ Neighbourhood Park and Playground
- ⑦ ‘Green’ Streets (New)
- ⑧ Bryant Park Extension
- ⑨ Civic Plaza
- ⑩ Civic Centre
- ⑪ Civic Theatre / Arts Centre
- ⑫ Lookout Platform
- ⑬ Green Buffer
- ⑭ Bus Loop



Key Ideas

The following key ideas are embedded in the *Illustrative Plan*

- Restrict future street-fronting retail/commercial uses to Johnston Road and along a short portion of Russell Avenue and North Bluff Road (on the first blocks either side of Johnston Road)
- Require continuous weather protection on retail streets
- Create a broad Greenway setback along the south side of North Bluff Road between Foster and George streets: plant a double row of street trees and incorporate a pedestrian/bicycle pathway
- Create a “Gateway” arrival space at the intersection of Johnston Road and North Bluff Road, by setting back new development on the either side of Johnston on the south side; design this space as a plaza with public art and or a Town Centre welcome feature/sign
- Consolidate surface parking areas into new developments and restrict future surface parking
- Focus niche retail that does not compete directly with malls and that complements the adjacent big box/mall retail, on Johnston Road
- Permit a range of building heights across the study area, with lower heights at the western and southern edges to respond to the surrounding neighbourhood context, and taller buildings located on either side of Johnston Road
- Maintain a low scale building streetwall fronting onto Johnston Road (maximum 1 floor at the property line, with additional floors set back from the property line)
- Create a “Heart of the Community” space at the Johnston Road – Russell Avenue crossroads, by setting back future buildings on all four corners of this key intersection and enhancing the public realm
- Create a Town Square on the northeast corner of the Johnston Road-Russell Avenue intersection, which should include public art, formal landscaping, and programmed uses.
- Develop a new Civic Centre in the heart of the community by relocating City Hall and adding other potential civic facilities e.g. Civic Theatre, Arts Centre, etc.
- Develop new commuter and recreational bicycle routes and facilities as per the OCP Bicycle Network Plan
- Enhance future pedestrian connections to Miramar Plaza from Johnston Road and Thrift Avenue
- Reduce large block sizes by introducing a finer-grained street grid, lane network and mid-block pedestrian routes, etc. (to be negotiated with land owners as and when sites are redeveloped)
- Concentrate residential intensification in the northern and western parts of the study area, along North Bluff Road, Foster and Martin streets, with densities and heights reducing towards the western and southern edges of the study area
- Orient and space taller buildings to minimize view blockage, shadowing and privacy overlook; optimize spatial separation between adjacent towers, with a minimum 30 m (100 ft.) between towers; encourage slimmer towers with smaller floorplates
- Encourage a range of housing types and forms, including street-oriented townhouses, ground-oriented low-mid-rise apartments and condominium towers
- Undertake public realm streetscape improvements with new sidewalks, street trees, landscaping, street furniture, and improved pedestrian crossings on Johnston Road, North Bluff Road, Russell Avenue
- Undertake a comprehensive streetscape redesign of Johnston Road as the Town Centre “High Street”: build on and extend the new streetscape standards established by the Miramar project
- Create more park space and green connections throughout the Town Centre
- Extend Bryant Park northwards across Russell Avenue
- Create a high-density residential precinct in the superbblock bound by Russell, Foster, North Bluff and Johnston, focused on a new neighbourhood park and playground at the centre of the block and surrounded by pedestrian friendly narrow streets
- Create a terminated visual axis at the west end of Russell Avenue (statue, public artwork, etc.)
- Extend the alignment of Russell Avenue westwards across Martin Street as a pedestrian Greenway that connects to Centennial Park
- Construct a public “Lookout” platform/roundabout at the intersection of Johnston Road and Thrift Avenue; this will form a “Gateway” feature at the southern entrance to the Town Centre
- Create a more walkable Town Centre by pedestrianizing some streets/lanes, introducing new pedestrian routes, and consolidating parking



Additional Key Policy/Strategic Ideas

This Urban Design Plan encourages the City of White Rock to implement, support and advocate for the following key policy and/or strategic planning directions:

- Encourage mixed-use projects and higher residential densities in Town Centre
- Encourage and incentivize a range of housing choices and tenureships including affordable housing, family housing, and special needs housing
- Develop design guidelines that raise the design bar for both streetscapes and buildings
- Enhance connections between Town Centre and the waterfront
- Introduce a public art program funded by all future private redevelopment in the Town Centre
- Identify City incentives for attracting new businesses/retail uses through property tax holidays, DCC relief, reduced on-site parking requirements, streamlined approval processes, etc.
- Work with Translink to improve transit service between Town Centre and waterfront, including evenings
- Work with Translink to enhance passenger amenities at all Town Centre bus stops to improve access, safety and amenity, by providing:
 - Bus Shelters
 - Benches
 - Litter Receptacles
 - Newspaper Vending Machines
 - Signage/Maps
 - Real Time Transit Information
- Work with Translink to develop an enhanced bus transit exchange along North Bluff Road (exact location and layout subject to detailed technical design)



4.5 Public Transit

Effective, frequent and affordable public transit is a key ingredient in achieving a complete, sustainable Town Centre. Current transit service is limited and also has some gaps in areas served, according to feedback received during the planning process. Concerns were also expressed about the bus layover impacts along North Bluff Road.

While this Urban Design Plan did not include a mandate to undertake transit planning, the following potential high-level transit modifications are proposed for the City's consideration, subject to further detailed planning and evaluation:

- Consider developing a separate busway and bus exchange along the south side of North Bluff Road between Foster Street and Johnston Road.
- Consider re-routing buses off Johnston Road onto parallel north-south streets including George Street, with a possible one-way loop around the Town Centre (e.g. southbound on George Street, northbound on Foster Street).
- In consultation with Translink, consider bus route and schedule modifications to improve transit connections between the Town Centre and the waterfront.

These proposals are subject to detailed planning, technical design and operational evaluation in cooperation with Translink.

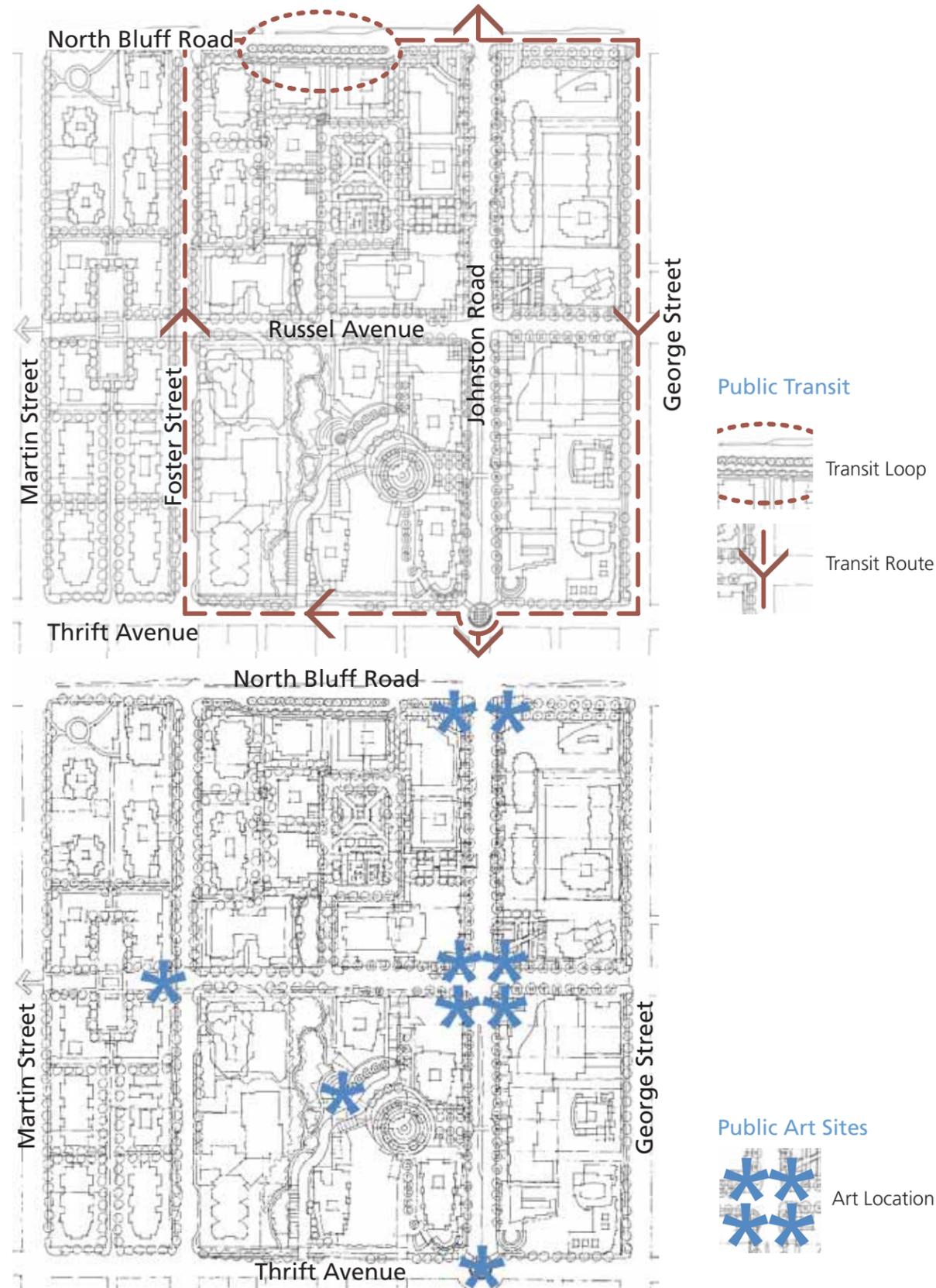
The diagram opposite illustrates these proposed modifications to the existing transit network plan.

4.6 Public Art

Public art can be a key element in enhancing the Public Realm and reinforcing a sense of place for the Town Centre.

As noted above, this Urban Design Plan proposes that the City develop and approve a City-wide Public Art Program, which would be funded primarily by future private developments in the Town Centre. Future public art projects should be commissioned through a new public art program which is inclusive, transparent, and based on Council policy.

The diagram opposite identifies potential locations for major public artworks in the Town Centre.



4.7 Street Sections

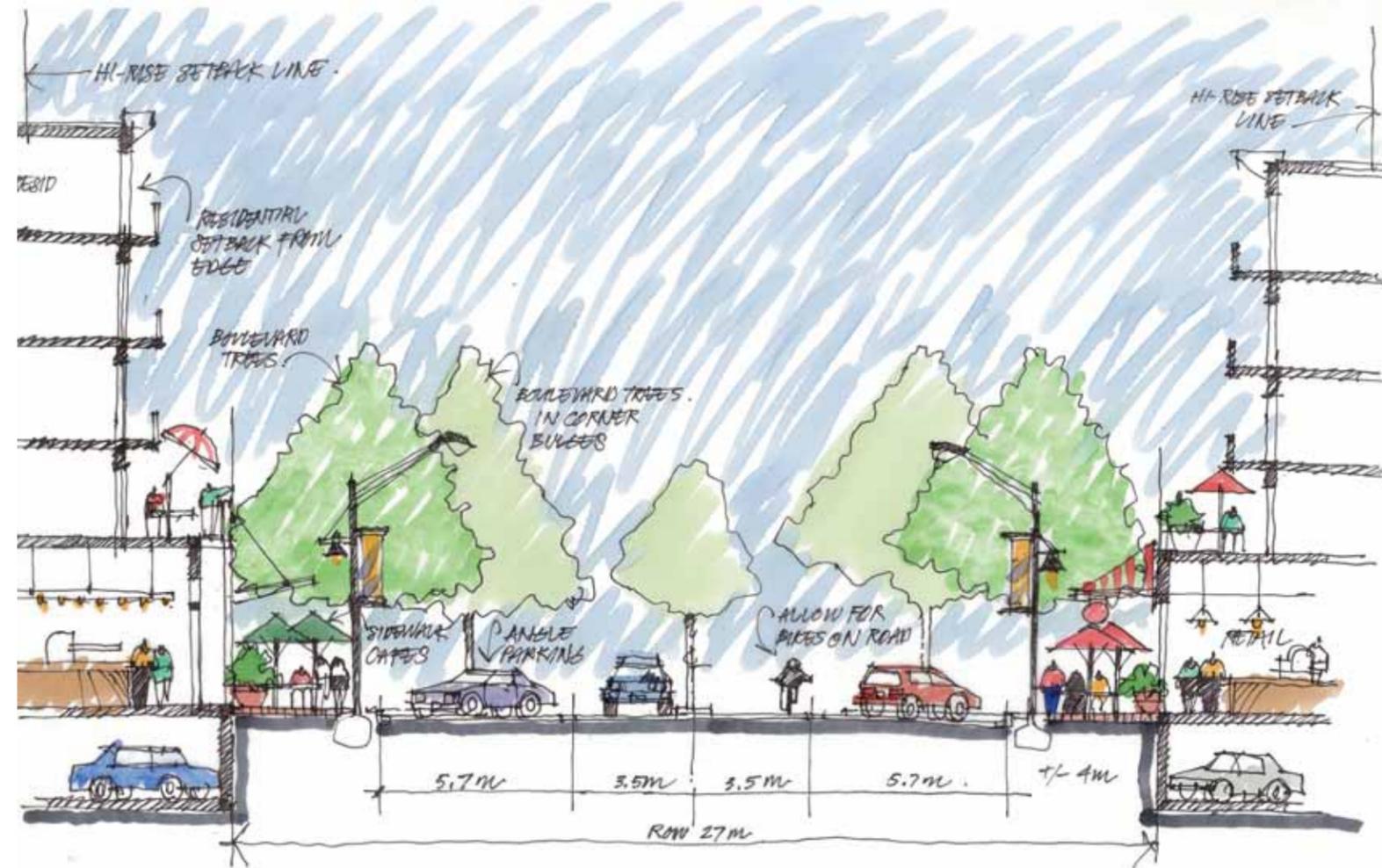
The following sections illustrate what key streets in the Town Centre might look like after redevelopment has taken place.

Johnston Road

This section illustrates Johnston Road 'Main Street' with the proposed built form of one storey street-fronting retail with up to four upper floors maximum set back along both sides of Johnston Road. This will maintain the lower-scale pedestrian-oriented character of Johnston Road.

Key features of the proposed street design include:

- +/- 4.0 m wide sidewalks, with corner bulges at intersections
- angled parking on both sides of the street
- boulevard trees on both sides of the street
- boulevard trees in corner bulges
- a landscaped central median
- light fixtures that include pedestrian lighting as well as roadway lighting



Johnston Road Cross Section



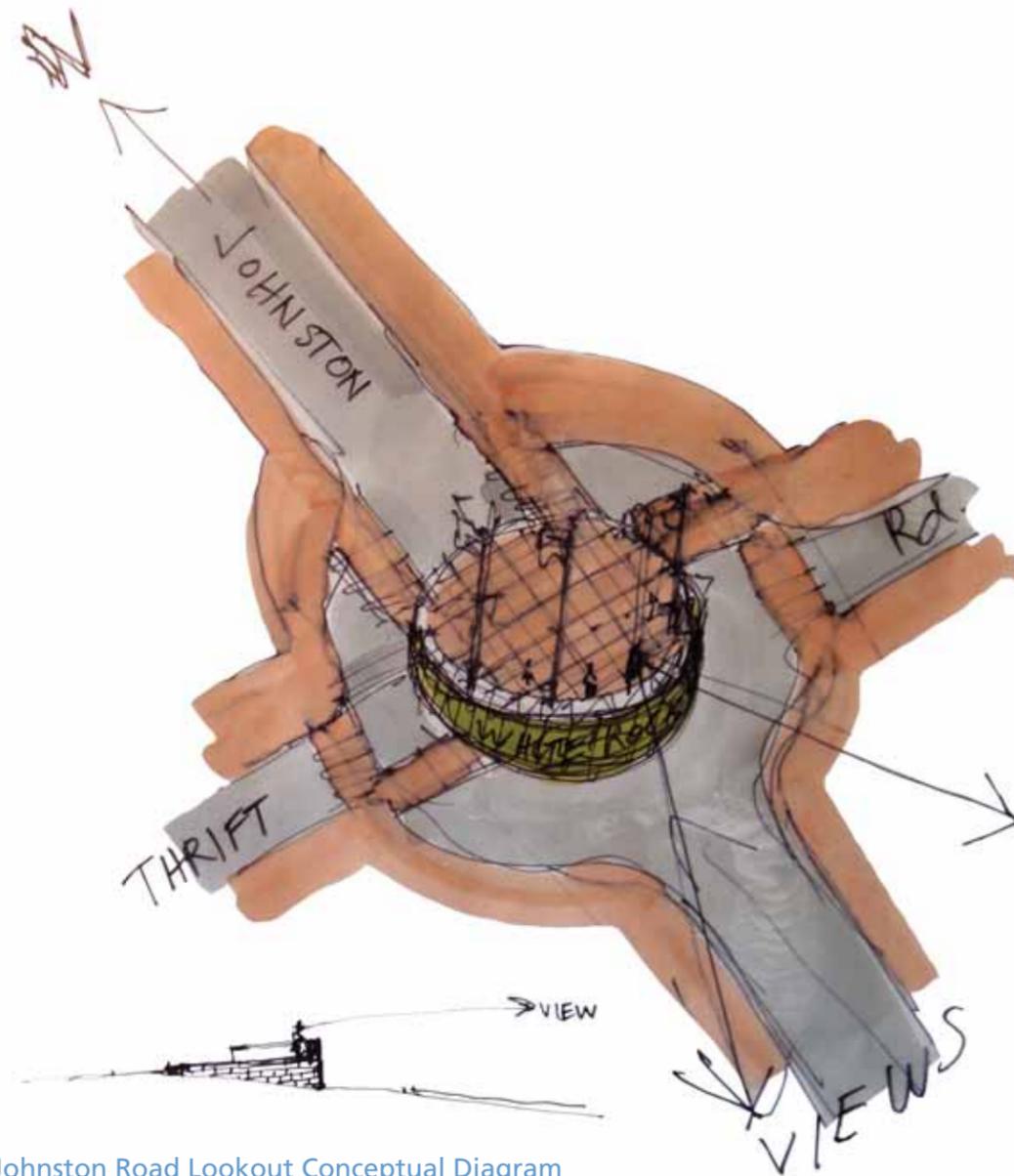
Johnston Road Plan

Johnston Road "Lookout"

This conceptual diagram illustrates the proposed public 'Lookout' platform at the intersection of Johnston Road and Thrift Avenue. The Lookout would be developed in the centre of the intersection as a traffic roundabout. The platform would take advantage of the sloping grades to provide panoramic views south towards the water.

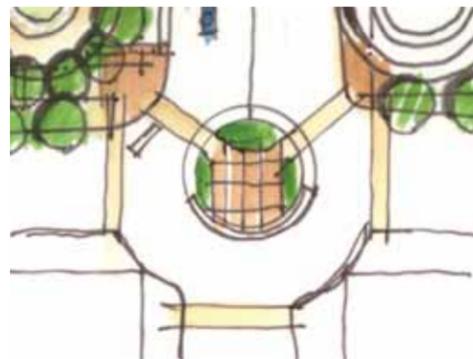
The Lookout roundabout would also function as a traffic-calming device and act as a southern Gateway to the Town Centre. The platform retaining wall on the south side could include a Town Centre welcome sign.

The Lookout would be accessed by pedestrian crosswalks from both sides of Johnston Road.



Johnston Road Lookout Conceptual Diagram

View South from Johnston Road & Thrift Street



Johnston Road Lookout Plan



Residential Street

This section illustrates what a typical pedestrian-friendly residential street would look like in the proposed Residential Precinct.

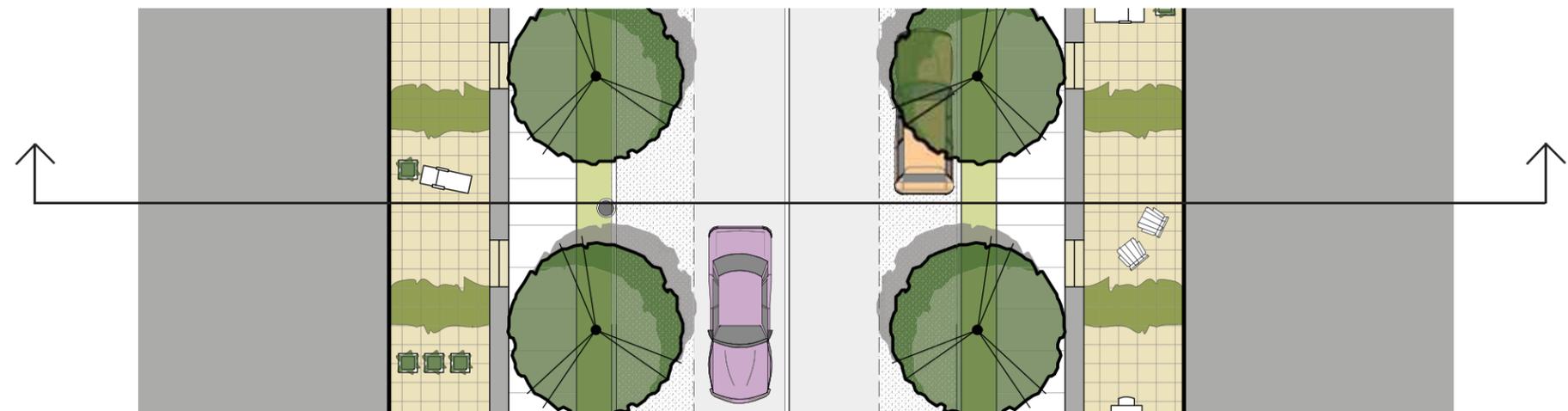
This section illustrates a proposed built form of four-storey street-fronting residential set back from the property line by approximately 4.0 m, with raised front patios, along both sides of the street. Additional upper floors are set back even further. This will maintain the lower-scale pedestrian-oriented character of these residential streets.

Key features of the proposed street design include:

- Typical curb-to-curb street width of 11.0 m (36 ft.)
- Sidewalks are 3.5 m (12 ft.) wide, within a proposed 18.0 m (60 ft.) right-of-way
- Regularly spaced street trees on both sides of the street
- Pedestrian lamp posts located on both sides of the street
- A landscape boulevard along both sides of the street (approx. 1.5 m wide)
- Parallel parking on both sides of the street



Residential Street Cross Section



Residential Street Plan

4.8 Urban Design Plan Model

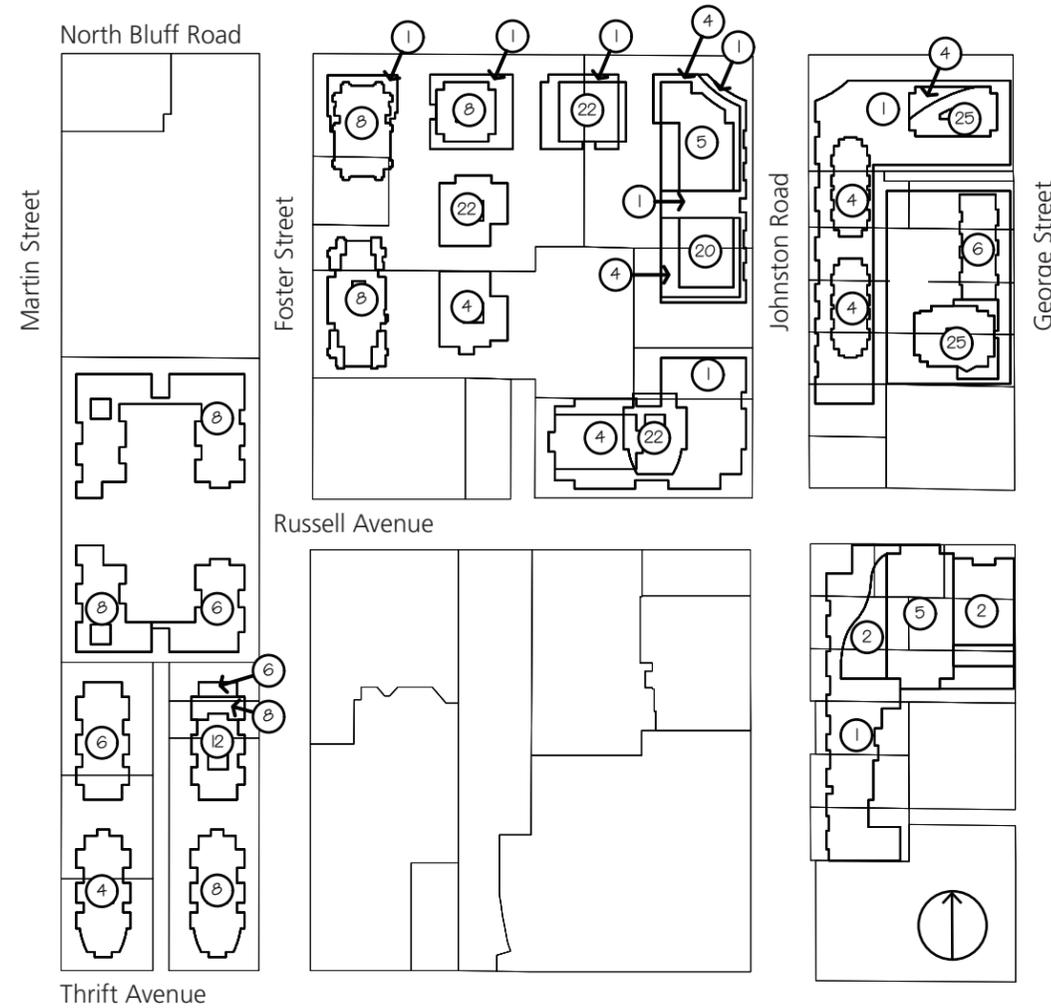
4.8.1 Building Heights

The annotated plan to the right identifies the proposed maximum building heights for potential development sites in the Town Centre, as illustrated in the 3D computer model.

Note: Not all buildings illustrated on this plan would necessarily be approved at the maximum heights or in the exact locations shown here. Specific rezoning and development applications should be reviewed by the City on a case-by-case basis. City approval of ultimate building heights should take into account such factors as:

- contextual fit with the surrounding urban fabric
- shadowing impacts on the public realm
- view impacts, both to and from the waterfront
- overlook and privacy impacts on neighbouring buildings
- impacts on the overall Town Centre skyline
- distance between adjacent tall buildings
- impacts on any nearby heritage structures
- building form and massing to mitigate negative impacts of tall buildings

In general, proposed building heights reflect a range of heights, with taller buildings located towards the northern and eastern parts of the study area, and heights decreasing towards the south and west. This will help optimize views towards the water, reduce shadowing impacts, and respects the surrounding residential neighbourhood context.

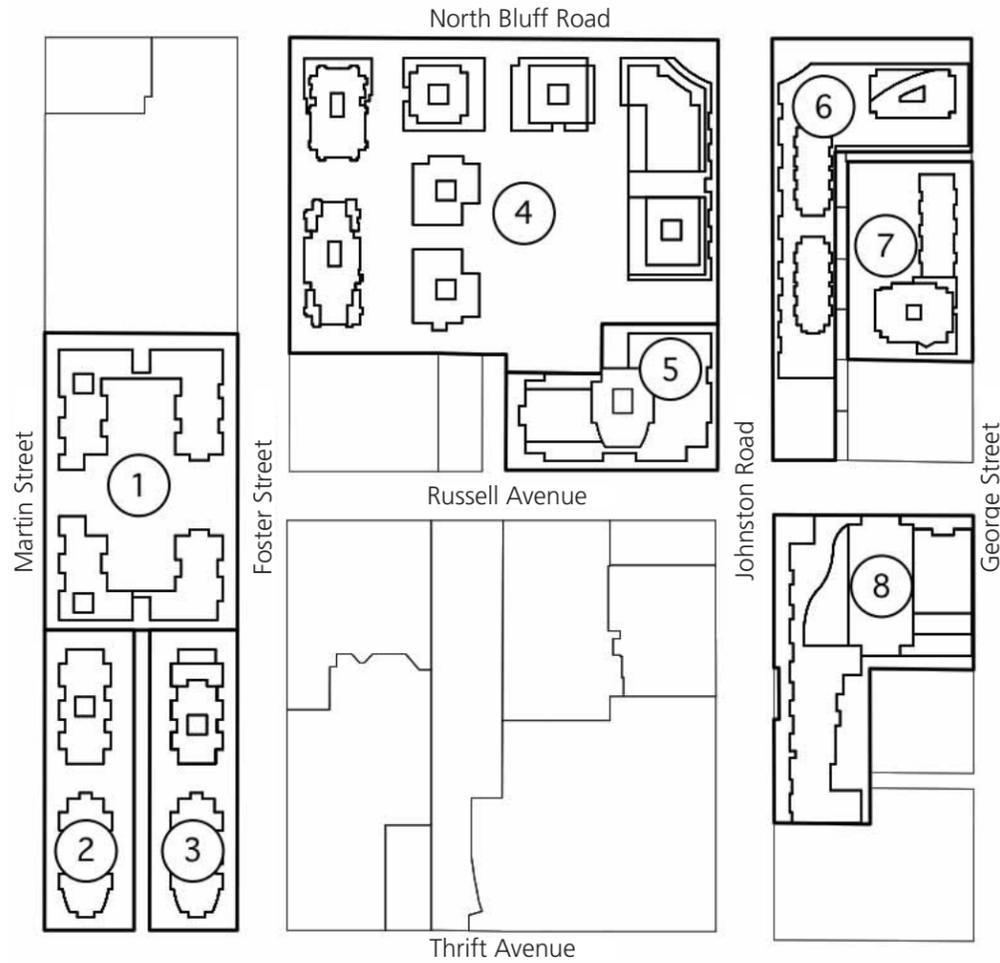


Building Heights

4.8.2 Development Statistics

The following table provides the theoretical (maximum) development statistics that are represented in the 3D computer model.

These development statistics are included here as a general guideline to the overall amount and type of development that is envisaged in this Plan, and are subject to review and refinement on a project-by-project basis. Project-specific variations may be considered by the City provided the overall intention of the Plan is being met.



BLOCK NUMBER	FLOOR AREA (GROSS / SQ. FT.)	SITE AREA (SQ. FT.)	FLOOR SPACE RATIO	SITE COVERAGE
1	296,169 sf	106,381 sf	2.8	37%
2	96,971 sf	49,730 sf	2.0	39%
3	136,189 sf	48,872 sf	2.8	40%
4	798,547 sf	247,660 sf	3.2	38%
5	241,192 sf	48,640 sf	5.0	72%
6	233,400 sf	77,902 sf	3.0	67%
7	272,185 sf	45,982 sf	5.4	36%
8	143,863 sf	84,203 sf	1.7	74%

4.8.3 3D Model Views

The following snapshot views are of a 3D computer model of the Urban Design Plan that was developed during the planning process to test and evaluate the proposed form of development.

This model illustrates in three dimensions the general form of development proposed in the Urban Design Plan.

Note: Building forms shown in this 3D model are generic and are not meant to indicate detailed design of final built form or ultimate building heights, or exact locations. Project-specific variations may be considered by the City provided the overall intention of the Plan is being met.



View to Northeast



View to Northwest



Appendices

Appendix 1 Community Consultation Report

This report summarizes the community consultation process undertaken in developing the White Rock Town Centre Urban Design Plan.

As the City noted in its Request for Proposals, the Town Centre Urban Design Plan was based on input from the community, the Business Improvement Association and the Surrey White Rock Chamber of Commerce.

The community consultation process included a number of elements during the course of the planning process, with several opportunities for stakeholders and community members to provide input and feedback:

- A three-day Charrette (Design Workshop) to develop the Urban Design Plan vision
- Meetings with relevant stakeholders including the White Rock BIA, the White Rock ADP, and the South Surrey/White Rock Chamber of Commerce
- A Community Consultative Forum to present the draft Urban Design Plan
- A Feedback Questionnaire
- A Public Information Meeting to present the Urban Design Plan vision

This Urban Design Plan has been driven and informed by the involvement of a wide cross-section of stakeholders and the general community.

Charrette

The City's design consultants facilitated a three-day Urban Design Plan Charrette (Design Workshop), which included the participation of multiple stakeholders to develop the draft Urban Design Plan.

A detailed *Design Brief* was prepared and distributed to all attendees prior to the Charrette. This Design Brief outlined the purpose and background of the Town Centre Urban Design Plan, explained the Charrette process, schedule and anticipated outcomes, etc., and identified a set of key Issues and Opportunities.

The Charrette took place from 19–21 April 2011 at the new White Rock Community Centre in the Town Centre. A wide range of stakeholders participated in the process over a period of three days. Stakeholders represented the following organizations or interest groups:

- Residents
- Business Owners
- Developers
- Chamber of Commerce
- Health and Social Committee
- Transportation Committee
- Cultural Committee

- Environment Committee
- Economic, Investment and Revitalization Committee
- Advisory Design Panel
- Kent Street Seniors Centre

Stakeholders worked with the City's design consultants to generate and prioritize ideas and design solutions, and the consultants integrated these into an overall draft Urban Design Plan. This draft plan was presented at a Public Open House on the evening of 21 April, and feedback was solicited.

Community Consultative Forum

Following refinements to the draft Urban Design Plan that emerged from the Charrette, a Community Consultative Forum held on June 29, 2011. Approximately 60 people attended this public event, including several charrette participants. Community input was invited via a question and answer session plus distribution of a detailed *Feedback Questionnaire*. The questionnaire listed all the key ideas that emerged through the charrette process and asked respondents to indicate their level of support for each idea.

Thirteen completed feedback questionnaires were received and reviewed following this event. This feedback resulted in further refinements to the Plan.

Feedback Questionnaire

A summary of the feedback results follows:

Question 1. Require future street-fronting retail uses on Johnston Road and along a short portion of Russell Avenue and North Bluff Road (on the first blocks either side of Johnston Road)?

Strongly agree or agree	100% (13)
Disagree or strongly disagree	0% (0)

Question 2. Create a broad Greenway setback along the south side of North Bluff Road between Foster and George streets, with a double row of street trees and pedestrian/bike path?

Strongly agree or agree	85% (11)
Disagree or strongly disagree	15% (2)

Question 3. Create a "Gateway" arrival space at the intersection of Johnston Road and North Bluff Road, by setting back new development on the either side of Johnston on the south side, and design this space as a plaza with public art and/or a Town Centre welcome feature/sign?

Strongly agree or agree	92% (12)
Disagree or strongly disagree	8% (1)

Question 4. Undertake public realm streetscape improvements with new sidewalks, street trees, street furniture and improved pedestrian crossings on Johnston Road, North Bluff Road, Russell Avenue?

Strongly agree or agree	100% (13)
Disagree or strongly disagree	0% (0)

Question 5. Consolidate surface parking areas into new developments and restrict future surface parking?

Strongly agree or agree	85% (11)
Disagree or strongly disagree	15% (2)

Question 6. Focus niche retail that does not compete directly with malls and that complements the adjacent big box/mall retail, on Johnston Road?

Strongly agree or agree	92% (12)
Disagree or strongly disagree	8% (1)

Question 7. Permit a range of building heights across the study area, with lower heights at the western and southern edges to respond to the surrounding neighbourhood context, and taller buildings located on either side of Johnston Road?

Strongly agree or agree	91% (11)*
Disagree or strongly disagree	9% (1)

Question 8. Maintain a low scale building streetwall fronting directly onto Johnston Road (one floor retail plus 4 floors max residential)?

Strongly agree or agree	91% (11)*
Disagree or strongly disagree	9% (1)

Question 9. Create a "Heart of the Community" space at the Johnston Road & Russell Avenue crossroads?

Strongly agree or agree	92% (12)
Disagree or strongly disagree	8% (1)

Question 10. Create a focal Civic Square on the northeast corner of the Johnston Road-Russell Avenue intersection?

Strongly agree or agree	77% (10)
Disagree or strongly disagree	23% (3)

Question 11. Develop a new Civic Centre in the heart of the community, by relocating City Hall and adding other potential civic facilities e.g. Civic Theatre, Arts Centre, etc.?

Strongly agree or agree	69% (9)
Disagree or strongly disagree	31% (4)

Question 12. Develop new commuter and recreational bicycle routes and facilities as per the OCP Bicycle Network Plan?

Strongly agree or agree 100% (12)*
Disagree or strongly disagree 0% (0)

Question 13. Enhance future pedestrian connections to Miramar Plaza from Johnston Road & Thrift Avenue?

Strongly agree or agree 100% (13)
Disagree or strongly disagree 0% (0)

Question 14. Reduce large block sizes by introducing a finer-grained street grid, lane network and mid-block pedestrian routes, etc. (to be negotiated with land owners as and when sites are redeveloped)?

Strongly agree or agree 100% (13)
Disagree or strongly disagree 0% (0)

Question 15. Concentrate residential intensification primarily in the northern and western parts of the study area, along North Bluff Road, Foster and Martin streets?

Strongly agree or agree 85% (11)
Disagree or strongly disagree 15% (2)

Question 16. Orient and space taller buildings to minimize view blockage, shadowing and privacy overlook; encourage slimmer towers with smaller floorplates?

Strongly agree or agree 100% (13)
Disagree or strongly disagree 0% (0)

Question 17. Encourage a range of housing choices, including townhouses, ground-oriented low- and mid-rise apartments, and condominium towers?

Strongly agree or agree 100% (12)*
Disagree or strongly disagree 0% (0)

Question 18. Create more green space and pedestrian connections throughout the Town Centre?

Strongly agree or agree 100% (13)
Disagree or strongly disagree 0% (0)

Question 19. Extend Bryant Park northwards across Russell Avenue?

Strongly agree or agree 92% (12)
Disagree or strongly disagree 8% (1)

Question 20. Create a higher-density residential precinct in the superblock bound by Russell, Foster, North Bluff and Johnston, focused on a new neighbourhood park and playground at the centre of the block and surrounded by pedestrian-friendly streets?

Strongly agree or agree 91% (11)*
Disagree or strongly disagree 9% (1)

Question 21. Create a terminated visual axis at the west end of Russell Avenue (statue, public art, etc.)?

Strongly agree or agree 91% (11)*
Disagree or strongly disagree 9% (1)

Question 22. Extend the alignment of Russell Avenue westwards across Martin Street as a pedestrian Greenway that connects to Centennial Park?

Strongly agree or agree 92% (12)
Disagree or strongly disagree 8% (1)

Question 23. Construct a public "Lookout" platform at the intersection of Johnston Road and Thrift Avenue?

Strongly agree or agree 77% (10)
Disagree or strongly disagree 23% (3)

Question 24. Create a more walkable Town Centre by pedestrianizing some streets, introducing new pedestrian routes, and consolidating surface parking?

Strongly agree or agree 100% (13)
Disagree or strongly disagree 0% (0)

Question 25. Encourage mixed-use projects and higher residential densities in Town Centre?

Strongly agree or agree 77% (10)
Disagree or strongly disagree 23% (3)

Note: * means one respondent did not answer the question

As can be seen from the results above, a very strong majority of respondents support the key ideas in the Urban Design Plan. However caution should be applied, noting that the sample size is rather modest.

Public Information Meeting

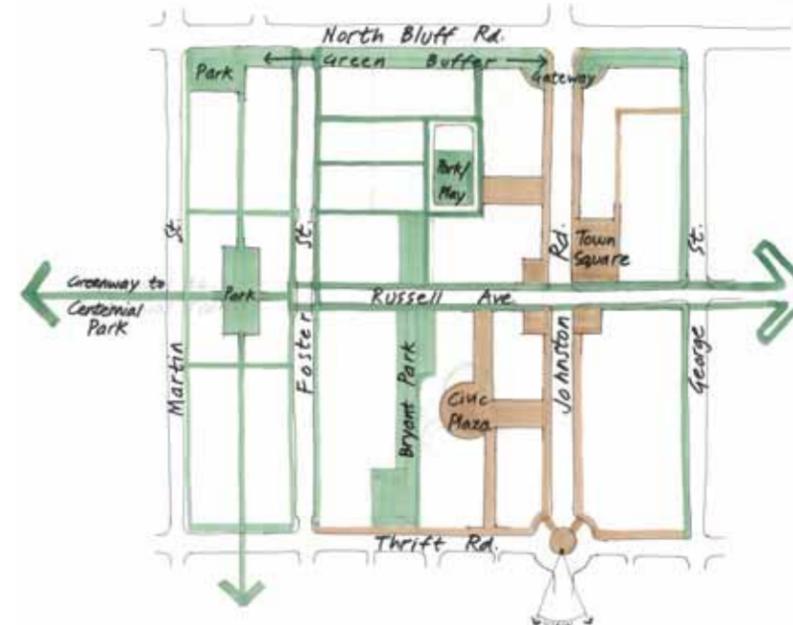
To follow

Appendix 2 Charrette Drawings

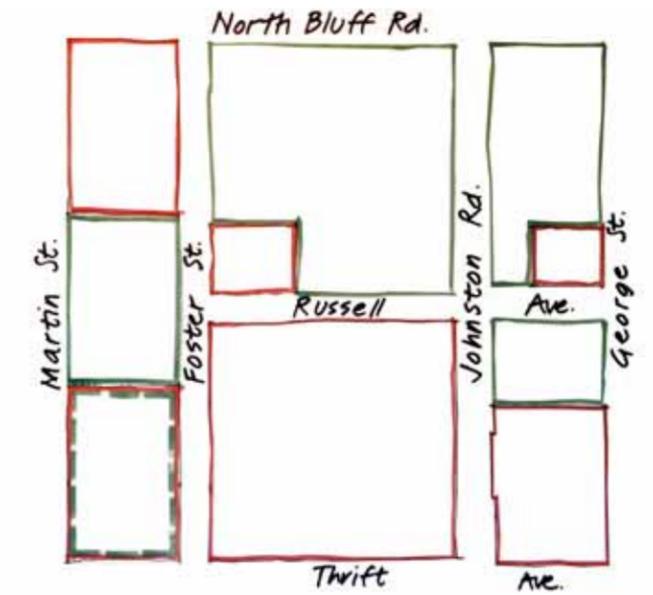
Below are a few representational drawings from the charrette.



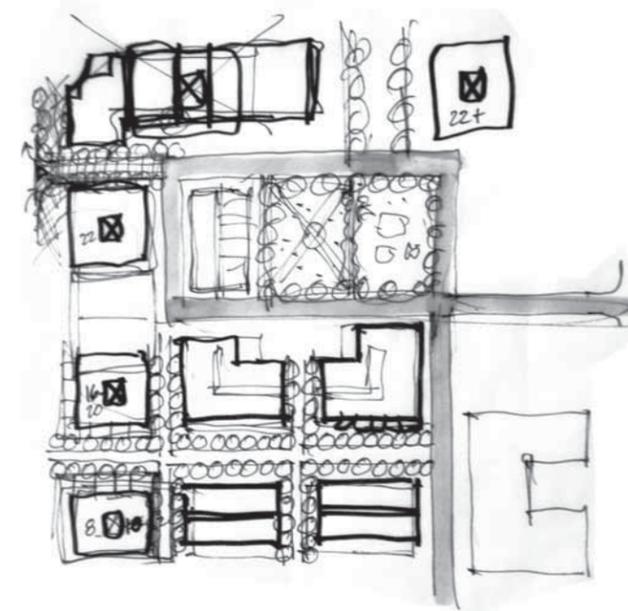
Massing Study from Charrette



Preliminary Open Space Network Diagram



Preliminary Development Parcels Diagram



Early Block Configurations



Aerial View down Johnston Road

**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2234**



A Bylaw of the City of White Rock to define Planning Procedures and for the referral of
liquor license applications

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City of White Rock Planning Procedures Bylaw, 2017, No. 2234

WHEREAS the City of White Rock is required to establish procedures by bylaw under which an owner of land may apply for an amendment to a plan or bylaw or for the issue of specified permits;

AND WHEREAS the City of White Rock receives referrals from the Province of British Columbia for liquor license applications, which require community input and recommendation by way of Council resolution;

AND WHEREAS the City of White Rock may, by bylaw, impose fees in relation to applications and inspections;

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

TITLE

- 1) This Bylaw may be cited for all purposes as "*City of White Rock Planning Procedures Bylaw, 2017, No. 2234*".

APPLICATION

- 2) This Bylaw applies to an application for
 - a) an amendment of the Official Community Plan;
 - b) an amendment of the Zoning Bylaw;
 - c) the making or amendment of a Phased Development Agreement;
 - d) an amendment to or early termination of a Land Use Contract, including the discharge of a Land Use Contract;
 - e) the issuance or amendment of or time extension for a Development Variance Permit;
 - f) the issuance or amendment of or time extension for a Major Development Permit;
 - g) the issuance or amendment of a Temporary Use Permit;
 - h) a request for Council Resolution on a Liquor Licence Application;
 - i) a request for acquisition of an interest in a Municipal Right of Way;
 - j) the issuance or amendment of or time extension for a Minor Development Permit;
 - k) the approval or amendment of or time extension for a subdivision, including in respect of Air Space, Fee-Simple, Strata, or Strata Plan approval for conversion of a previously occupied building;
 - l) the issuance or amendment of a Tree Management Permit;
 - m) a Board of Variance determination; or

- n) a decision on an application for conversion into strata lots of a previously occupied building pursuant to the *Strata Property Act*.

INTERPRETATION

- 3) In this Bylaw

- Advisory Design Panel:** means the Panel appointed by the Council and governed by the “City of White Rock Advisory Design Panel Terms of Reference”, as amended or replaced by the City Council from time to time, to advise the City Council generally on the design quality of the built environment of the City, and specifically to provide comments and suggestions to the City Council and City employees to improve the design quality of development permit applications for new development or redevelopment in the City.
- Applicant:** means an Owner of land, or a person authorized in writing by the Owner to act as agent in place of the Owner, who makes an application referred to in section 2.
- Director:** means the Director of Planning and Development Services or a person authorized by Council to act in the place of the Director, or the Director’s Deputy;
- Minor Development Permit:** means a development permit which, if issued, would conform to the development permit guidelines set out in the Official Community Plan, but which does not require a variance to a provision of a City bylaw, for
- a) a development permit in respect of natural resource preservation, environmental development or protection from hazardous conditions;
 - b) a residential development permit for a duplex or triplex;
 - c) a commercial development permit limited to minor façade improvements or signage, that does not involve reconstruction or expansion of the existing building footprint or floor area.
 - d) An amendment to a development permit where no variance is required.
- Major Development Permit:** means every development permit other than a Minor Development Permit.
- Public Hearing:** means a statutory meeting held by or on behalf of Council under Part 14, Division 3 of the *Local Government Act*.
- Public Information Meeting:** means a meeting required under this Bylaw to be held in accordance with Schedule E.
- Public Meeting:** means a non-statutory meeting held as a City requirement for the issuance, amendment or extension of a Major Development Permit which includes a variance, a Development Variance Permit or a Temporary Use Permit, and for

the removal of highway dedication associated with the purchase of municipal right of way.

- 4) Except as provided in this Section 3, words, terms and expressions in this Bylaw shall be interpreted in accordance with the definitions contained in the Zoning Bylaw, the *Local Government Act*, and the *Community Charter*.
- 5) Every reference to this Bylaw in this or another bylaw of the City is a reference to this bylaw as amended to the date of the reference. Definitions of words or phrases used in this Bylaw that are not included in the definitions in this section 3 or the *Local Government Act* or *Community Charter* have the meanings commonly assigned to them in the context in which they are used in this bylaw, considering the specialized use of terms with the application to which the terminology applies.

APPLICATION CONSIDERATION

- 6) The City Council must consider every application for:
 - a) an amendment to an Official Community Plan or Zoning Bylaw; or
 - b) the issuance of a permit referred to in section 2, other than a Minor Development Permit, which the Director must consider.
- 7) An Applicant making an application referred to in section 2 must complete the applicable form and deliver it to the Planning and Development Services Department of the City.
- 8) The City or the Director, as applicable, will not consider an application referred to in section 2 until the Applicant has provided all the required information for the respective application, as prescribed in Schedules G through U.

DEVELOPMENT APPROVAL INFORMATION

- 9) Sections 9 through 13 apply to those circumstances that have been specified in the Official Community Plan as requiring development approval information. Where the Official Community Plan specifies circumstances in which development approval information may be required, then the procedures and policies for requiring such information and the substance of that information are set out in this Bylaw.
- 10) The City, the City Approving Officer or the Director may require as part of an application under section 2 in addition to the requirements identified in Schedules G through U, development approval information at the sole cost of the Applicant regarding impact on
 - a) transportation patterns including traffic flow and volumes, and public transit;
 - b) local infrastructure;
 - c) public facilities including schools, parks and open space;
 - d) community services;
 - e) the natural environment of the area affected, including sun, shadow, and wind impacts.
- 11) If the Director or City Approving Officer require a report under this section, the report must
 - a) comply with and fully addresses the terms of reference that are provided by the Director or Approving Officer to the applicant, based on the provisions of this Bylaw;
 - b) identify and define the context, interaction, scope, magnitude and significance of the anticipated impacts of the activity or development, as well as the data and methodological accuracy, assumptions, uncertainties, acceptability thresholds, and how the anticipated impacts may cumulatively contribute to existing risks, stressors, and threats;
 - c) provide recommendations for conditions or requirements that Council; the Director or the Approving Officer may impose to mitigate the anticipated impacts; provide recommendations and detailed costs for modifications to the environment, or construction of works, to mitigate or ameliorate the anticipated impacts;
 - d) satisfy the standards and requirements of the documents set out in the Schedules to this Bylaw; and
 - e) comply with all applicable requirements as set out in the Official Community Plan with respect to development permits, including development permit guidelines, policies and objectives.
- 12) The terms of reference provided by the Director or Approving Officer may require the applicant to provide information on, and a systematic detailed assessment of the compliance of the activity or development with the Official Community Plan and any other relevant City bylaw, plan or policy in preparation or adopted by Council, and the following
 - a) compatibility with adjacent and community land uses, functions, form, character, aesthetic and scale of development;

- b) socioeconomic impacts affecting the day to day quality of life of people and communities, including direct and indirect economic impacts, demographics, housing, local services and sociocultural issues;
- c) land use impacts such as noise, vibration, glare and electrical interference;
- d) the nature, significance and magnitude of landscape and visual impacts, including the impact on view corridors, the creation of shadows, visual envelope, prominent features, experiential characteristics, and landscape character;
- e) transportation demand management strategies, including, but not limited to, transportation impacts, public transit, parking demand, traffic safety, pedestrian, cyclist and vehicular traffic flow or operation, trip generation, site access and egress, network connectivity and accessibility;
- f) retail impacts of a proposed commercial development, including but not limited to, the effects of additional competition, traffic impacts, the effects on tenancy, and the impacts to neighbourhood/sector stability;
- g) air quality impacts including, but not limited to, pollution, dust, fumes, smoke and odours;
- h) the impact on ground and surface water quality including, but not limited to, pollution, temperature, oxygen levels, acidity, nutrients, silts, and pathogens;
- i) geotechnical conditions including, but not limited to, soil composition, profile, classification, agricultural suitability and capability, geologic process and terrain stability;
- j) hydrological or hydrogeological assessment, or both, including, but not limited to, infiltration, interception, groundwater and overland flow, as well as hydrologic processes including accretion and erosion;
- k) terrestrial and aquatic ecology including, but not limited to, biological diversity, impacts on flora and fauna, habitat size, complexity, fragmentation or isolation, change to suitability or capability, restoration, creation or enhancement;
- l) any impact on historical, cultural and archaeological buildings, sites or assets;
- m) the phasing and timing of the activity or development;
- n) hazardous conditions including, but not limited to, mud flow, debris torrents, erosion, land slip, rock falls, subsidence, avalanche, wildfire, flood, inundation (including appropriate construction elevations and setbacks or other hazard);
- o) compatibility with adjacent City owned land, rights of way, covenants and easements;
- p) local infrastructure and site servicing including, but not limited to, drainage, water, sewer or other utilities;
- q) community facilities and services including, but not limited to, schools, parks, recreation, emergency protective and health services; and,

- r) other impacts of the proposed activity or development considered important by the Director or Approving Officer.
- 13) The Director or Approving Officer, after receiving and reviewing a report under this Bylaw, may require a peer review report if the initial report fails to satisfy the requirements of this Bylaw, including by failing to satisfy a standard, guideline, policy or other matter set out in or incorporated by reference in this Bylaw. If a peer review report is required, the Director or Approving Officer will select one peer of the class of applicable professional from a list of peers nominated by the applicant and the original professional.

FEES, TRANSFERS, REFUNDS, SECURITY, AND EXPIRATIONS

- 14) Every Applicant must pay the City the application fees in accordance with Schedule A at the time of application.
- 15) After an application is submitted, and while under consideration by the City, the following must be submitted to the City before the application is assigned to a different Applicant:
- a) letter signed by current Applicant and each land Owners authorizing the change in Applicant and giving permission for the new Applicant to make use of any supporting reports, documents, fees, deposits, or securities submitted to the City;
 - b) letter signed by new Applicant, and, when considered relevant by the Director, new land Owner; and
 - c) new application form completed and signed by the new Applicant.
- 16) The City may authorize refunds in accordance with Schedule B.
- 17) The City may require security for:
- a) completion of landscaping required in a permit;
 - b) resolution of unsafe conditions resulting from contravention of a condition on a permit; or
 - c) restitution of damage to the natural environment resulting from a contravention of a condition on a permit.

The security shall be in the form of a Letter of Credit as specified in Schedule C, or the deposit of securities as cash or bank certified cheque in a form satisfactory to the City.

- 18) If submission of outstanding or required application materials, information or security by the Applicant has not occurred for a continuous 12 month period, the application is inactive and closed following written notification to the Applicant.

DELEGATION OF COUNCIL POWERS

- 19) For approval of Minor Development Permits, Council delegates to the City Manager the authority to issue a Minor Development Permit. The City Manager will consider the advice and recommendations of the Director and the Director of Municipal Operations (or in the case of the Director of Municipal

Operations, a person authorized by Council to act in the place of the Director, or the Director's Deputy) to approve and issue all Minor Development Permit applications. Applicants are entitled to have Council reconsider the matter, in which case sections 23 through 26 apply.

- 20) For approval of Tree Management Permits, Council designates the Director as the Approving Authority. Applicants are entitled to appeal the Director's decision to Council for a final decision on their application.
- 21) For approval of strata title conversions under the *Strata Property Act*, Council designates the Director as the Approving Authority. Applicants are entitled to appeal the Director's decision to Council for a final decision on their application.
- 22) For referral of liquor licence applications not involving a new license, for a lounge endorsement, for patron participation entertainment, for extension of hours greater than one hour, and/or relocation of a liquor license, Council delegates to the Director the authority to provide comments on the application.

RECONSIDERATION

- 23) An Applicant may apply to Council for the reconsideration of an administrative decision made under this Bylaw by delivering to the Director or Approving Officer a written application for reconsideration within 30 days after the decision is communicated in writing to the applicant.
- 24) An application for reconsideration must set out the grounds upon which the applicant considers the decision inappropriate and what, if any, decision the applicant considers the Council ought to substitute, and must include a copy of any materials considered by the applicant to be relevant to the reconsideration by Council.
- 25) The Director or Approving Officer must place each application for reconsideration on the agenda of a regular meeting of Council held at least four weeks after delivery of the application for reconsideration, and must notify the Applicant and any other party who the Director or Approving Officer reasonably considers may be affected by the reconsideration, of the date of the meeting at which the reconsideration will occur.
- 26) At the meeting, Council may hear from the applicant and any other person interested in the matter under reconsideration who wishes to be heard, and may either confirm the decision or substitute its own decision.

PROCESS FOR COUNCIL APPROVED APPLICATIONS

- 27) Every application referred to in Section 2(a) through (h) will be processed by staff and a report submitted to the Land Use and Planning Committee or Council which may include:
 - a) a copy of the proposed bylaw amendment, proposed permit, or proposed resolution;
 - b) a review and analysis of the proposal;
 - c) a recommended course of action to consider; and
 - d) any additional relevant information.

- 28) Despite Section 27, every application for an Official Community Plan amendment shall be forwarded with an initial application information report from staff to a Council meeting, prior to the advertisement of a Public Information Meeting for the application. Council may direct staff to proceed with consultation, in accordance with the Council Policy 512 on Official Community Plan Consultation, as amended or replaced by the City Council from time to time, or to refuse the application.
- 29) If a staff report is submitted the Land Use and Planning Committee, the Land Use and Planning Committee may allow the Applicant or their consultants an opportunity to speak in regard to their application.
- 30) Council may, upon receipt of the staff report regarding an application referred to in Section 2(d) through (g):
- a) authorize the issuance of the proposed permit;
 - b) authorize the issuance of the proposed permit as amended by Council;
 - c) refuse to authorize the issuance of the proposed permit; or
 - d) refer the application back to staff for further analysis and information.
- 31) Council may, upon receipt of the staff report, regarding an application referred to in Section 2(a) through (d):
- a) give 1st or both 1st and 2nd reading of the proposed bylaw;
 - b) instruct staff to revise the proposed bylaw for Council consideration;
 - c) refuse the application; or
 - d) refer the application back to staff for further analysis and information.
- 32) If Council gives 1st and 2nd reading of a proposed bylaw, Council will consider referral of the proposed bylaw to a Public Hearing, and:
- a) Council may waive the Public Hearing if:
 - i. an official community plan is in effect for the area that is subject to the zoning bylaw; and
 - ii. the bylaw is consistent with the official community plan;
 - b) after the Public Hearing has been closed, Council will consider the proposed bylaw, and may:
 - i. give 3rd reading to the proposed bylaw; or
 - ii. give 3rd reading to the proposed bylaw and adopt it if it is consistent with the official community plan; or
 - iii. amend the proposed bylaw, and then give 3rd reading to the proposed bylaw; or
 - iv. defer or reject the proposed bylaw;
 - c) if Council has given 3rd reading to the draft bylaw, staff will:

- i. refer the Bylaw Amendment to the Ministry of Transportation if approval is required; and
 - ii. prepare written correspondence to the Applicant establishing any development prerequisites to be addressed prior to further Council consideration of the proposed bylaw, as applicable; and
- d) Council may consider adoption of a proposed Bylaw Amendment:
- i. after three readings have been given;
 - ii. after all applicable City requirements have been addressed, to the satisfaction of the City; and
 - iii. if a development permit is also required, after a development permit has been prepared and is ready for consideration.

GENERAL APPROVAL PROCEDURES

- 33) Schedules G through T set out the general approval procedures for applications for the respective application type. The Director may permit minor differences from the general procedures based on the circumstances of a particular application, provided that compliance with all other bylaws and relevant legislation is maintained.
- 34) Applications involving a pre-application meeting shall follow the procedures and provide the requirements identified in Schedule D.
- 35) Applications involving a Public Information Meeting shall follow the general procedures identified in Schedule E.

DEVELOPMENT PROPOSAL SIGNAGE REQUIREMENTS

- 36) Every application referred to Section 2(a) through (g) shall require development proposal signage to be posted on the subject property, in accordance with Schedule F and the following requirements:
 - a) It is the responsibility of the Applicant to ensure that signage is printed and installed in accordance with the requirements of this bylaw. Failure to provide documentation of the signage installation to the City will result in a postponement in the processing of the application;
 - b) Planning and Development Services staff will provide the Applicant with the required image for the signage, which will include a written description of the proposal and a map of the subject property, and a rendering of the proposal at the discretion of the Director;
 - c) The Applicant must post Development proposal signage that is a minimum of 1.22 metres x 2.44 metres (4.0 feet x 8.0 feet) in size and constructed of 1.3 centimetre (1/2 inch) plywood or other durable material;
 - d) If the Applicant mounts a sign on a building, it must be clearly viewable from the street, and the bottom edge shall be a minimum of 1.22 metres (4 feet) from the ground;

- e) Without limiting paragraph d), the Applicant must post the signage in a location clearly viewable from the street and:
 - i. no further than 6 metres (19.7 feet) from the property line abutting a street;
 - ii. if a property abuts two or more streets, excluding lanes, a sign shall be posted no further than 6 metres (19.7 feet) from each property line abutting a street, or alternatively, at a 45 degree angle from the intersection point of the 2 streets; and
 - iii. if placement of a required sign on a property is not feasible, the notice may be posted on an abutting road right of way, subject to approval by the City.
 - f) The Applicant must post the required signage no later than 14 days following submission of an application to the City, and must remove the signage within 10 days following completion of the Public Hearing or withdrawal or rejection of the application.
- 37) Despite Section 36, City-initiated map amendments involving multiple properties, and text amendments affecting multiple properties, are exempt from requirements to install development proposal signage.

IRREGULARITY

- 38) The failure of Council or a Committee to observe the provisions of this bylaw does not affect the validity of resolutions passed or bylaws enacted by Council, or other proceedings of Council.

SEVERABILITY

- 39) If any section, clause, sub-clause or phrase of this bylaw is for any reason held to be invalid by the decision of any Court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this bylaw.

RECEIVED FIRST READING on the

11th day of December, 2017

RECEIVED SECOND READING on the

11th day of December, 2017

RECEIVED THIRD READING on the

11th day of December, 2017

ADOPTED on the

15th day of January, 2018



MAYOR



DIRECTOR OF CORPORATE ADMINISTRATION

Schedule A Application Fees

Development Category	Application Fee
OCP Amendment	\$5,100
Zoning Amendment	\$4,100
Combined OCP/Zoning Amendment	\$7,150
Additional Public Meeting/Hearing on applications revised by Applicant	\$1,020
Phased Development Agreement (including amendment)	\$5,100
Amendment of a Land Use Contract	\$2,040
Discharge of a Land Use Contract:	
1. With associated rezoning	1. \$1,020
2. With no associated rezoning	2. \$2,040
Development Variance Permit (or amendment or time extension)	\$2,000
Major Development Permit, with zoning amendment application	\$2,500 plus \$100/new dwelling unit to be created, to a maximum of \$5,000
Major Development Permit, without zoning amendment application	\$3,500 plus \$100/new dwelling unit to be created, to a maximum of \$10,000
Amendment or Time Extension for a Major Development Permit	\$2,540
Temporary Use Permit (including renewal and amendment)	\$2,040
Liquor Licence Referral (Requiring Public Hearing)	\$2,550
Liquor Licence Referral (Requiring Public Notification Only)	\$500
Request for Purchase of Municipal Right of Way	\$250
Development Permit (Minor)	\$1,500
Amendment or Time Extension for a Minor Development Permit	\$1,500
Subdivision (Fee-Simple or Bare Land Strata)	\$1,500 plus \$100/new lot
Air Space Parcel Subdivision	\$10,000
Lot Line Adjustment Subdivision (no new lots created)	\$1,020
Form "P" Approval for Phased Strata Development	\$205
Final Approval and/or revisions for Phased Strata Development (per phase)	\$205
Strata Title Conversion	\$1,000
Amendment to Preliminary Layout Approval (PLA)	\$1,020
Time Extension to Preliminary Layout Approval (PLA)	\$510
Final Approval for Fee-Simple or Bare Land Strata Subdivision, or Strata Plan Amendment	\$255
Bare Land Strata, Phased Strata and Form "E" Final Re-Approval	\$100
Tree Management Permit – Type 3	\$1,000
Tree Management Permit – Type 2	\$500
Board of Variance	\$550
Assignment of Application under Consideration (per Section 15)	\$500

Schedule B Refundable Amounts

1. Fees for applications that are withdrawn after file set-up but prior to preparation of information package and circulation are eligible for refund minus 10% for administration.
2. Fees for applications that are withdrawn after circulation is sent out but prior to scheduling of the Public Information Meeting, when applicable, are eligible for refund minus 20% for administration.
3. Fees for applications that are withdrawn after circulation is sent out, and after scheduling of the Public Information Meeting when applicable, or for subdivision applications prior to preparation of the PLA, are eligible for refund minus 30% for administration.
4. Fees for applications that include Official Community Plan amendments and are rejected by Council following the receipt of an Information Report at the Land Use and Planning Committee, are eligible for refund minus 30% for administration.
5. Fees for applications that are withdrawn:
 - i) after presentation to the Advisory Design Panel (ADP); or,
 - ii) after report preparation for Land Use and Planning Committee (LUPC) or City Manager;are eligible for refund minus 60% for administration.
6. Fees for subdivision applications are non-refundable after Preliminary Layout Approval (PLA) has been issued.
7. Application fees for bylaw amendment or liquor license referral are non-refundable after notification and scheduling of the Public Hearing.
8. Applications fees for permits and other applications requiring formal notification or Public Meeting (DP, DVP, TCP, LUC) are non-refundable after notification or scheduling of the Public Meeting.
9. For certainty, in all other cases, fees for applications are non-refundable.

Schedule C Letters of Credit Content

IRREVOCABLE LETTER OF CREDIT NO. _____ (LETTERHEAD OF FINANCIAL INSTITUTION)

EFFECTIVE DATE:

BENEFICIARY: THE CORPORATION OF THE CITY OF WHITE ROCK

15322 Buena Vista Avenue White Rock, B.C. V4B 1Y6

APPLICANT: Name & Address of Developer / Owner named on permit

PURPOSE: (Tree permit, Servicing Agreement, etc.)

PERMIT #: _____

SITE ADDRESS: _____

Dear Sirs:

We hereby irrevocably authorize you to make written demand and draw on us for the account of (name and address of Applicant) up to an aggregate amount of Canadian (in figures only) on the following terms:

1. Demand is to be made in writing to us at (address in Lower Mainland).
2. Partial demand and drawing may be made.
3. We will not enquire as to whether or not The Corporation of the City of White Rock has a right to made demand on this irrevocable Letter of Credit; and shall pay in accordance with the written demand within one (1) business day of receipt of the written demand.
4. Drawings hereunder must be made on or before _____ (expiry date) of this Letter of Credit. This Letter of Credit is Irrevocable up to the Expiry Date. **It is a condition of this letter of credit that it shall be deemed to be automatically extended without amendment from year to year from the present or any future expiration date hereof, unless at least 30 days prior to any such future expiry date, we notify you in writing by registered mail, that we elect not to consider this Letter of Credit to be renewable for any additional period.**
5. The amount of this Irrevocable Letter of Credit may be reduced from time to time only by the amount(s) demanded in writing by you and paid by us or by formal notice in writing given to us by you that you desire such reduction or are willing that it be made. This Irrevocable Letter of Credit must be returned to us for cancellation when it is no longer required by you or when it has been fully drawn, whatever first occurs.
6. This Irrevocable Letter of Credit may not be assigned or transferred in any manner.
7. Except so far as otherwise expressly stated this Letter of Credit is subject to the Uniform Customs and Practices for Documentary Credit, current at the time of issuance of this Letter of Credit and engages us in accordance with the terms thereof. Standby Letters of Credit are subject to International Standby Practices 98.

Authorized Signature for (Name of Financial Institution)

Schedule D Pre-Application Meeting Process and Requirements

- a) A pre-application meeting may be requested by owner/Applicant prior to preparing an application in order to understand the approval procedures in this Bylaw, applicable to the application, and to identify key issues.
- b) Owner/Applicant is responsible for contacting the applicable staff contact to schedule the pre-application meeting.
- c) Staff will determine if other staff members will attend the pre-application meeting.
- d) In advance of the pre-application meeting, owner/Applicant shall provide staff with the following information:
 - i. Owner/Applicant's name, including any representatives;
 - ii. Owner/Applicant's contact information, including any representatives;
 - iii. Subject site civic and legal address(es);
 - iv. Description of the proposal;
 - v. Preliminary site plan and/or subdivision plan.

Schedule E Public Information Meeting Process

- a) The meeting is to be conducted by City staff in a public venue, and all costs related to the meeting are to be assumed by the Applicant;
- b) The meeting is to be advertised by mail to all adjacent residents and property owners within 100 metres of the subject site, and through the local newspaper, sent after documentation that a Development Proposal Sign has been installed on the site has been provided to staff;
- c) The mail notification shall contain a fact sheet regarding the application prepared by Planning and Development Services staff and shall be mailed by the City no less than ten days prior to the meeting;
- d) A staff member from the Planning and Development Services Department will attend to conduct the meeting, including providing an introduction to the meeting, explaining the purpose of the meeting and the approval process, and outlining next steps and opportunities for public input;
- e) The format of the meeting shall be as an open house. Planning and Development Services staff will provide comment sheets and sign-in sheets for the meeting, which are to be returned to staff at the end of the meeting and distributed to the Applicant by staff within the next five business days following the meeting;
- f) The Applicant shall be in attendance to discuss the proposal. The Applicant will ensure that the following details of the proposal are available at the meeting as display boards:
 - i. site description;
 - ii. site plans showing statistics including existing and proposed zoning/density;
 - iii. proposed design (elevations, landscape treatment); and
 - iv. any other information deemed necessary by staff
- g) The Applicant is required to provide a summary report of the meeting to Planning and Development Services staff not less than two weeks after the public information meeting, and the summary report shall include:
 - v. summary of comments received including the number of written comments in favour of the proposal and the number of written comments opposed to the proposal; and
 - vi. discussion of how any issues or concerns identified from the meeting or comments sheets are to be addressed in the project.

Schedule F Development Proposal Signage Template

8' 0"



DEVELOPMENT PROPOSAL XX-XXX

OUTLINE MAP OF
SUBJECT SITE &
PROJECT RENDERING
(OPTIONAL)

2' 0" x 2' 0"
WIDE WHITE SQUARE
(MINIMUM)

**DEVELOPER'S NAME
TEXT OF DEVELOPER'S INTENT
(SEE SIGN SAMPLE BELOW)**

DEVELOPER: ABC LAND DEVELOPMENT INC.	604-123-4567
FOR INFORMATION ON THE PUBLIC HEARING CONTACT:	604-541-9348
PLANNING & DEVELOPMENT SERVICES	604-541-2136

4' 0"



DEVELOPMENT PROPOSAL 18-001

A change has been proposed for this site.
A Major Development Permit application has been submitted
to allow the construction of a multi-unit residential building.

Number of Units	36	Parking Spaces:	50
Height:	3 storeys/10.7m	Lot Coverage:	43%

(These numbers are approximate only and may change before final approval)



Location Map
14022 North Shore Road

DEVELOPER: ABC LAND DEVELOPMENT INC.	604-123-4567
FOR INFORMATION ON THE PUBLIC HEARING CONTACT:	604-541-9348
PLANNING & DEVELOPMENT SERVICES:	604-541-2136

Schedule G Official Community Plan Bylaw Amendment Application Procedures

- (a) Applicant may request a pre-application meeting with staff to review the proposal and gather early input on issues to inform application preparation.
- (b) All required Initial Application materials as indicated in the minimum submission requirements table below submitted by the owner/Applicant.
- (c) Staff review Initial Application and advise Applicant of any outstanding or incomplete submission requirements.
- (d) Staff may prepare an Information Report on Initial Application for Council. Council may forward the application to Public Information Meeting, or refuse the application.
- (e) Council passes a public consultation strategy resolution that sets out the consultation process for the development of the plan amendments, and the strategy will identify one or more opportunities Council considers appropriate for consultation with specified persons, organizations and authorities Council considers will be affected.
- (f) Applicant may make minor revisions to the application following receipt of Information Report by Land Use and Planning Committee (LUPC).
- (g) All required Complete Application materials as indicated in the minimum submission requirements table below shall be submitted by the owner/Applicant.
- (h) Staff prepare information package and distribute for circulation.
- (i) Owner/Applicant shall install a Public Notification Sign on the property, as outlined in Section 36 of the Planning Procedures Bylaw.
- (j) Applicant conducts Public Information Meeting according to requirements of Schedule “E” of the Planning Procedures Bylaw.
- (k) At any time during the preceding, staff may, depending on the application, prepare written correspondence to the Applicant based on initial comments from the referral and public feedback, advising the Applicant of revisions required to gain the support of the Director for recommendation of approval.
- (l) Staff prepares report and report package with recommendations, and draft bylaw if recommended for 1st and 2nd readings, and presents to LUPC.
- (m) LUPC recommendations proceed to Council, including consideration of 1st and 2nd readings of draft bylaw if recommended.
- (n) Public Hearing notification in accordance with Section 466 of the *Local Government Act*, including notice in newspapers, plus distribution mailed to adjacent property owners within 100 metres.
- (o) Public Hearing held in Council Chambers or an appropriate public venue (when applicable).
- (p) Bylaw proceeds to a subsequent Council meeting for consideration of 3rd reading and adoption.
- (q) Staff notifies Applicant of Council decision and include copies of approved bylaw when applicable.
- (r) Staff update OCP and Zoning Bylaw (if applicable) for consolidated amendments.

NOTE: Official Community Plan amendment applications may be processed concurrently with Zoning Bylaw amendment applications, Development Variance Permit applications, and/or Development Permit applications.

Minimum Submission Requirements – Official Community Plan Amendment Application

Initial Application	Complete Application
<ul style="list-style-type: none"> • Completed Application Form • Application Fees • Title Search • Letter of Authorization (if applicable) • Survey (with topography and tree locations, sizes, and elevations) • Site Profile • Site Plan*, including the following statistics: <ul style="list-style-type: none"> ○ Floor Area Ratio (Gross and Residential) ○ Setbacks (buildings and encroachments) ○ Height ○ Lot Coverage ○ Unit Count ○ Gross Site Area ○ Floor Areas (by use/common/amenity) ○ Parking ○ Details on any requested variances 	<ul style="list-style-type: none"> • Tree Assessment Report* • Architectural Plans* • Parking Plan* • Landscape Plan*, including the following: <ul style="list-style-type: none"> ○ Existing tree locations ○ Proposed plant list using graphic keys ○ Proposed grades ○ Proposed garbage/recycling enclosures ○ Details on proposed outdoor amenity ○ Proposed paving and lighting details • Colour renderings with adjacent buildings* • Photographs of Site and Surrounding Area* • Street Profile* • View Analysis* • Shadow Study* • Colour and Materials Board* • Design Rationale* • Development Permit Guidelines Response* • Precedent Photos* • Digital or physical 3D massing model* • Community Amenity Contribution Report* • Environmental Impact Assessment* • Traffic Study* • Parking Study* • Geotechnical Report*
<p><i>Additional studies/information may be required based on specifics of an application *if applicable</i></p>	

Schedule H Zoning Bylaw Amendment Application Procedures

- (a) Applicant may request a pre-application meeting with staff to review the proposal and gather early input on issues to inform application preparation.
- (b) Complete application materials as indicated in the minimum submission requirements table below submitted by the owner/Applicant.
- (c) Staff review application and advise Applicant of any outstanding or incomplete submission requirements.
- (d) Staff prepare information package and distribute for circulation.
- (e) Owner/Applicant shall install a Public Notification Sign on the property, as outlined in Section 36 of the Planning Procedures Bylaw.
- (f) Applicant conducts Public Information Meeting according to requirements of Schedule “E” of the Planning Procedures Bylaw.
- (g) At any time during the preceding, staff may, depending on the application, prepare written correspondence to the Applicant based on initial comments from the referral and public feedback, advising the Applicant of revisions required to gain the support of the Director for recommendation of approval.
- (h) Staff prepares report and report package with recommendations, and draft bylaw if recommended for 1st and 2nd readings, and presents to LUPC.
- (i) LUPC recommendations proceed to Council, including consideration of 1st and 2nd readings of draft bylaw if recommended.
- (j) Public Hearing notification in accordance with Section 466 of the *Local Government Act*, including notice in newspapers, plus distribution mailed to adjacent property owners within 100 metres (should Public Hearing be waived, notice to adjacent property owners still required).
- (k) Public Hearing held in Council chambers or an appropriate public venue (when applicable).
- (l) Bylaw proceeds to a subsequent Council meeting for consideration of 3rd reading with deferral of adoption pending resolution of development prerequisites, when applicable.
- (m) Completion of the development prerequisites.
- (n) Zoning amendment presented to Council for adoption following completion of development prerequisites, when applicable.
- (o) Staff notify Applicants of Council decision and include copies of approved bylaw.
- (p) Staff update Zoning Bylaw for consolidated amendments.

Minimum Submission Requirements – Zoning Bylaw Amendment Application

Complete Application

- Completed Application Form
- Application Fees
- Title Search
- Letter of Authorization (if applicable)
- Survey (with topography and tree locations, sizes, and elevations)
- Site Profile
- Tree Assessment Report*
- Site Plan*, including the following statistics:
 - Floor Area Ratio (Gross and Residential)
 - Setbacks (buildings and encroachments)
 - Height
 - Lot Coverage
 - Unit Count
 - Gross Site Area
 - Floor Areas (by use/common/amenity)
 - Parking
 - Details on any requested variances
- Architectural Plans
- Parking Plan
- Landscape Plan, including the following:
 - Existing tree locations
 - Proposed plant list using graphic keys
 - Proposed grades
 - Proposed garbage/recycling enclosures
 - Details on proposed outdoor amenity
 - Proposed paving and lighting details
- Colour renderings with adjacent buildings
- Photographs of Site and Surrounding Area
- Street Profile*
- View Analysis*
- Shadow Study*
- Colour and Materials Board*
- Design Rationale*
- Development Permit Guidelines Response*
- Precedent Photos*
- Digital or physical 3D massing model*
- Community Amenity Contribution Report*
- Environmental Impact Assessment*
- Traffic Study*
- Parking Study*
- Geotechnical Report*

*Additional studies/information may be required based on specifics of an application
if applicable

Schedule I Phased Development Agreement Application Procedures

- (a) Applicant may request a pre-application meeting with staff to review the proposal and gather early input on issues to inform application preparation.
- (b) Complete application materials as indicated in the minimum submission requirements table below submitted by the owner/Applicant.
- (c) Staff review the application and advise Applicant of any outstanding or incomplete submission requirements.
- (d) Staff may prepare Information Report on Initial Application for Land Use and Planning Committee (LUPC).
- (e) Staff prepare information package and distribute for circulation.
- (f) Owner/Applicant shall install a Public Notification Sign on the property, as outlined in Section 36 of the Planning Procedures Bylaw.
- (g) Applicant conducts Public Information Meeting according to requirements of Schedule “E” of the Planning Procedures Bylaw.
- (h) At any time during the preceding, staff may, depending on the application, prepare written correspondence to the Applicant based on initial comments from the referral and public feedback, advising the Applicant of revisions required to gain the support of the Director for recommendation of approval.
- (i) City Staff negotiate agreement terms and conditions, including amenities or cash in lieu of amenities.
- (j) Staff prepares report and report package with recommendations, and draft bylaw if recommended for 1st and 2nd readings, and presents to LUPC.
- (k) Applicant executes and delivers a copy of the proposed agreement, subject to bylaw.
- (l) LUPC recommendations proceed to Council, including consideration of 1st and 2nd readings of draft bylaw if recommended.
- (m) Public Hearing notification in accordance with Section 466 of the *Local Government Act*, including notice in newspapers, plus distribution mailed to adjacent property owners within 100 metres.
- (n) Public Hearing held in Council Chambers or an appropriate public venue.
- (o) Application proceeds a subsequent Council meeting for consideration of 3rd reading with deferral of adoption pending resolution of development prerequisites, when applicable.
- (p) Completion of the development prerequisites, when applicable.
- (q) Application proceeds to Council for adoption following completion of development prerequisites, when applicable.
- (r) Staff notify Applicant, Building Inspection and Municipal Operations staff of Council’s decision and, if adopted, agreement copied to property file.
- (s) Staff register notice on land title.

Minimum Submission Requirements – Phased Development Agreement Application

Complete Application

- Completed Application Form
- Application Fees
- Title Search
- Letter of Authorization (if applicable)
- Survey (with topography and tree locations, sizes, and elevations)
- Site Profile
- Tree Assessment Report*
- Site Plan*, including the following statistics:
 - Floor Area Ratio (Gross and Residential)
 - Setbacks (buildings and encroachments)
 - Height
 - Lot Coverage
 - Unit Count
 - Gross Site Area
 - Floor Areas (by use/common/amenity)
 - Parking
 - Details on any requested variances
- Architectural Plans
- Parking Plan
- Landscape Plan, including the following:
 - Existing tree locations
 - Proposed plant list using graphic keys
 - Proposed grades
 - Proposed garbage/recycling enclosures
 - Details on proposed outdoor amenity
 - Proposed paving and lighting details
- Colour renderings with adjacent buildings
- Photographs of Site and Surrounding Area
- Street Profile*
- View Analysis*
- Shadow Study*
- Colour and Materials Board*
- Design Rationale*
- Development Permit Guidelines Response*
- Precedent Photos*
- Digital or physical 3D massing model*
- Environmental Impact Assessment*
- Traffic Study*
- Parking Study*
- Geotechnical Report*
- Plan showing phases of development
- Letter confirming proposed amenities or cash in lieu of amenities

*Additional studies/information may be required based on specifics of an application
if applicable

Schedule J Land Use Contract Application Procedures

- (a) Applicant may request a pre-application meeting with staff to review the modification, variances, discharge or termination proposal and gather early input on issues to inform application preparation.
- (b) Complete application materials as indicated in the minimum submission requirements table below submitted by the owner/Applicant.
- (c) Staff review application and advise Applicant of any outstanding or incomplete submission requirements.
- (d) Staff prepare information package and distribute for circulation.
- (e) Owner/Applicant shall install a Public Notification Sign on the property, as outlined in Section 36 of the Planning Procedures Bylaw.
- (f) Applicant conducts Public Information Meeting according to requirements of Schedule “E” of the Planning Procedures Bylaw.
- (g) Staff prepares a report and report package with recommendations and draft bylaw, including information received from circulation and from Public Information Meeting, to the Land Use and Planning Committee (LUPC).
- (h) Application proceeds with LUPC recommendations to Council.
- (i) Adoption of any bylaw or resolution of Council shall be preceded by the necessary public hearing or public meeting, dependent upon the nature of the application and the requirements of the *Local Government Act* Section 546.
- (j) Amendment or discharge of land use contract forwarded for Council consideration for final adoption.
- (k) If approved, staff notify owner/Applicant of Council’s decision, and bylaw or permit submitted to Land Title Office to either discharge or amend the Land Use Contract.

Minimum Submission Requirements – Land Use Contract Application

Complete Application

- Completed Application Form
- Application Fees
- Title Search
- Letter of Authorization (if applicable)
- Survey (with topography and tree locations, sizes, and elevations)
- Site Profile
- Tree Assessment Report*
- Site Plan*, including the following statistics:
 - Floor Area Ratio (Gross and Residential)
 - Setbacks (buildings and encroachments)
 - Height
 - Lot Coverage
 - Unit Count
 - Gross Site Area
 - Floor Areas (by use/common/amenity)
 - Parking
 - Details on any requested variances
- Architectural Plans
- Parking Plan
- Landscape Plan, including the following:
 - Existing tree locations
 - Proposed plant list using graphic keys
 - Proposed grades
 - Proposed garbage/recycling enclosures
 - Details on proposed outdoor amenity
 - Proposed paving and lighting details
- Colour renderings with adjacent buildings*
- Photographs of Site and Surrounding Area
- Street Profile*
- View Analysis*
- Shadow Study*
- Colour and Materials Board*
- Design Rationale*
- Development Permit Guidelines Response*
- Precedent Photos*
- Digital or physical 3D massing model*
- Environmental Impact Assessment*
- Traffic Study*
- Parking Study*
- Geotechnical Report*

*Additional studies/information may be required based on specifics of an application
if applicable

Schedule K Development Variance Permit Application Procedures

- a. Applicant may request a pre-application meeting with staff to review the proposal and gather early input on issues to inform application preparation.
- b. Complete application materials as indicated in the minimum submission requirements table below submitted by the owner/Applicant.
- c. Staff review application and advise Applicant of any outstanding or incomplete submission requirements.
- d. Staff prepare information package and distribute for circulation.
- e. Owner/Applicant is required to install a Public Notification Sign on the property, as outlined in Section 36 of the Planning Procedures Bylaw.
- f. Applicant conducts Public Information Meeting according to requirements of Schedule “E” of the Planning Procedures Bylaw.
- g. An application for a Development Variance Permit that consists solely of variances to the City’s Sign Bylaw may be exempted from installing a Public Notification Sign and conducting a Public Information Meeting, at the discretion of the Director.
- h. At any time during the preceding, staff may, depending on the application, prepare written correspondence to the Applicant based on initial comments from the referral and public feedback, advising the Applicant of revisions required to gain the support of the Director for recommendation of approval.
- i. Staff prepare report and report package with recommendations and draft permit, and presents to the Land Use and Planning Committee (LUPC).
- j. Permit proceeds with LUPC recommendations for Council consideration and authorization to schedule Public Meeting.
- k. Staff prepare and submit notification to adjacent property owners within 100 metres of subject property plus advertisement in City section of local newspaper for scheduling of Public Meeting.
- l. Public Meeting held in Council Chambers or an appropriate public venue.
- m. Permit returns to Council for consideration with results of Public Meeting.
- n. Staff notify owner/Applicant, Building Inspection and Municipal Operations of Council decision. If approved, Notice of Development Variance Permit is registered with Land Title Office and permit copied to property file.

Minimum Submission Requirements – Development Variance Permit Application

Complete Application

- Completed Application Form
- Application Fees
- Title Search
- Letter of Authorization (if applicable)
- Survey (with topography and tree locations, sizes, and elevations)
- Site Profile
- Tree Assessment Report*
- Site Plan*, including the following statistics:
 - Floor Area Ratio (Gross and Residential)
 - Setbacks (buildings and encroachments)
 - Height
 - Lot Coverage
 - Unit Count
 - Gross Site Area
 - Floor Areas (by use/common/amenity)
 - Parking
 - Details on any requested variances
- Architectural Plans
- Parking Plan
- Landscape Plan, including the following:
 - Existing tree locations
 - Proposed plant list using graphic keys
 - Proposed grades
 - Proposed garbage/recycling enclosures
 - Details on proposed outdoor amenity
 - Proposed paving and lighting details
- Colour renderings with adjacent buildings*
- Photographs of Site and Surrounding Area
- Street Profile*
- View Analysis*
- Shadow Study*
- Colour and Materials Board*
- Design Rationale*
- Development Permit Guidelines Response*
- Precedent Photos*
- Digital or physical 3D massing model*
- Environmental Impact Assessment*
- Traffic Study*
- Parking Study*
- Geotechnical Report*

*Additional studies/information may be required based on specifics of an application
if applicable

**Schedule L Major Development Permit Application Procedures
(Including with Variance)**

- (a) Applicant may request a pre-application meeting with staff to review the proposal and gather early input on issues to inform application preparation.
- (b) Complete application materials as indicated in the minimum submission requirements table below submitted by the owner/Applicant.
- (c) Staff review application and advise Applicant of any outstanding or incomplete submission requirements.
- (d) Staff prepare information package and distribute for circulation.
- (e) Applicant is required to install a Public Notification Sign on the property, as outlined in Section 36 of the Planning Procedures Bylaw.
- (f) Applicant conducts Public Information Meeting according to requirements of Schedule “E” of the Planning Procedures Bylaw.
- (g) Application proceeds to the Advisory Design Panel (ADP) for consideration.
- (h) At any time during the preceding, staff may, depending on the application, prepare written correspondence to the Applicant based on initial comments from the referral and public feedback, advising the Applicant of revisions required to gain the support of the Director for recommendation of approval.
- (i) Staff prepare report and report package with recommendations and draft permit, and presents to the Land Use and Planning Committee (LUPC).
- (j) Permit proceeds with LUPC recommendations for Council consideration and, if applicable, authorization to schedule Public Meeting, when variances are required.
- (k) Staff prepare and submit notification to adjacent property owners within 100 metres of subject property plus advertisement in City section of local newspaper for scheduling of Public Meeting, if applicable.
- (l) Public Meeting held in Council Chambers or an appropriate public venue.
- (m) Permit returns to Council for consideration with results of Public Meeting, when variances are required.
- (n) Staff notify owner/Applicant, Building Inspection and Municipal Operations of Council decision. If approved, Notice of Development Permit is registered with Land Title Office and permit copied to property file.

NOTE: Major Development Permit applications with no proposed variances are not required to hold a Public Meeting (steps “k” to “l” above).

**Minimum Submission Requirements – Major Development Permit
Application Procedures (Including with Variance)**

Complete Application

- Completed Application Form
- Application Fees
- Title Search
- Letter of Authorization (if applicable)
- Survey (with topography and tree locations, sizes, and elevations)
- Site Profile
- Tree Assessment Report
- Site Plan*, including the following statistics:
 - Floor Area Ratio (Gross and Residential)
 - Setbacks (buildings and encroachments)
 - Height
 - Lot Coverage
 - Unit Count
 - Gross Site Area
 - Floor Areas (by use/common/amenity)
 - Parking
 - Details on any requested variances
- Architectural Plans
- Parking Plan
- Landscape Plan, including the following:
 - Existing tree locations
 - Proposed plant list using graphic keys
 - Proposed grades
 - Proposed garbage/recycling enclosures
 - Details on proposed outdoor amenity
 - Proposed paving and lighting details
- Colour renderings with adjacent buildings*
- Photographs of Site and Surrounding Area
- Street Profile*
- View Analysis*
- Shadow Study*
- Colour and Materials Board*
- Design Rationale*
- Development Permit Guidelines Response*
- Precedent Photos*
- Digital or physical 3D massing model*
- Environmental Impact Assessment*
- Traffic Study*
- Parking Study*
- Geotechnical Report*

*Additional studies/information may be required based on specifics of an application
if applicable

Schedule M Temporary Use Permit Application Procedures

- (a) Applicant may request a pre-application meeting with staff to review the proposal and gather early input on issues to inform application preparation.
- (b) Complete application materials as indicated in the minimum submission requirements table below submitted by the owner/Applicant.
- (c) Staff review application and advise Applicant of any outstanding or incomplete submission requirements.
- (d) Staff prepare information package and distribute for circulation.
- (e) Applicant is required to install a Public Notification Sign on the property, as outlined in Section 36 of the Planning Procedures Bylaw.
- (f) Applicant conducts Public Information Meeting according to requirements of Schedule “E” of the Planning Procedures Bylaw.
- (g) At any time during the preceding, staff may, depending on the application, prepare written correspondence to the Applicant based on initial comments from the referral and public feedback, advising the Applicant of revisions required to gain the support of the Director for recommendation of approval.
- (h) Staff prepares report and report package with recommendations and draft permit, including information received from circulation and from Public Information Meeting, and presents to the Land Use & Planning Committee (LUPC) for consideration.
- (i) Permit proceeds with LUPC recommendations for Council consideration and authorization to schedule Public Meeting.
- (j) Staff prepare and submit notification to adjacent property owners within 100 metres of subject property plus advertisement in City section of local newspaper for scheduling of Public Meeting.
- (k) Public Meeting held in Council Chambers or an appropriate public venue.
- (l) Permit submitted with LUPC recommendation and response to public notification for Council consideration.
- (m) Staff notify owner/Applicant of Council’s decision and, if approved, notice of permit registered with Land Titles Office.

Minimum Submission Requirements – Temporary Use Permit Application

Complete Application

- Completed Application Form
- Application Fees
- Title Search
- Letter of Authorization (if applicable)
- Survey (with topography and tree locations, sizes, and elevations)
- Site Profile
- Tree Assessment Report*
- Site Plan*, including the following statistics:
 - Floor Area Ratio (Gross and Residential)
 - Setbacks (buildings and encroachments)
 - Height
 - Lot Coverage
 - Unit Count
 - Gross Site Area
 - Floor Areas (by use/common/amenity)
 - Parking
 - Details on any requested variances
- Architectural Plans*
- Parking Plan*
- Landscape Plan*, including the following:
 - Existing tree locations
 - Proposed plant list using graphic keys
 - Proposed grades
 - Proposed garbage/recycling enclosures
 - Details on proposed outdoor amenity
 - Proposed paving and lighting details
- Colour renderings with adjacent buildings*
- Photographs of Site and Surrounding Area
- Street Profile*
- View Analysis*
- Shadow Study*
- Colour and Materials Board*
- Design Rationale*
- Development Permit Guidelines Response*
- Precedent Photos*
- Digital or physical 3D massing model*
- Environmental Impact Assessment*
- Traffic Study*
- Parking Study*
- Geotechnical Report*

*Additional studies/information may be required based on specifics of an application
if applicable

Schedule N Liquor License Resolution Request Application Procedures

- (a) When a referral is received from the BC Liquor Control and Licensing Branch, staff contact the Applicants and advise of City application and fee requirements. Applications for a new license, for a lounge endorsement, for patron participation entertainment, for extension of hours greater than one hour, and/or relocation of a liquor license require a Public Hearing; all other applications require public input through written comment only and the authority to provide comments is delegated to the Director. Staff may elect to opt-out of providing comment for increases in capacity under 10 persons and for permanent patio additions under 15 square metres in size.
- (b) Applicant submits City's required application materials as indicated in the minimum submission requirements table below submitted by the owner/Applicant.
- (c) Staff prepare information package and distribute for circulation.
- (d) For application requiring public input only,
 - i) Staff prepare notification to property owners/tenants within 100 metres of the subject property informing them of the application, and of their opportunity to provide written comment to staff within a minimum two week period.
 - ii) Staff receive public input and prepare report and recommendations for Council for their consideration of the liquor license referral.
- (e) For application requiring a Public Hearing,
 - i) Staff prepare notification to property owners/tenants within 100 metres of the subject property informing them of the application.
 - ii) Staff receive public input and prepare report and recommendation for Council for authorization to proceed to Public Hearing.
 - iii) When authorized to proceed to Public Hearing, Public Hearing notification in accordance with Section 466 of the *Local Government Act*, including notice in newspapers, plus distribution mailed to adjacent property owners within 100 metres.
 - iv) Staff prepare Notice of Public Hearing for City page in local newspaper.
 - v) The Public Hearing is held in Council Chambers, or an appropriate public venue, prior to Council Meeting.
- (f) Copy of Council resolution submitted to the BC Liquor Control Board and Licensing Branch along with copies of all reports, comments, documentation and results of the Public Hearing.

Minimum Submission Requirements – Liquor License Referral Request Application

Complete Application
<ul style="list-style-type: none">• Completed Application Form• Application Fees• Title Search• Letter of Authorization (if applicable)• Site Plan, including Floor Area, Seats, and Location of Patron Participation Entertainment areas*• Context Plan showing current uses of adjacent properties*• Parking Plan*
<p><i>Additional studies/information may be required based on specifics of an application *if applicable</i></p>

Schedule O Request for Purchase of Municipal Right-of-way Procedures

- (a) Applicant may request a pre-application meeting with staff to review the proposal and gather early input on issues to inform application preparation.
- (b) Complete application materials as indicated in the minimum submission requirements table below submitted by the owner/Applicant.
- (c) Staff determine an appropriate price for the land that would be going to the property owner, and if a land exchange is proposed, a price for the land that is to be dedicated to the City. This would be based on an appraisal or by the square footage of the additional land based on the most recent available tax assessment of the owner's property.
- (d) If the municipal right of way requested for purchase is adjacent to multiple properties, staff will attempt to make contact with adjacent property owners to determine if they are interested in purchasing a portion of the right of way. In exceptional circumstances, such as where current policy does not support the sale of the right of way, or where the purchase of the right of way is an integral component of a comprehensive urban redevelopment project, staff may determine that it is not necessary to contact adjacent property owners.
- (e) Staff prepare a report and recommendation for Council regarding the requested purchase of the right of way. In accordance with the Community Charter, the disposition of municipal land is discussed in a closed meeting of Council. Council may direct staff to proceed with preparation of a road closure bylaw and notice of land disposition, or reject the application. If the application is rejected, notify owner/Applicant of Council's decision.
- (f) If Council directs staff to prepare a road closure bylaw and notice of land disposition, A notice of the (road closure and) land disposition under Section 26 of the Community Charter is posted and published, informing residents of the intention to close the road and sell the property. If the proposed price of the land is less than fair market value, a notice of assistance is also required under Section 24 of the Community Charter.
- (g) Following the required notice period, an agreement is drafted for the sale of the right of way, and if a land exchange is proposed for the purchase by the City of the applicant's land, to be approved by Council. Once Council approves of the agreement the agreement is signed by both parties.
- (h) The property owner makes an application for a lot line adjustment subdivision to incorporate the former municipal right of way with their adjacent property, and if a land exchange is proposed the application must include road dedication and road closure plans. Staff will determine how costs associated with the surveys will be shared or divided.
- (i) A Preliminary Layout Approval is issued with the condition that the road closure and dedication is approved. Staff obtain confirmation that the Province will not resume the portion of highway to be closed.
- (j) Staff prepare a road closure bylaw that also removes the road dedication from the parcel, and if a land exchange is proposed, a highway dedication bylaw for the property to be dedicated to the City. The bylaws go before Council for 1st, 2nd, and 3rd readings.

- (k) A notice of the road closure under the Community Charter is posted and published. An opportunity for persons who are affected by the bylaw to make representations to council is provided at a Public Meeting. Council considers final adoption of the road closure bylaw.
- (l) A notice of land disposition under Section 26 of the Community Charter is posted and published, including a Section 24 notice of assistance if the price is less than fair market value.
- (m) Council, by resolution, approves the sale of the land.
- (n) The Approving Officer approves the lot line adjustment, or subdivision plan if required. The following documents are registered:
 - (i) Application to Deposit Bylaw/Road Closure Plan and Form Declaration attaching the City of White Rock road closure bylaw
 - (ii) Form 17 – Application for Title to Road
 - (iii) Form 17 – Cancellation of Right of Resumption
 - (iv) Form A – Transfer of ‘Parcel’ and Property Tax Transfer
 - (v) Application to Deposit Subdivision Plan
 - (vi) Extension of Mortgage (if applicable) (and removal of mortgage from dedication portion, if applicable).

Minimum Submission Requirements – Purchase of Municipal Right of Way Application

Complete Application
<ul style="list-style-type: none"> • Completed Application Form • Application Fees • Title Search • Letter of Authorization (if applicable) • Site Profile
<i>Additional studies/information may be required based on specifics of an application</i>

Schedule P Minor Development Permit Application Procedures

- (a) Applicant may request a pre-application meeting with staff to review the proposal and gather early input on issues to inform application preparation.
- (b) Complete application materials as indicated in the minimum submission requirements table below submitted by the owner/Applicant.
- (c) Staff review application and advise Applicant of any outstanding or incomplete submission requirements.
- (d) Staff prepare information package and distribute for circulation.
- (e) Application proceeds to the Advisory Design Panel for consideration, when applicable. Amendments to existing Development Permits may not be required to be reviewed by the Advisory Design Panel, at the discretion of the Director.
- (f) At any time during the preceding, staff may, depending on the application, prepare written correspondence to the Applicant based on initial comments from the referral and public feedback, advising the Applicant of revisions required to gain the support of the Director for recommendation of approval.
- (g) Staff prepare report and draft development permit, to be reviewed and recommended by Director and Director of Municipal Operations.
- (h) City Manager receives report and approves or rejects application.
- (i) Staff notify owner/Applicant of decision. Building Inspection and Municipal Operations notified of decision. If approved, Notice of Development Permit registered at Land Title Office, and permit copied to the property file.

Minimum Submission Requirements – Minor Development Permit Application

Complete Application

- Completed Application Form
- Application Fees
- Title Search
- Letter of Authorization (if applicable)
- Survey (with topography and tree locations, sizes, and elevations)
- Site Profile
- Tree Assessment Report
- Site Plan*, including the following statistics:
 - Floor Area Ratio (Gross and Residential)
 - Setbacks (buildings and encroachments)
 - Height
 - Lot Coverage
 - Unit Count
 - Gross Site Area
 - Floor Areas (by use/common/amenity)
 - Parking
 - Details on any requested variances
- Architectural Plans*
- Parking Plan*
- Landscape Plan, including the following:
 - Existing tree locations
 - Proposed plant list using graphic keys
 - Proposed grades
 - Proposed garbage/recycling enclosures
 - Details on proposed outdoor amenity
 - Proposed paving and lighting details
- Colour renderings with adjacent buildings*
- Photographs of Site and Surrounding Area
- Street Profile*
- View Analysis*
- Shadow Study*
- Colour and Materials Board*
- Design Rationale*
- Streetscape Analysis*
- Site Analysis*
- Development Permit Guidelines Response*
- Precedent Photos*
- Colour and Materials Board*
- Digital or physical 3D massing model*
- Environmental Impact Assessment*
- Traffic Study*
- Parking Study*
- Geotechnical Report*

*Additional studies/information may be required based on specifics of an application
if applicable

Schedule Q Subdivision Application Procedures

- (a) Applicant may request a pre-application meeting with staff to review the proposal and gather early input on issues to inform application preparation.
- (b) Complete application materials as indicated in the minimum submission requirements table below submitted by the owner/Applicant.
- (c) Staff review application and advise Applicant of any outstanding or incomplete submission requirements.
- (d) Staff prepare information package and distribute for circulation.
- (e) Staff review returned comments and schedule consultation meeting with owner/Applicant, if necessary, to determine if revisions required.
- (f) The Approving Officer will either reject application in writing, with reason, or prepare and submit to the Applicant a Preliminary Layout Approval (PLA) as an “approval with conditions”.
- (g) When PLA issued, owner/Applicant will then be required to address all outstanding requirements prior to submission for final approval, including submission of Engineering design review and approval prior to commencing construction.
- (h) When all PLA requirements completed, owner/Applicant submits written request for final approval with final approval fees along with all documents requiring signature of Mayor and City Clerk prior to registration.
- (i) Staff circulate request for final approval to applicable departments for written confirmation that all requirements have been addressed, and preparation of agreements when applicable.
- (j) Staff contact owner/Applicant to schedule appointment for submission of all payments (i.e. DCCs) plus deposit of securities, as well as signing of agreements.
- (k) Approving Officer will give final approval to plans and other documents requiring registration at Land Title Office.
- (l) The Applicant’s Notary or Solicitor required to provide copies of all registered documents to Approving Officer within two weeks of registration.

Minimum Submission Requirements – Subdivision Application

Complete Application

- Completed Application Form
- Application Fees
- Title Search
- Letter of Authorization (if applicable)
- Survey (with topography and tree locations, sizes, and elevations)
- Site Profile
- Proposed Subdivision Layout[^], including the following information:
 - Existing easements or rights-of-way
 - Details on any requested variances
- Environmental Impact Assessment*
- Tree Assessment Report
- Traffic Study*
- Parking Study*
- Geotechnical Report*
- For an air space parcel subdivision;
 - drawings showing colour overlays of the proposed air space parcel boundaries at every relevant level of the development (floor plans and sections); and
 - a report identifying the intended use of the proposed parcels, including a detailed list of the uses and facilities to be contained in each parcel.

Additional studies/information may be required based on specifics of an application

**if applicable*

[^]An air space application must depict at least one volumetric air space parcel, as well as a non-volumetric Remainder parcel tied to one of the primary building components/uses.

Schedule R Tree Management Permit Application Procedures

- (a) Complete application and fees submitted by the owner/Applicant following determination whether the permit request:
 - i) is to remove dead, diseased or hazardous trees;
 - ii) is to remove an “unwanted” tree;
 - iii) is within the building footprint “area of influence” where a building permit is requested or in the potential building footprint area on a lot proposed for subdivision, but where development permit is not required; or
 - iv) will require approval of a development permit prior to issue of a tree management permit.
- (b) Staff review application and advise Applicant of any outstanding or incomplete submission requirements, and advise Applicant that no tree management permits will be issued and no tree cutting is to take place until the building envelope is established through approval of a development permit for Type 2 trees, or building permit for Type 3 trees.
- (c) Staff prepare information package and distribute to Municipal Operations and Parks staff for review and comment. Staff coordinate between departments, and may commission independent arborists or geotechnical reports at the cost of the Applicant, when applicable.
- (d) As further outlined in the Tree Management Bylaw:
 - i) permits for dead, diseased or damaged trees are issued by staff following notification to Municipal Operations;
 - ii) permits for ‘unwanted’ trees, or for trees in the building footprint ‘area of influence’ where Building Permit is requested or in the potential building footprint area on a lot proposed for subdivision, but Development Permit is not required are issued by staff following notice to Municipal Operations; and
 - iii) permits in areas where a Development Permit is required may be issued by staff following approval and issue of the Development Permit.
- (e) Following the issue of tree management permits with conditions, Planning and Development Services Staff advise Municipal Operations and Building Inspection staff and copy permit to the property file.

Schedule S Board of Variance Application Procedures

- (a) Complete application materials as indicated in the minimum submission requirements table below submitted by the owner/Applicant.
- (b) Staff review application and advise Applicant of any outstanding or incomplete submission requirements.
- (c) Staff prepare information package and distribute for circulation.
- (d) Staff prepare and submit notification to adjacent property owners and tenants in accordance with requirements of Section 541 of the *Local Government Act*.
- (e) Staff prepare report and application submitted to Board of Variance at next regularly scheduled Board meeting for consideration.
- (f) Owner/Applicant and Building Inspection notified of Board decision and decision copied to the property file.

Minimum Submission Requirements – Board of Variance Application

Complete Application
<ul style="list-style-type: none"> • Completed Application Form • Application Fees • Title Search • Letter of Authorization (if applicable) • Survey (with topography and tree locations, sizes, and elevations) • Drawings Illustrating the Requested Variance, including a Site Plan, elevations, and floor plans if applicable
<i>Additional studies/information may be required based on specifics of an application</i>

Schedule T Strata Title Conversion

- (a) Complete application materials as indicated in the minimum submission requirements table below submitted by the owner/Applicant.
- (b) Staff review application and advise Applicant of any outstanding or incomplete submission requirements.
- (c) Staff prepare information package and distribute for circulation.
- (d) Staff send letter to all tenants advising of the application for conversion.
- (e) Staff summarize any comments received from other departments and agencies along with other representations into a technical report provided to the Director.
- (f) The Director considers approval of the strata title conversion proposal and any conditions that must be complied with prior to execution of the strata plans.
- (g) Owner/Applicant and Building Department notified of Director decision and decision copied to the property file.

Minimum Submission Requirements – Strata Title Conversion

Complete Application
<ul style="list-style-type: none"> • Completed Application Form • Application Fees • Title Search • Letter of Authorization (if applicable) • Demonstration of Substantial Compliance with the Current Zoning Bylaw • A Rental Vacancy Report • Plans for the Relocation of Persons Occupying a Residential Building on the Subject Property • Architectural Plans, including a Site Plan, elevations, and floor plans • Building Report providing BC Building Code review regarding: <ul style="list-style-type: none"> • Fire separation; • Soundproofing; • Structural integrity; • Mechanical review; • The building’s state of repair and general workmanship; • Life expectancy of the building; • Projected major increases in maintenance costs due to the condition of the building; • The condition of the roof and the exterior and interior surfaces and details of the building; and • Any work that would be required to bring the building into compliance with the current BC Building Code. • Plan of Strata Subdivision (for submission when all conditions are resolved)
<i>Additional studies/information may be required based on specifics of an application</i>

Schedule U Submission Requirements Description

“Colour and Materials Board” means an illustration or sample board that includes the colour and finish of the exterior materials to be used in the proposed project.

“Colour renderings with adjacent buildings” means an elevation drawing of the proposed development that is illustrated according to the proposed colour and materials of the development and adjacent buildings are displayed in colour on the same drawing either photographically or drawn at the same scale as the proposed development.

“Design Rationale” means a document describing the proposed development in terms of its relationship to City policies, good planning and design principles, and contribution to the character of the surrounding area.

“Development Permit Guidelines Response” means a table that outlines how the proposed development responds to the applicable Development Permit Guidelines. The template for this document is to be provided to the applicant by staff.

“Digital or physical 3D massing model” means a three dimensional illustration or model of the proposed development, in colour, that also includes, at minimum, the massing of buildings on adjacent parcels, which are not required to be in colour.

“Environmental Impact Assessment” means a report documenting a proposed development’s potential impact on the surrounding environment (e.g. Phase I Environmental Site Assessment where a site has previously been used for potentially contaminating activities, a Riparian Areas Regulation (RAR) Assessment Report where a proposed development is within a riparian assessment area, or a biological site inventory in accordance with the Ministry of Environment’s “*Develop With Care: Environmental Guidelines for Urban and Rural Land Development In British Columbia*” (2014) document where a proposed development is within or in close proximity to an important wildlife habitat).

“Geotechnical Report” means a report by a professional engineer or geoscientist with a specialization in geotechnical engineering in accordance with the current edition of the “Guidelines for Legislated Landslide Assessments for Proposed Residential Development in British Columbia.”

“Parking Plan” means a drawing illustrating the proposed off-street parking spaces including dimensions of the parking space and drive aisles. If parking spaces for persons with disabilities or small car spaces are proposed, they need to be clearly marked in the plan. A synopsis of the number of parking spaces must be included, and any variances from the zoning bylaw identified.

“Parking Study” means a report from a registered professional engineer that recommends a reduced number of parking spaces for a proposed development or a shared on-site parking for two or more uses within a proposed development. The report will analyze the proposed amount of parking in relation to the parking demand generated by proposed development and provide detail on any recommended transportation demand management measures.

“Street Profile” means a two-dimensional elevation drawing of the proposed development and the adjacent buildings on properties on either side of the proposed development. Subject properties on a corner or through lot must provide a street profile for all frontages.

“View Analysis” means a document that demonstrates the view impact of the proposed development on surrounding buildings, which may include plan diagrams illustrating the angles of view from adjacent buildings under current conditions and with the proposed development, and may include renderings of the buildings impact on the streetscape from the pedestrian level. The level of detail required shall be discussed with staff.

“Shadow Study” means a set of illustrations that demonstrate the shadow impact from the proposed development, including illustrations for the Vernal Equinox (March), Summer Solstice (June), Autumnal Equinox (September) and Winter Solstice (December) at 10:00am, 12:00pm, 2:00pm and 4:00pm.

“Precedent Photos” means images or illustrations from other projects that have inspired the proposed development.

“Traffic Study” means a report that outlines the impacts on existing and future traffic conditions resulting from the proposed developments, as well as on-site parking, loading, turning movements, and related matters, in accordance with the specifications provided by the City’s Engineering and Municipal Operations department.

“Tree Assessment Report” means a report prepared by an arborist in accordance with White Rock Tree Management Bylaw, 2008 No. 1831, as amended or replaced.

THE CORPORATION OF THE
CITY OF WHITE ROCK

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

MEETING NOTICE

Pursuant to the *City's Council and Committee Procedures Bylaw* a **Governance and Legislation Committee** meeting has been called to begin at **4:30 p.m.** on **JANUARY 7, 2019.**

DATE: MONDAY, JANUARY 7, 2019

MEETING TIME: 4:30 P.M.

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

A Special Governance and Legislation Committee has been called for Monday, January 7, 2019 with the purpose of providing an orientation with respect to Planning and Development Services.

Further details regarding this meeting will be noted with the agenda by end of day Thursday, January 3, 2019.

Date: December 31, 2018

S. Alam

Stephanie Lam, Deputy Corporate Officer

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