

1513 Johnston Road

White Rock, BC

Sept. 20, 2023



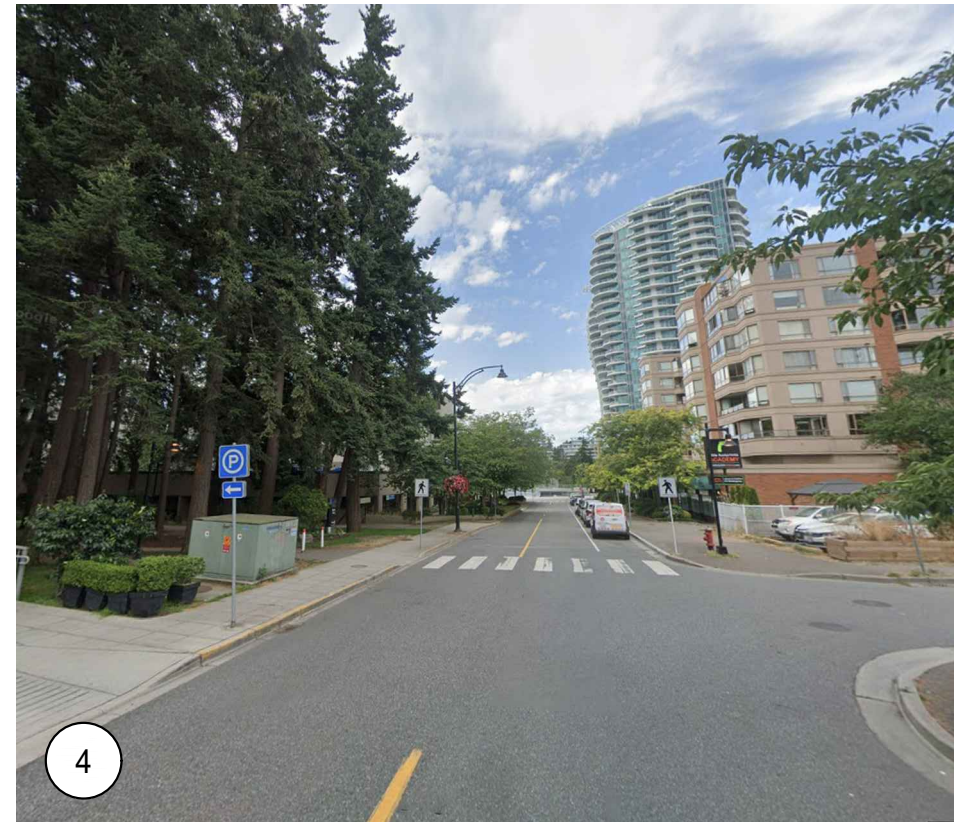
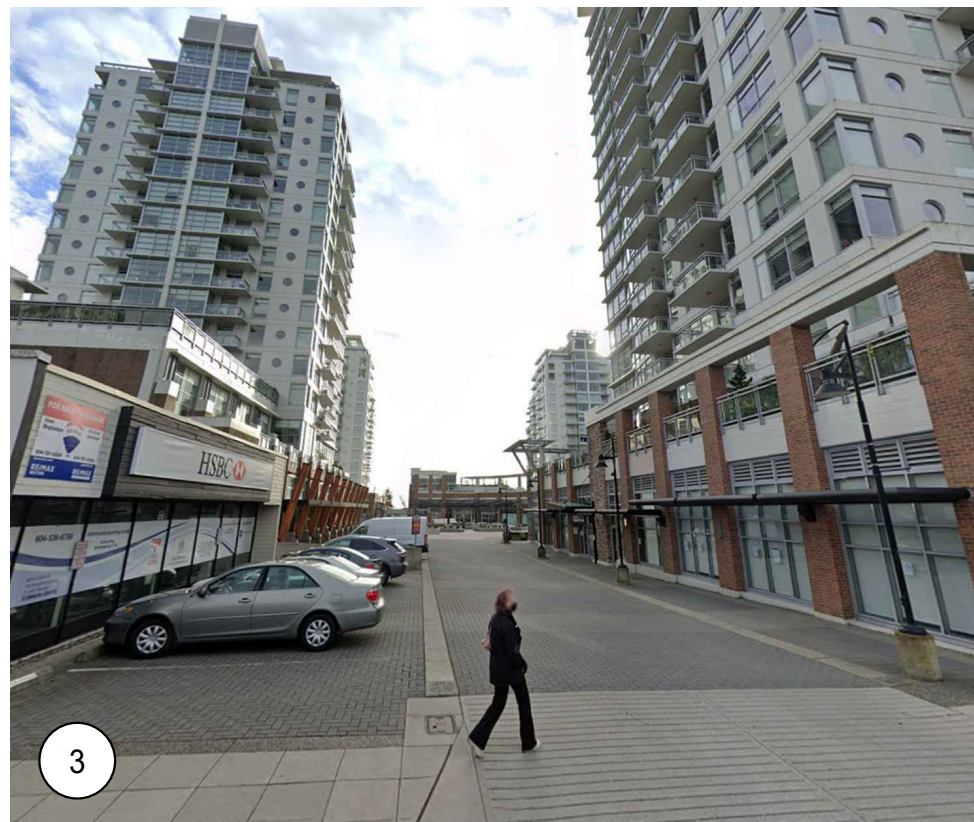
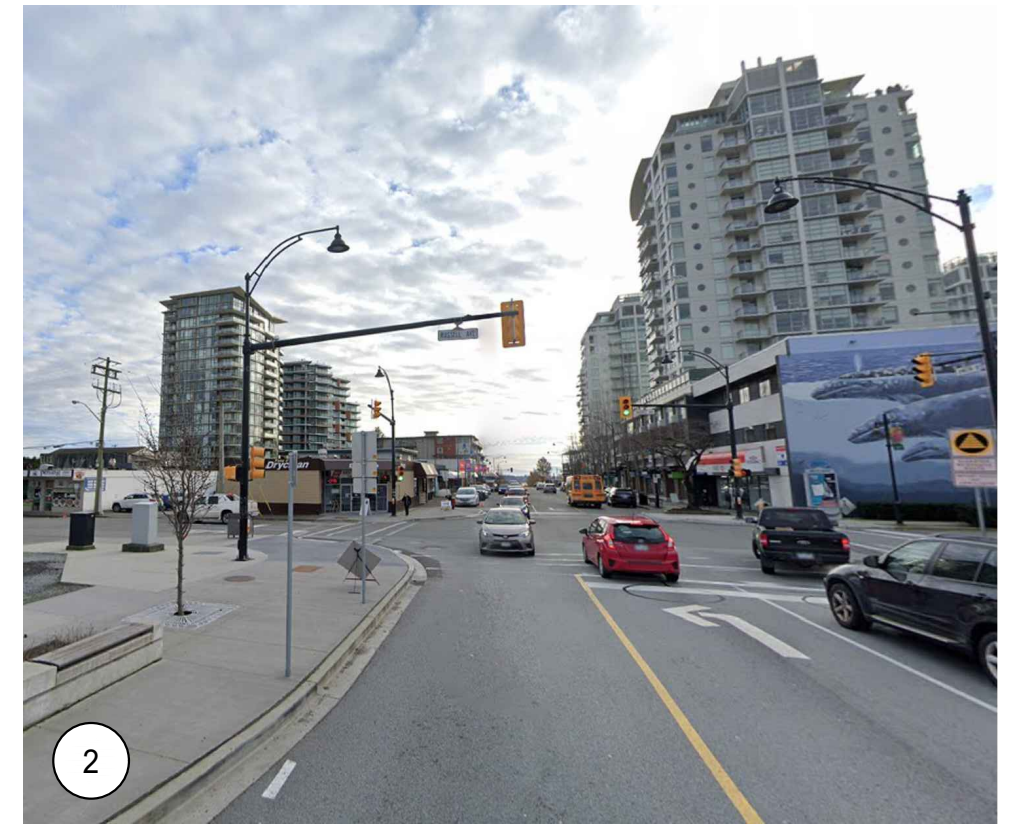
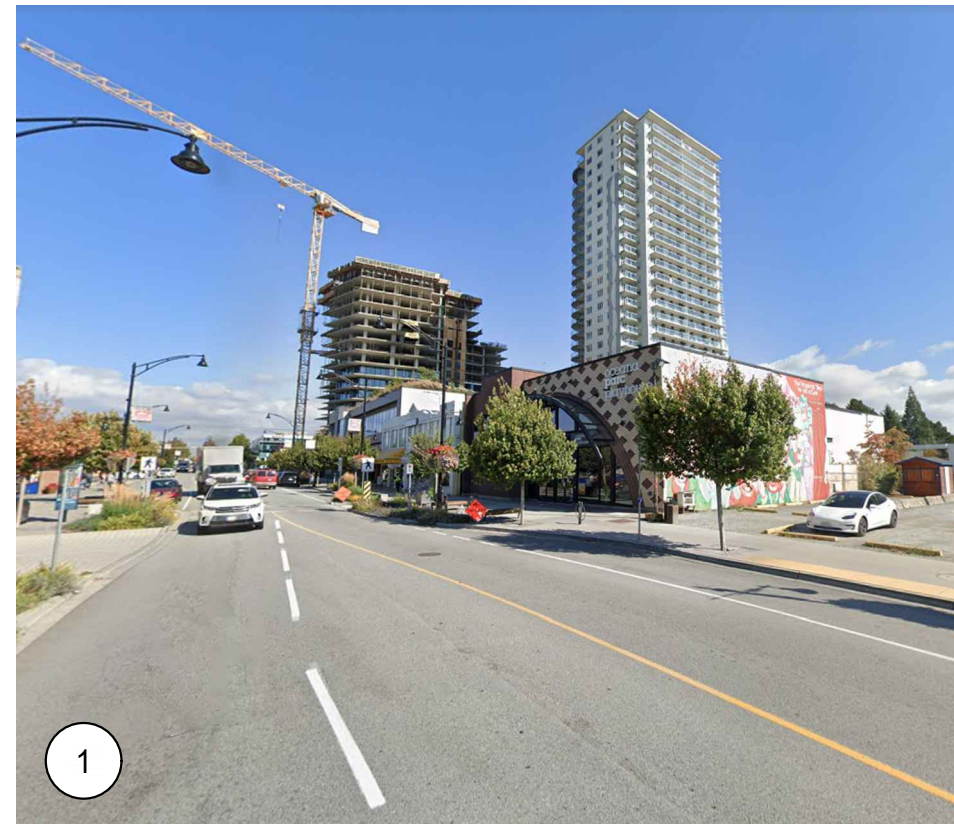


1 EXISTING CONTEXT PLAN
1:2500

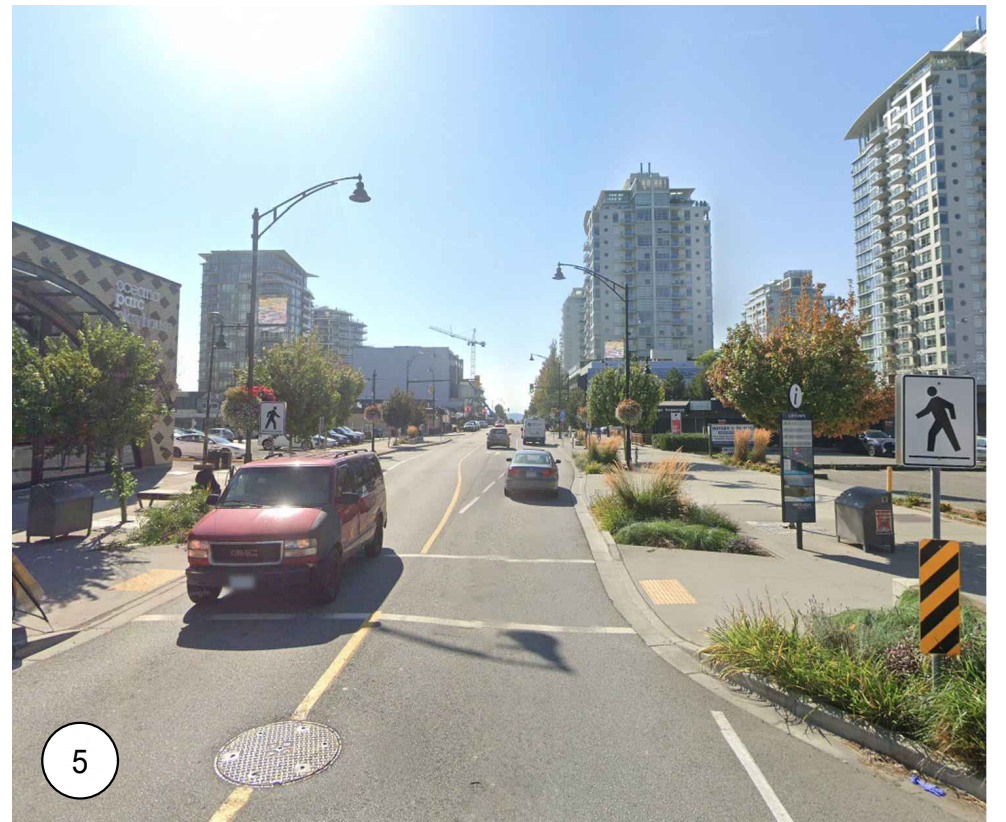
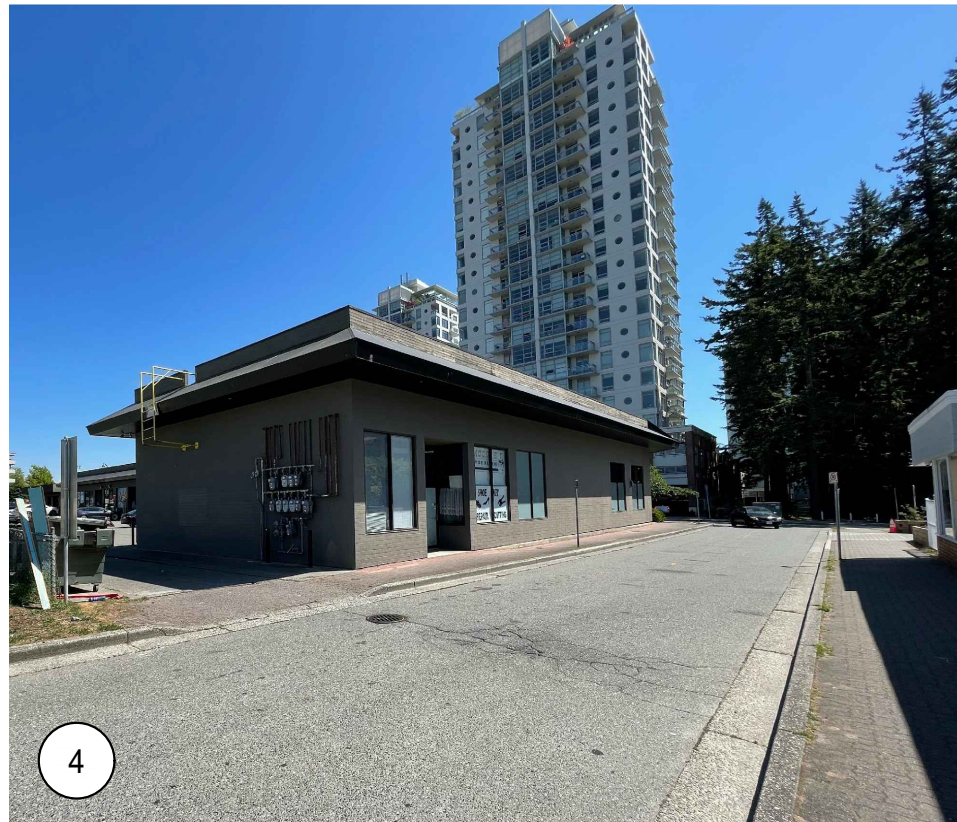
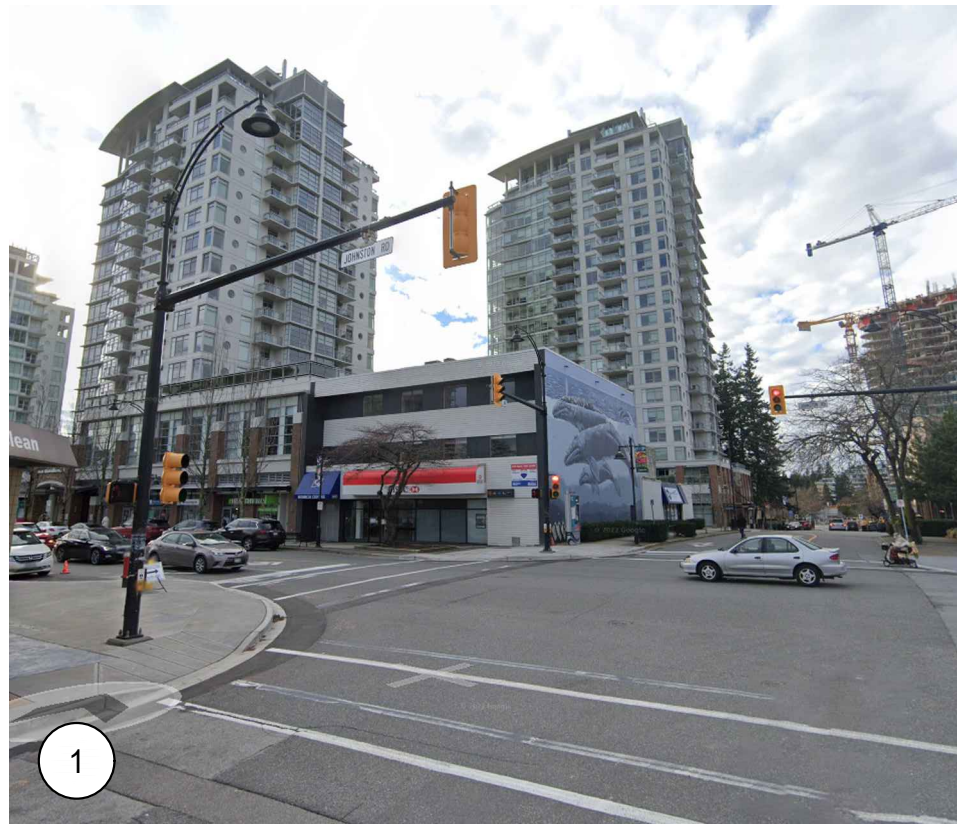


2 WHITE ROCK TOWN CENTRE PLAN
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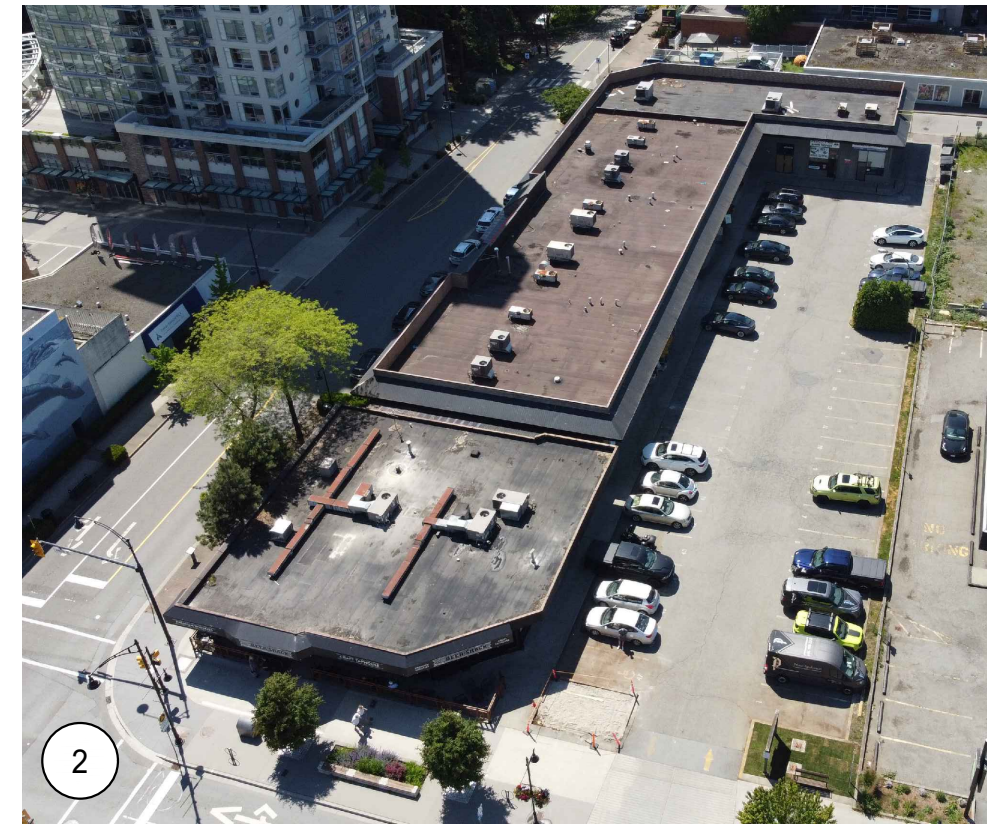
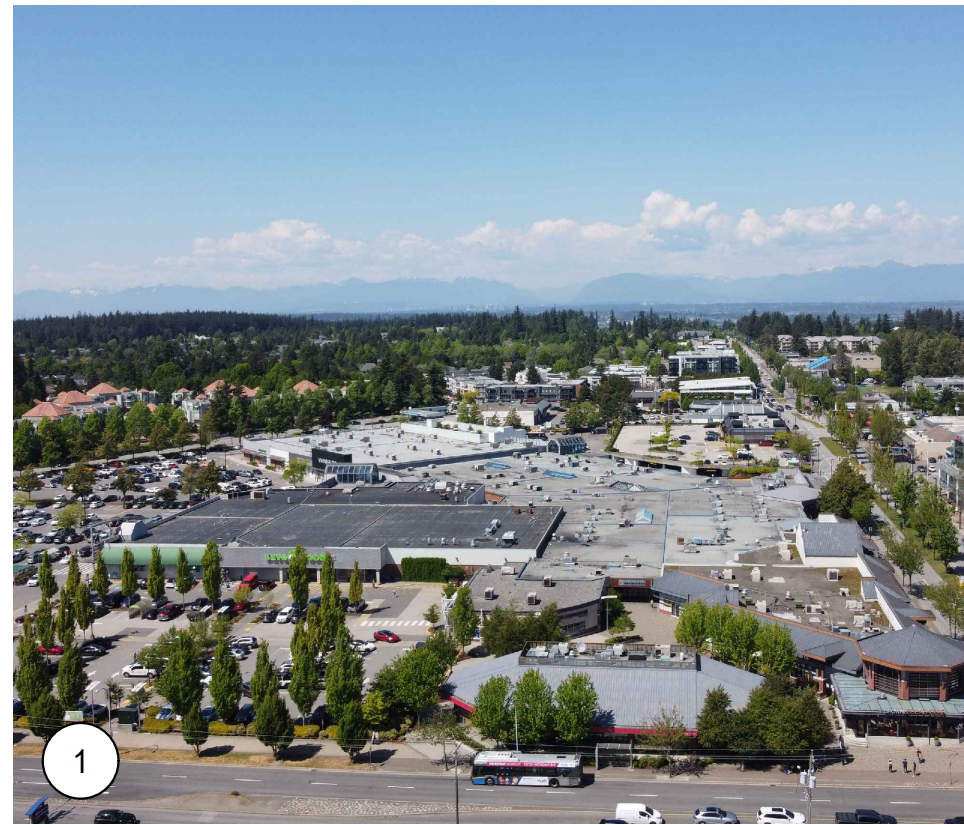
AREA CONTEXT PLAN
1513 Johnston Road, White Rock
1:2500 2023.06.26



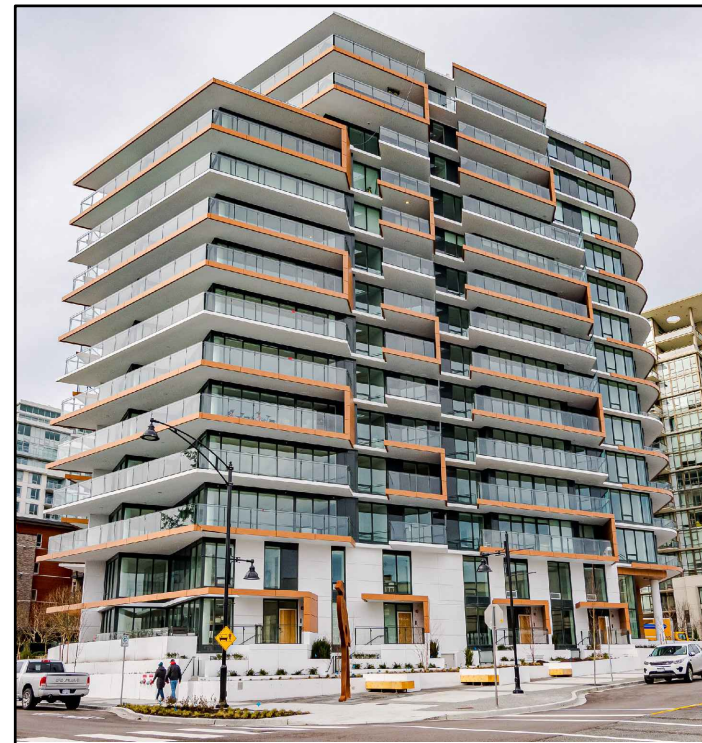
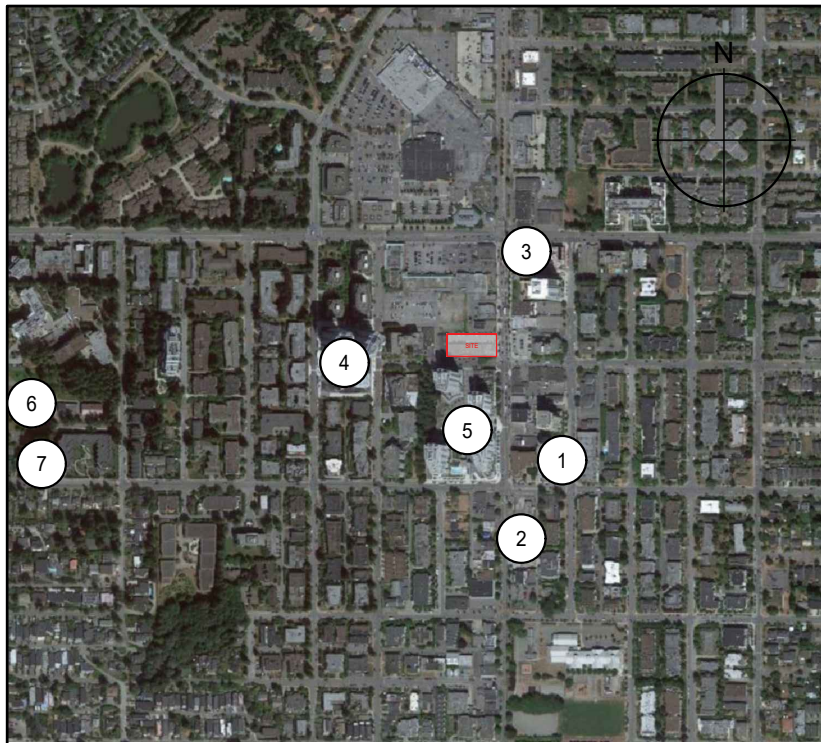
EXISTING CONTEXT: PHOTOS
1513 Johnston Road, White Rock
1:3000 2023.06.26



EXISTING CONTEXT: PHOTOS
1513 Johnston Road, White Rock
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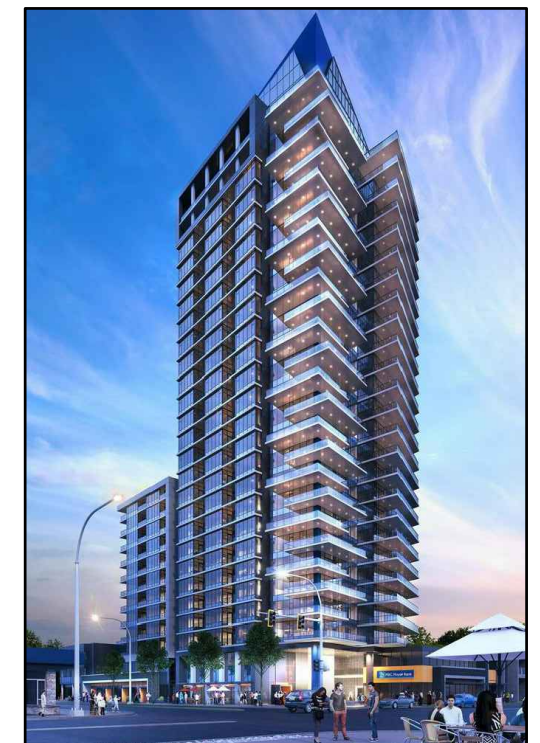
EXISTING CONTEXT: PHOTOS
1513 Johnston Road, White Rock
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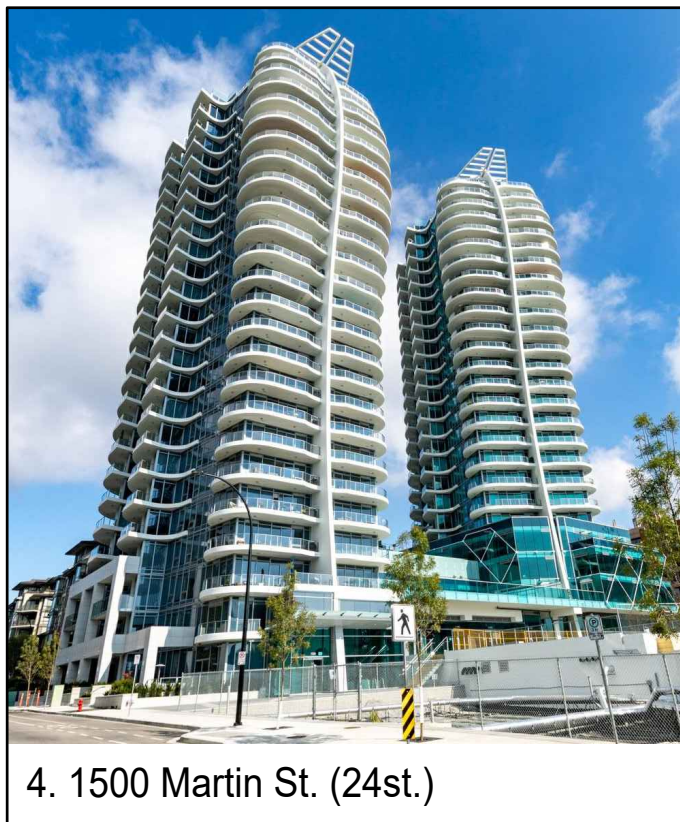
1. 1439 George St. (13st.)



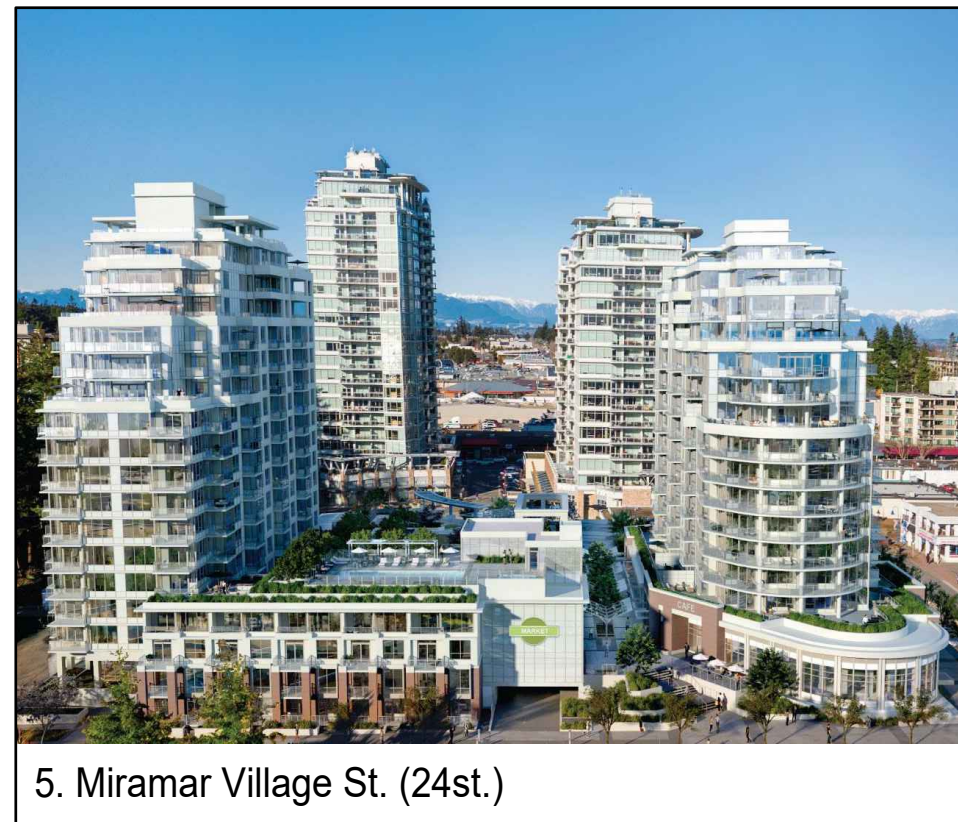
2. 1350 George St. (22st.)



3. 1588 Johnston Rd. (26st.)



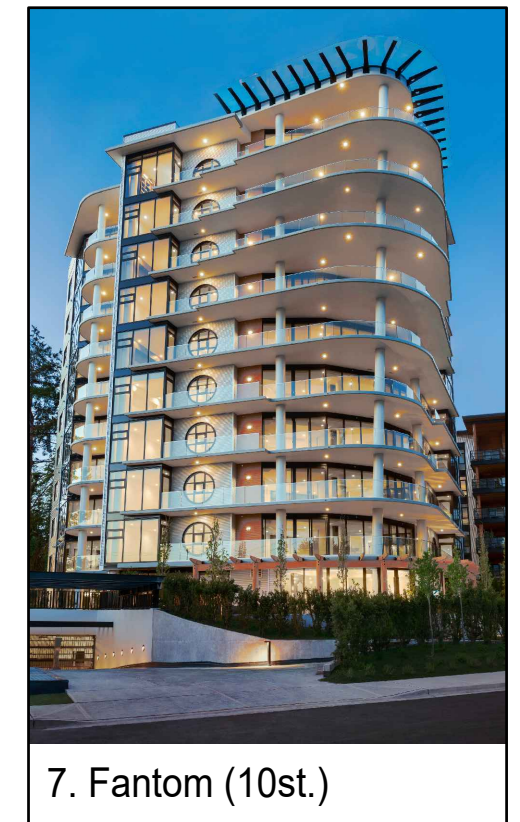
4. 1500 Martin St. (24st.)



5. Miramar Village St. (24st.)



6. 1500 Oxford St. (24st.)

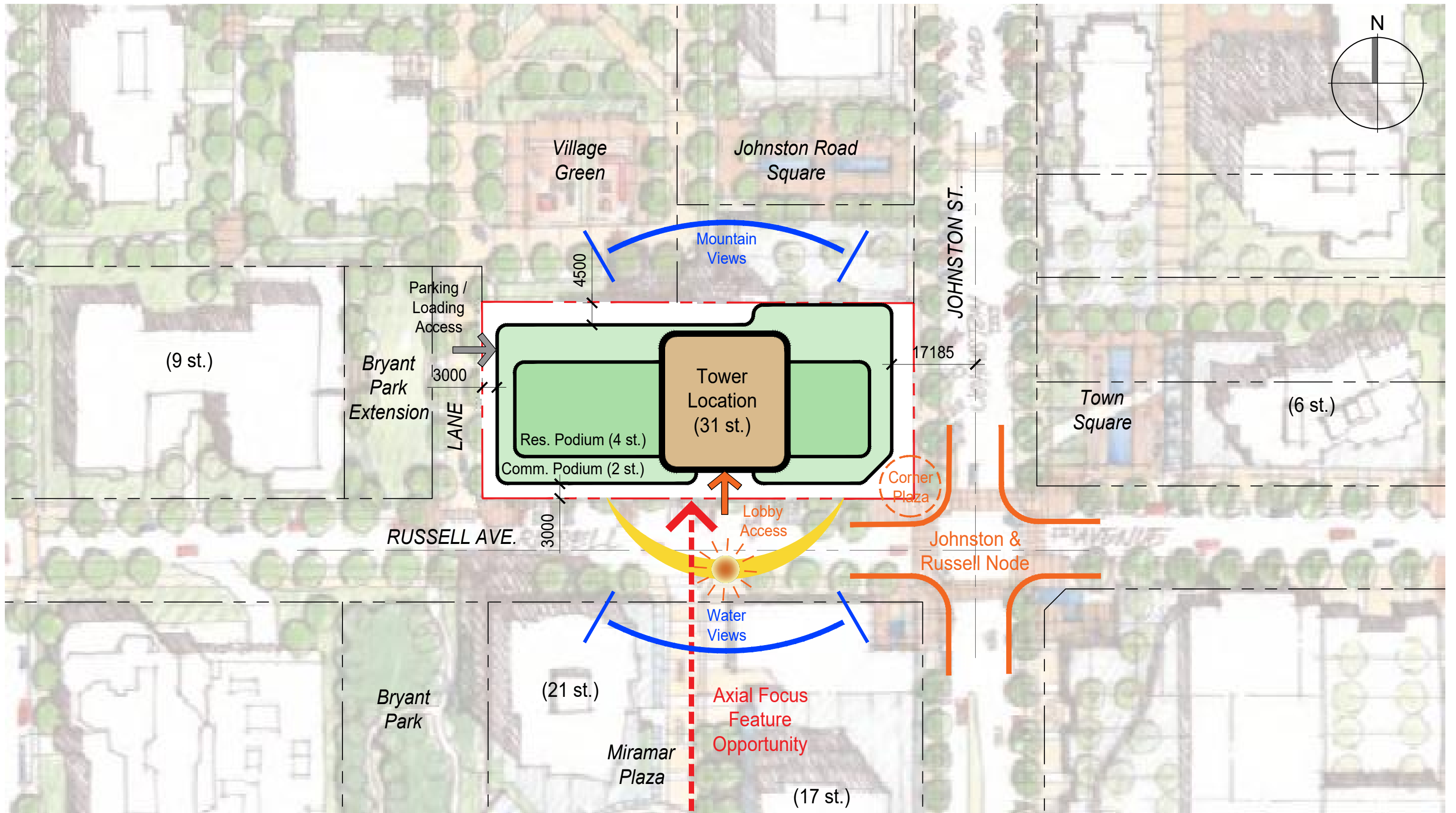


7. Fantom (10st.)

EXISTING CONTEXT: PROJECTS

1513 Johnston Road, White Rock

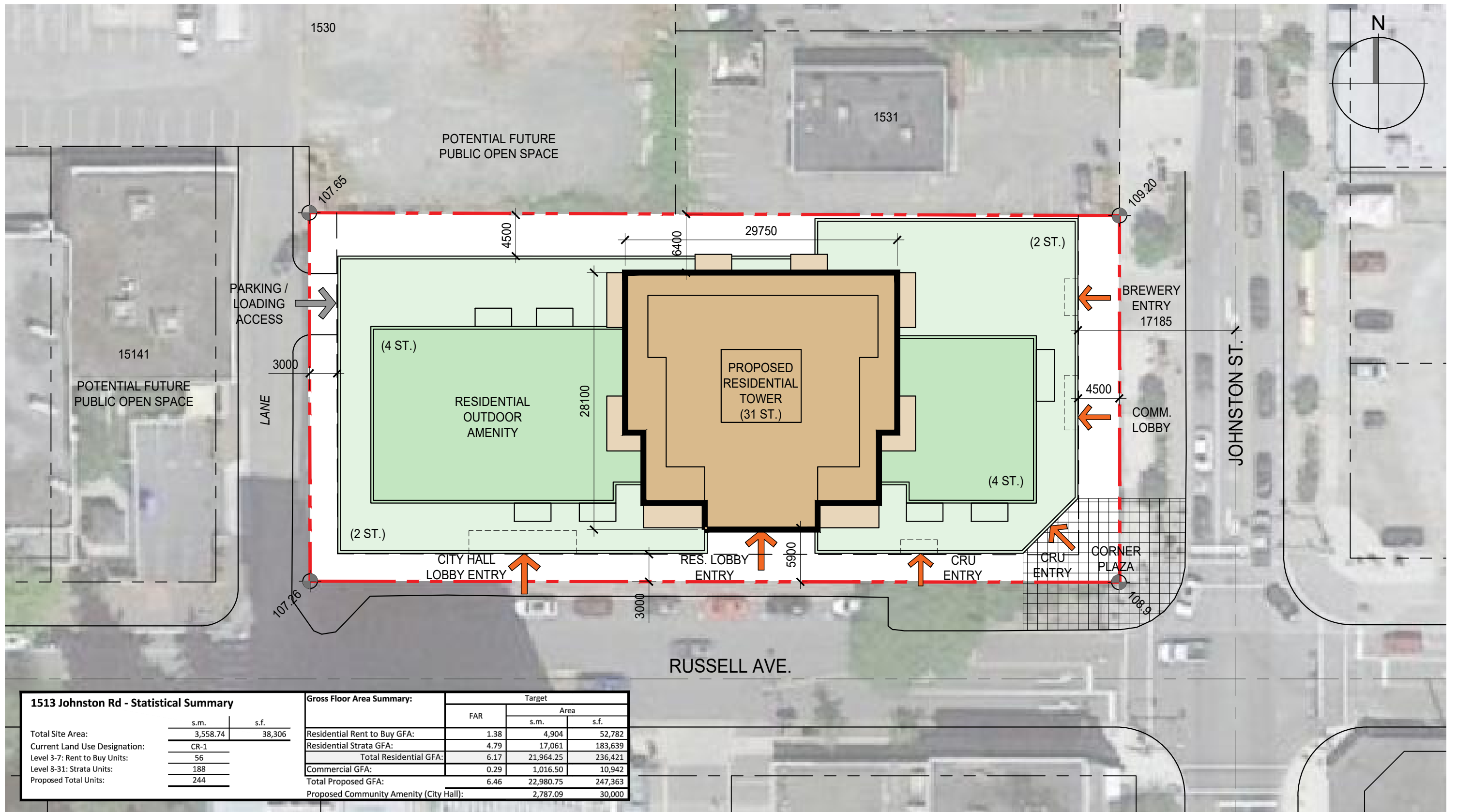
1:3000 2023.06.26



SITE ANALYSIS

1513 Johnston Road, White Rock

1:750 2023.06.26



1513 Johnston Rd - Statistical Summary

| | s.m. | s.f. |
|-------------------------------|----------|--------|
| Total Site Area: | 3,558.74 | 38,306 |
| Current Land Use Designation: | CR-1 | |
| Level 3-7: Rent to Buy Units: | 56 | |
| Level 8-31: Strata Units: | 188 | |
| Proposed Total Units: | 244 | |

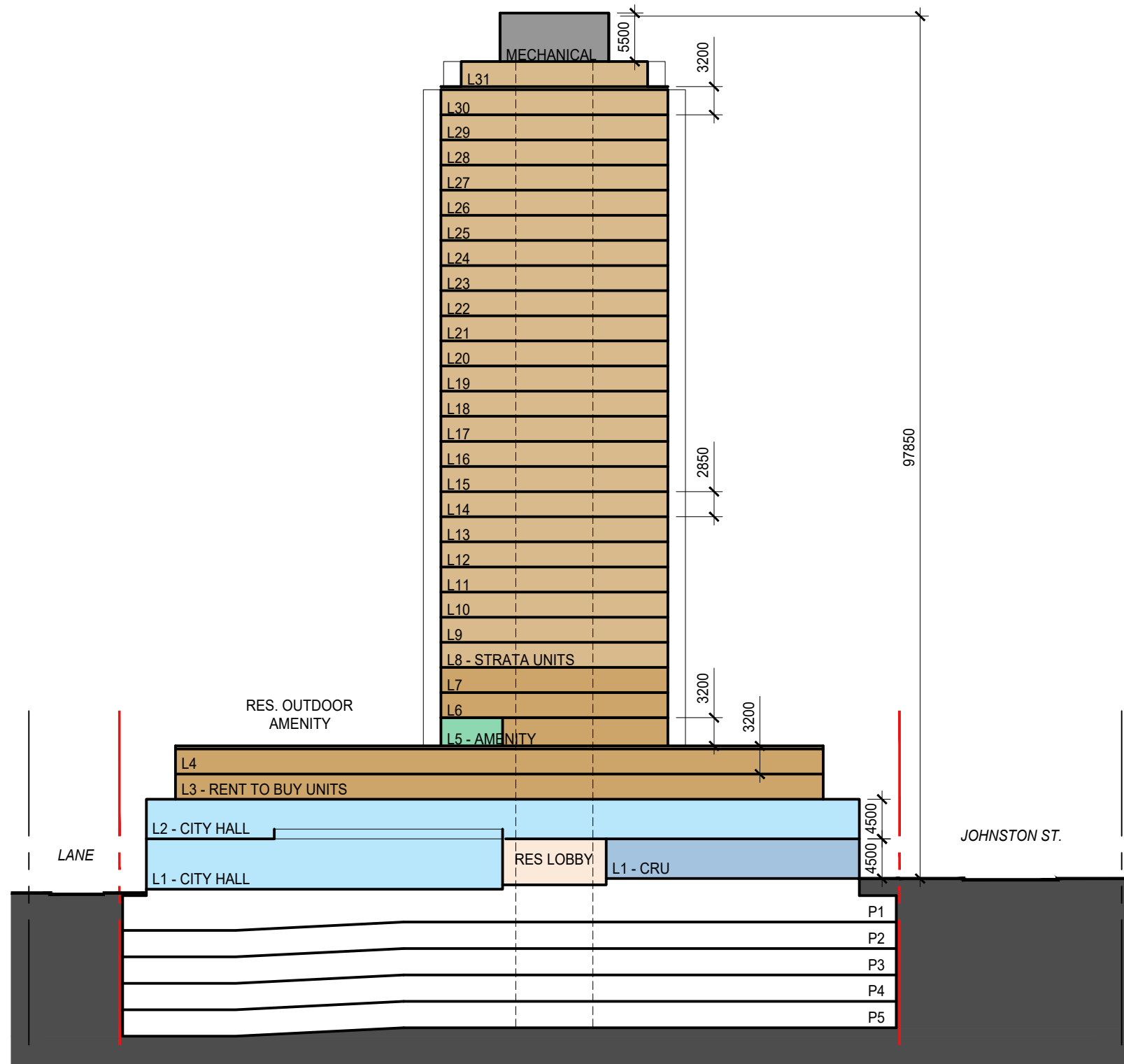
Gross Floor Area Summary:

| | FAR | Target Area | |
|---|-------------|------------------|----------------|
| | | s.m. | s.f. |
| Residential Rent to Buy GFA: | 1.38 | 4,904 | 52,782 |
| Residential Strata GFA: | 4.79 | 17,061 | 183,639 |
| Total Residential GFA: | 6.17 | 21,964.25 | 236,421 |
| Commercial GFA: | 0.29 | 1,016.50 | 10,942 |
| Total Proposed GFA: | 6.46 | 22,980.75 | 247,363 |
| Proposed Community Amenity (City Hall): | | 2,787.09 | 30,000 |

SITE PLAN

1513 Johnston Road, White Rock

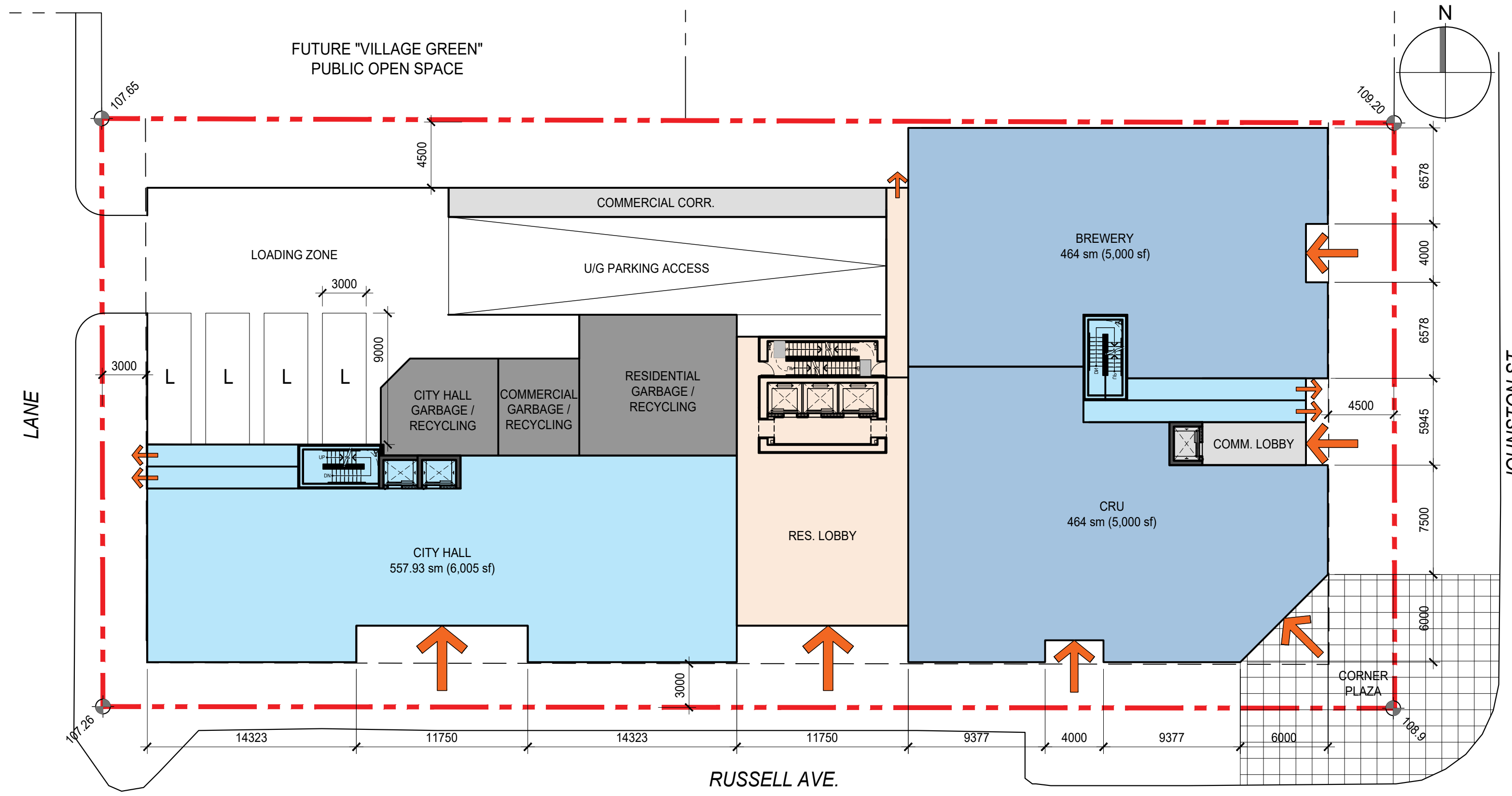
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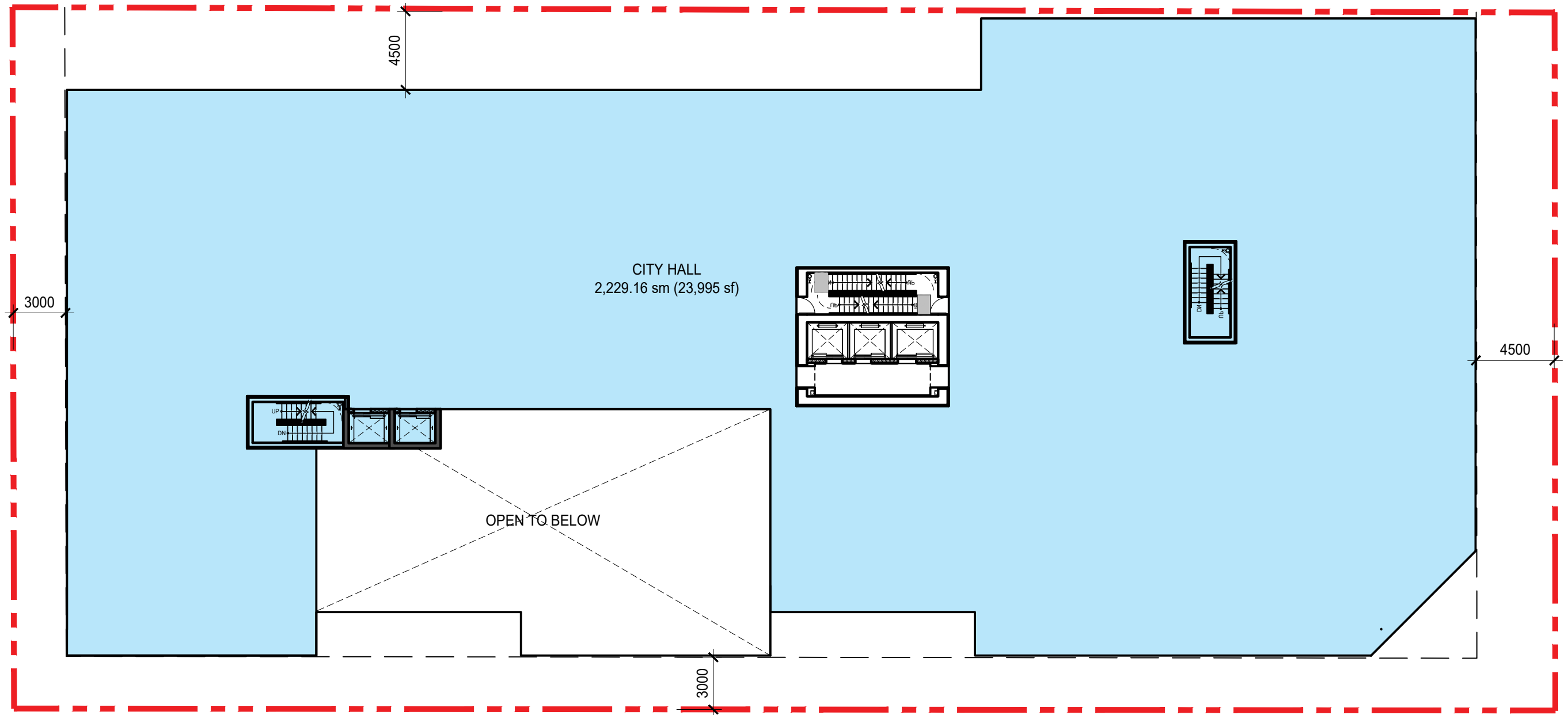
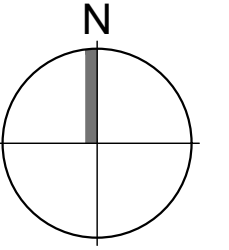
BUILDING SECTION

1513 Johnston Road, White Rock

1:400 2023.06.26



FLOOR PLAN: LEVEL 1
1513 Johnston Road, White Rock
 1:250 2023.06.26

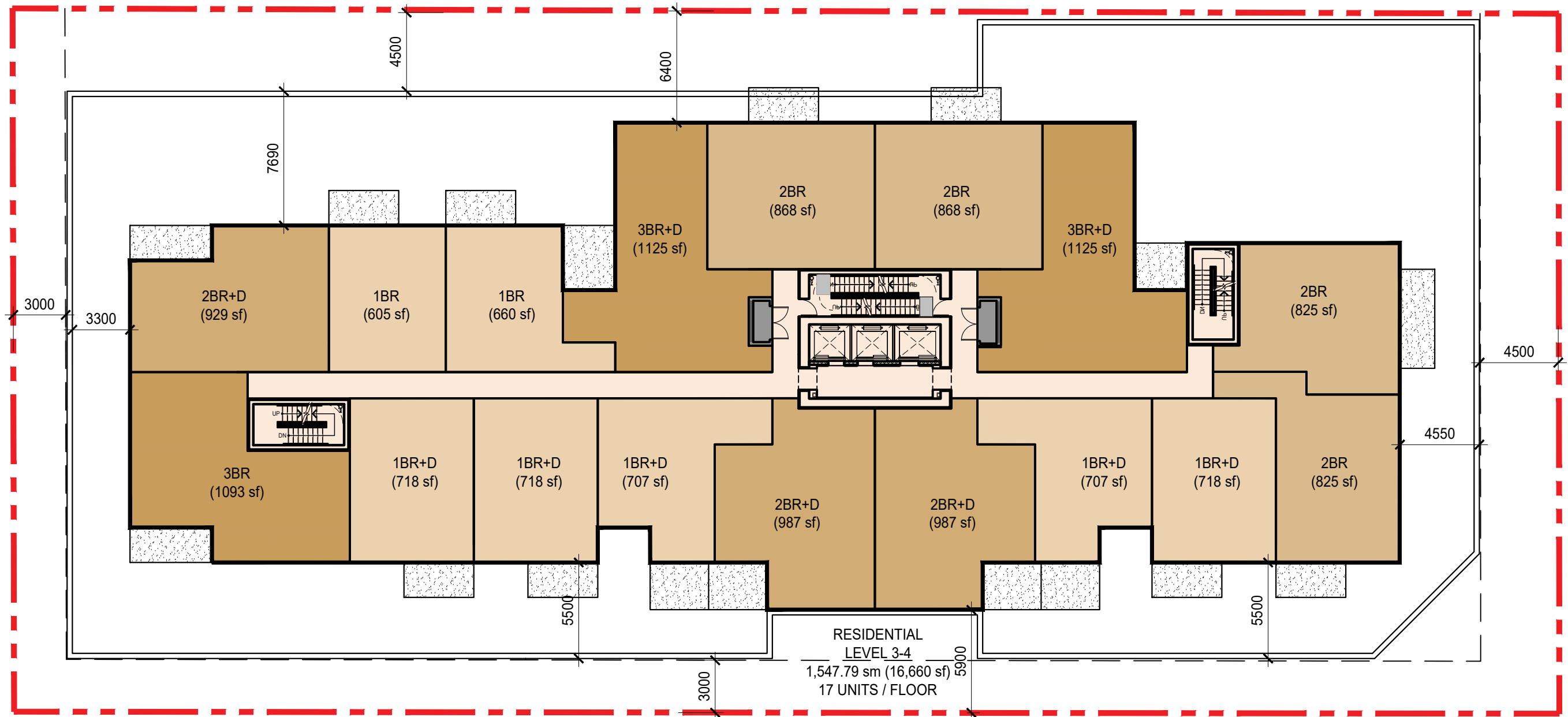
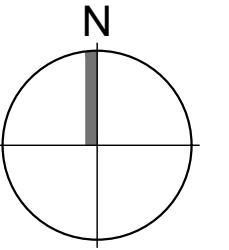


CITY HALL
2,229.16 sm (23,995 sf)

OPEN TO BELOW

JOHNSTON ST.

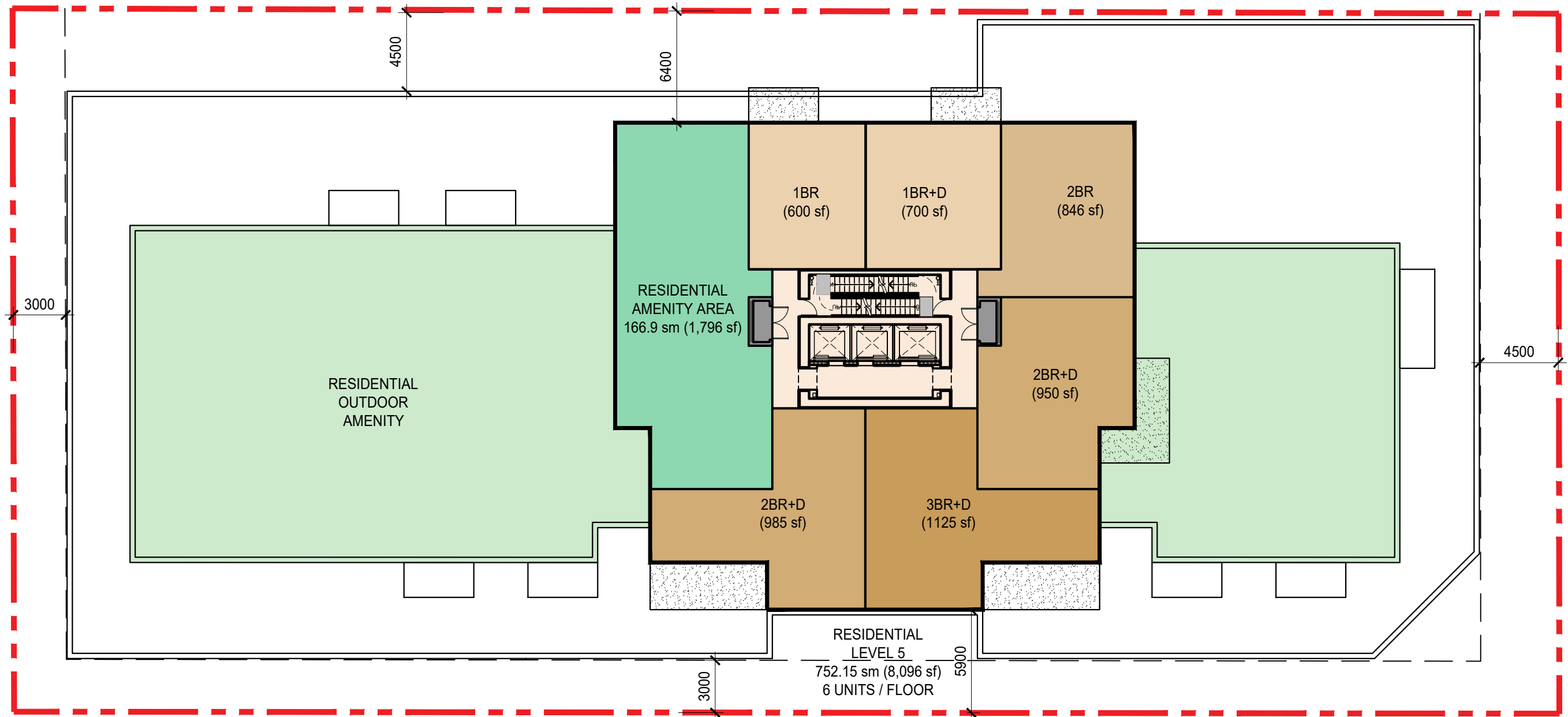
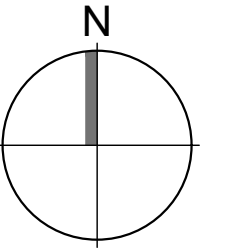
RUSSELL AVE.



FLOOR PLAN: LEVEL 3-4

1513 Johnston Road, White Rock

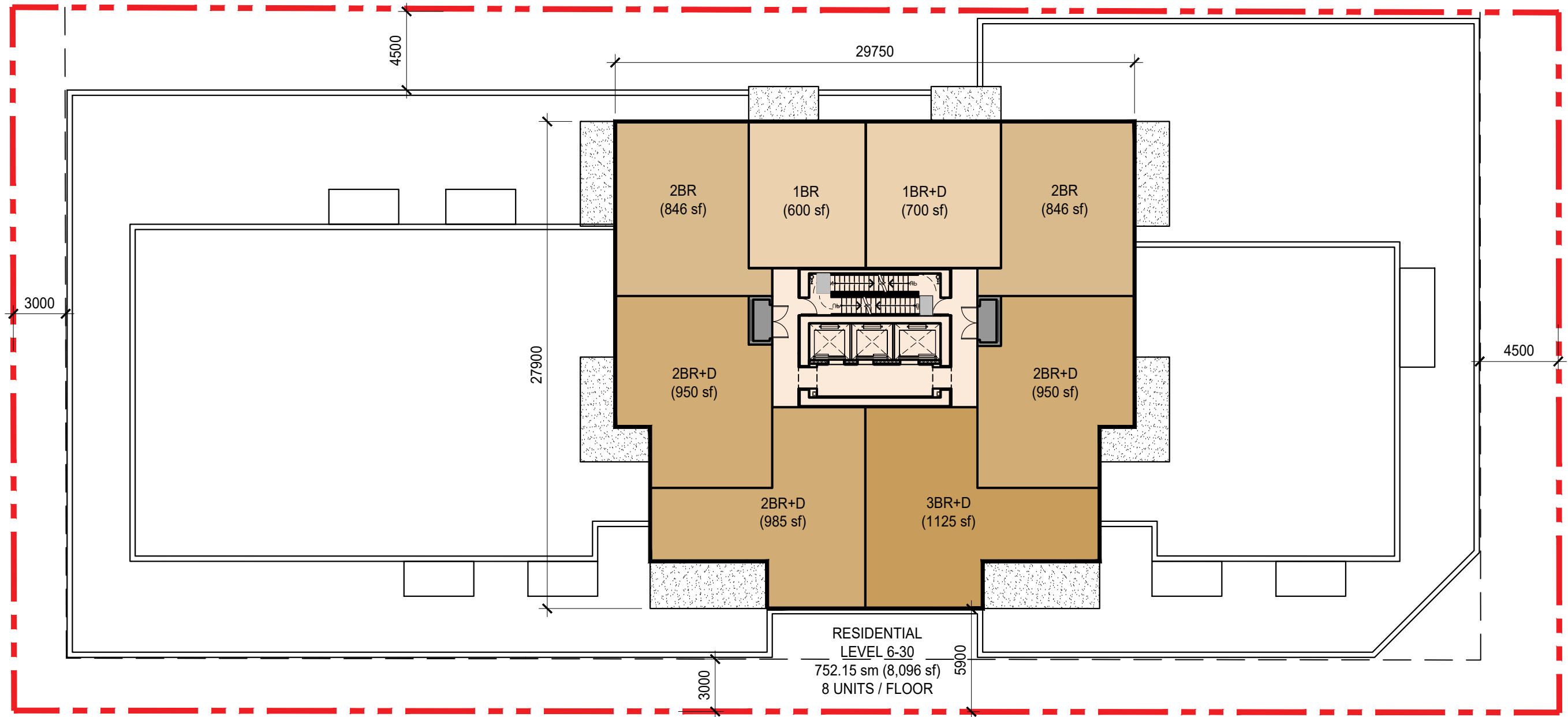
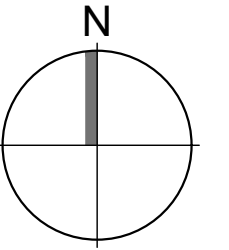
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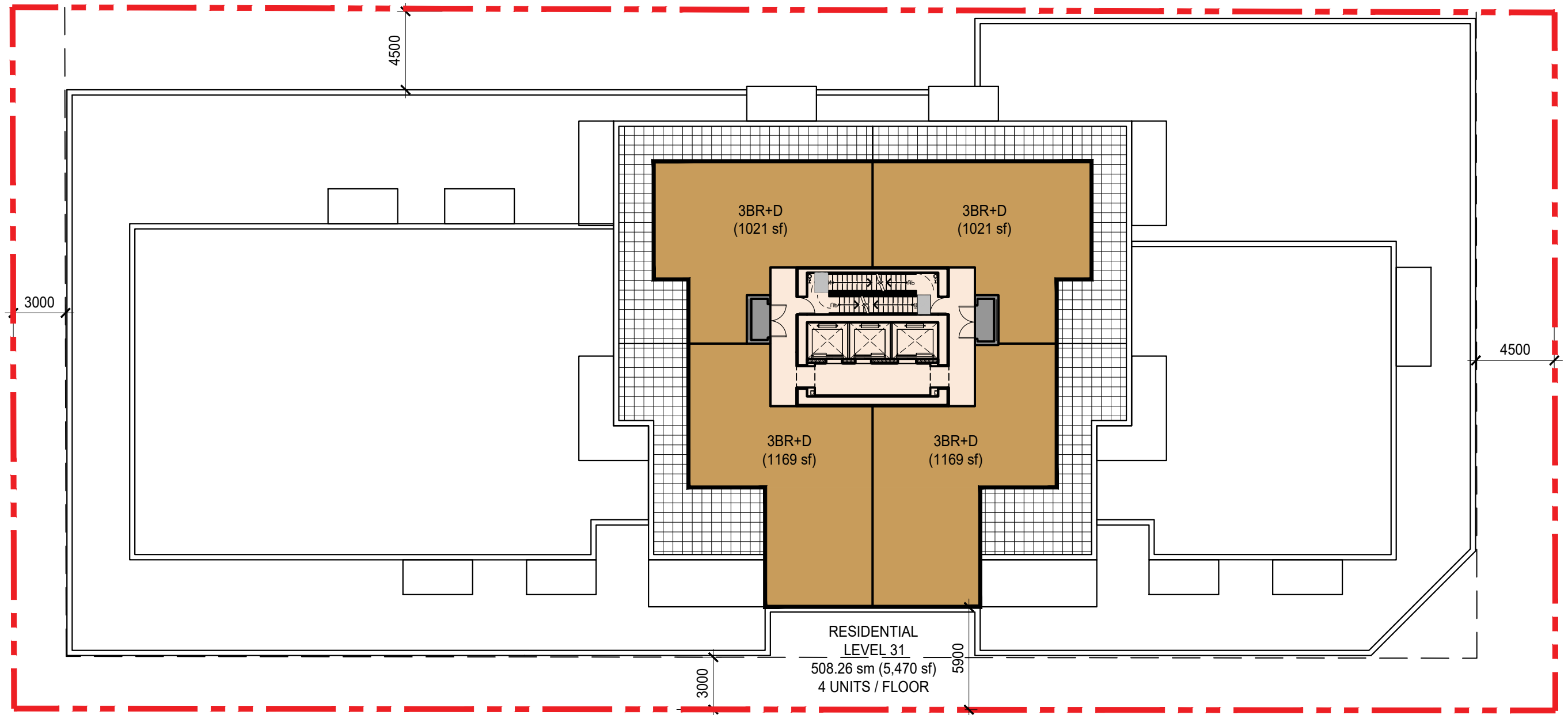
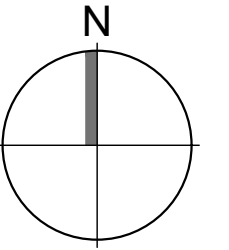
FLOOR PLAN: LEVEL 5

1513 Johnston Road, White Rock

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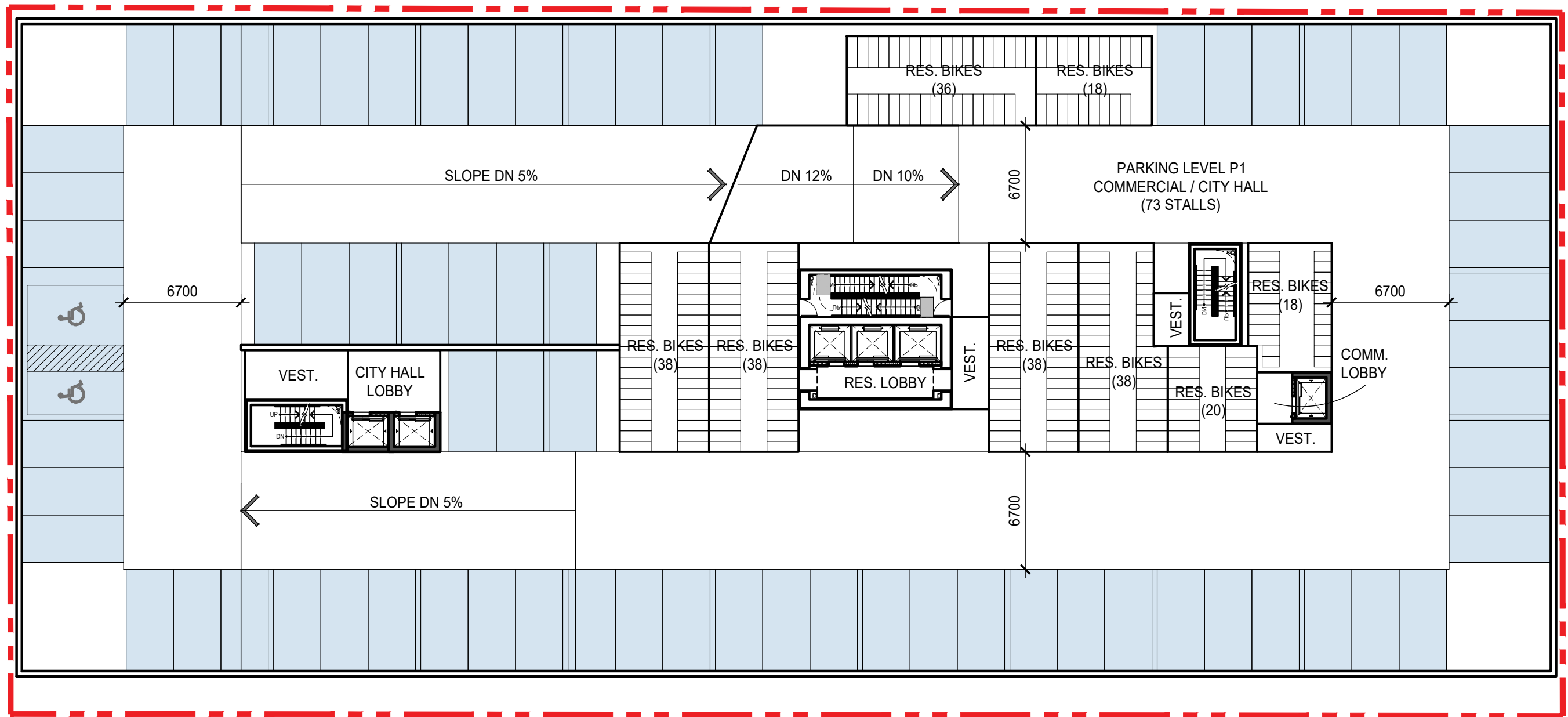
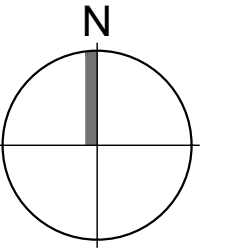


FLOOR PLAN: LEVEL 6-30
1513 Johnston Road, White Rock
1:250 2023.06.26



JOHNSTON ST.

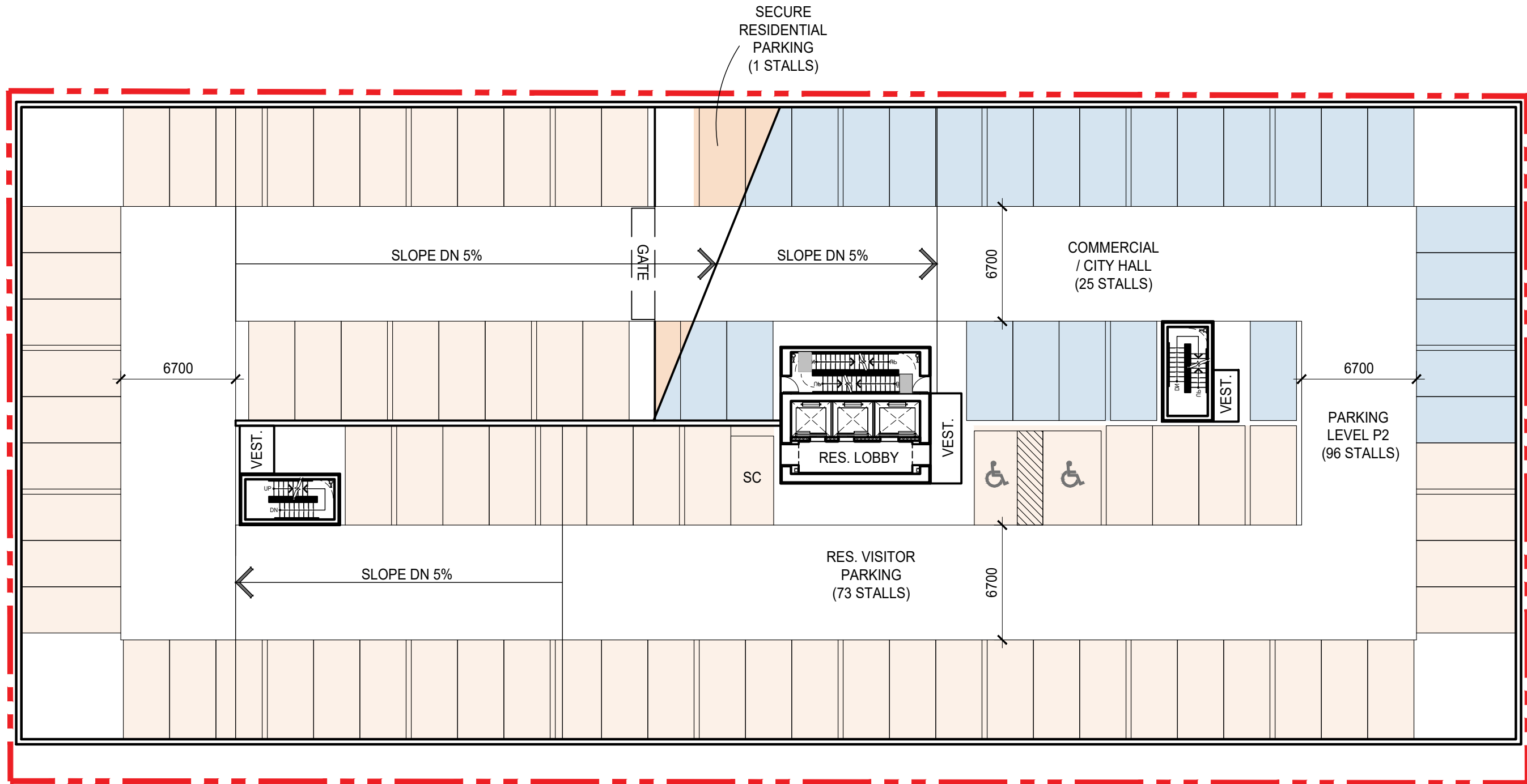
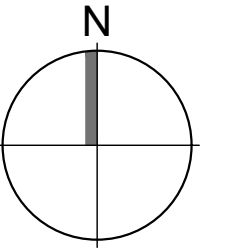
RUSSELL AVE.



FLOOR PLAN: P1

1513 Johnston Road, White Rock

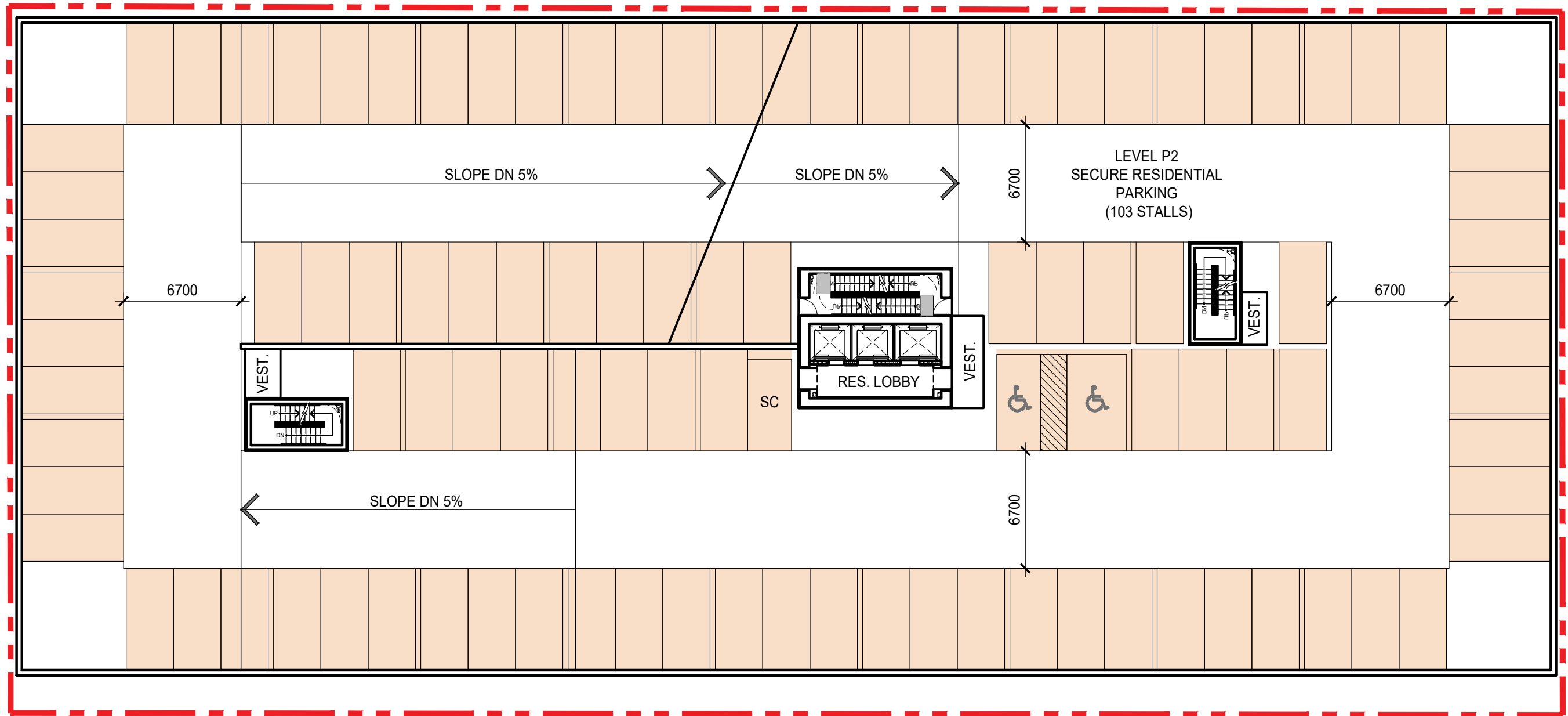
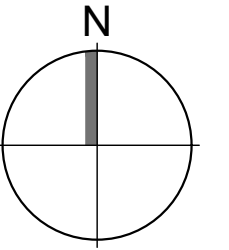
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FLOOR PLAN: P2

1513 Johnston Road, White Rock

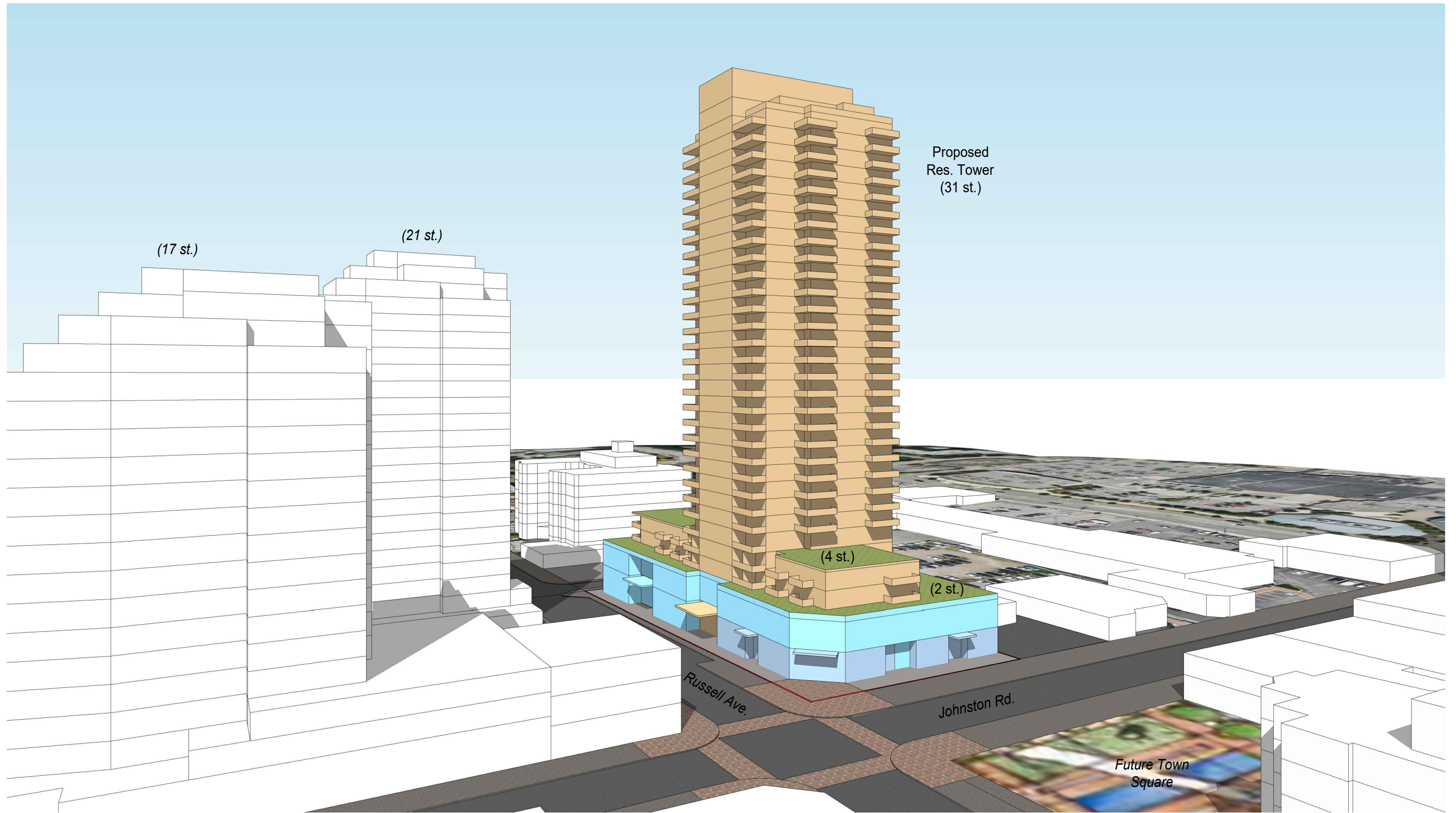
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FLOOR PLAN: P3-P5

1513 Johnston Road, White Rock

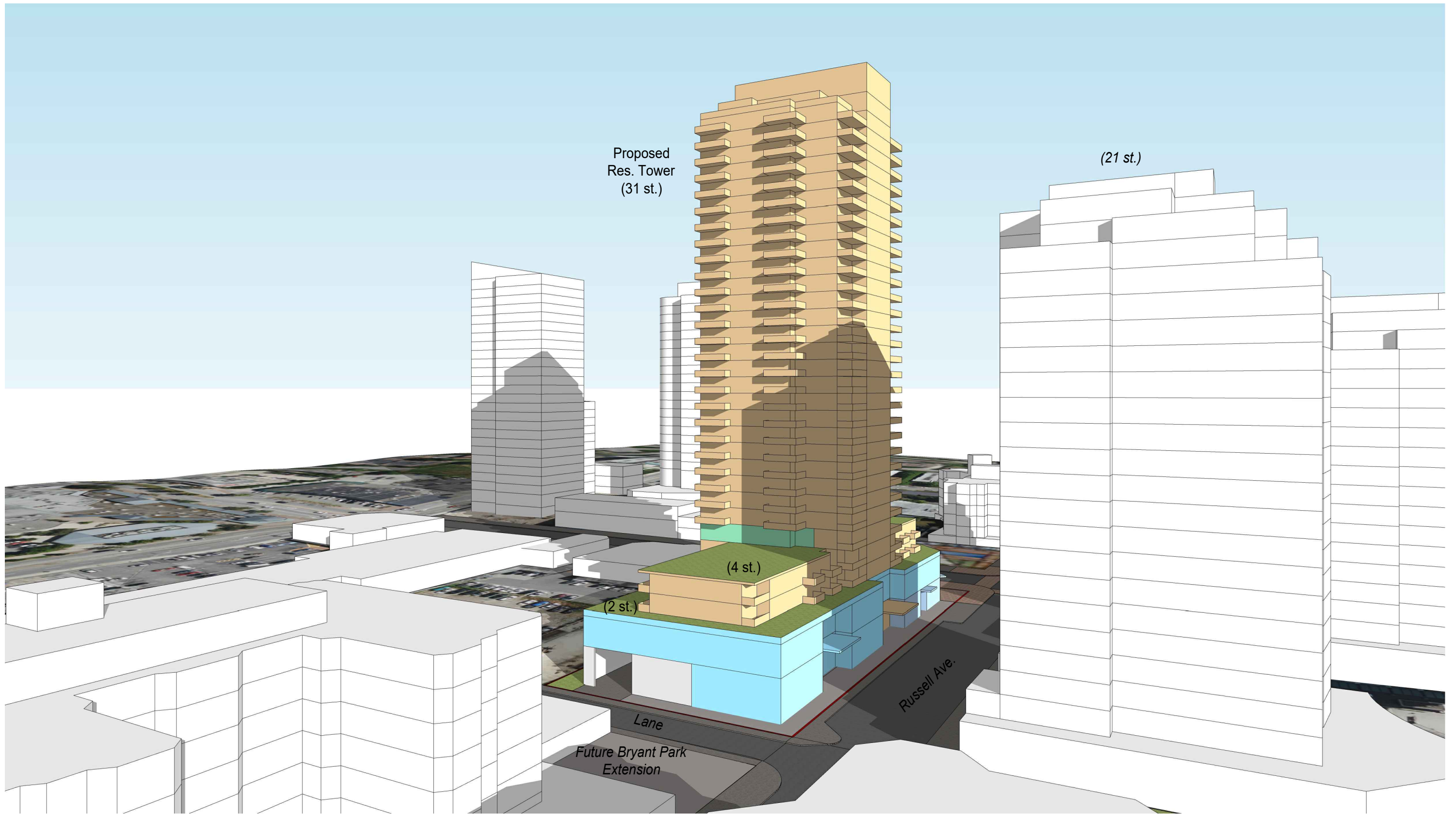
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PERSPECTIVE VIEWS: SOUTH-EAST CORNER

1513 Johnston Road, White Rock

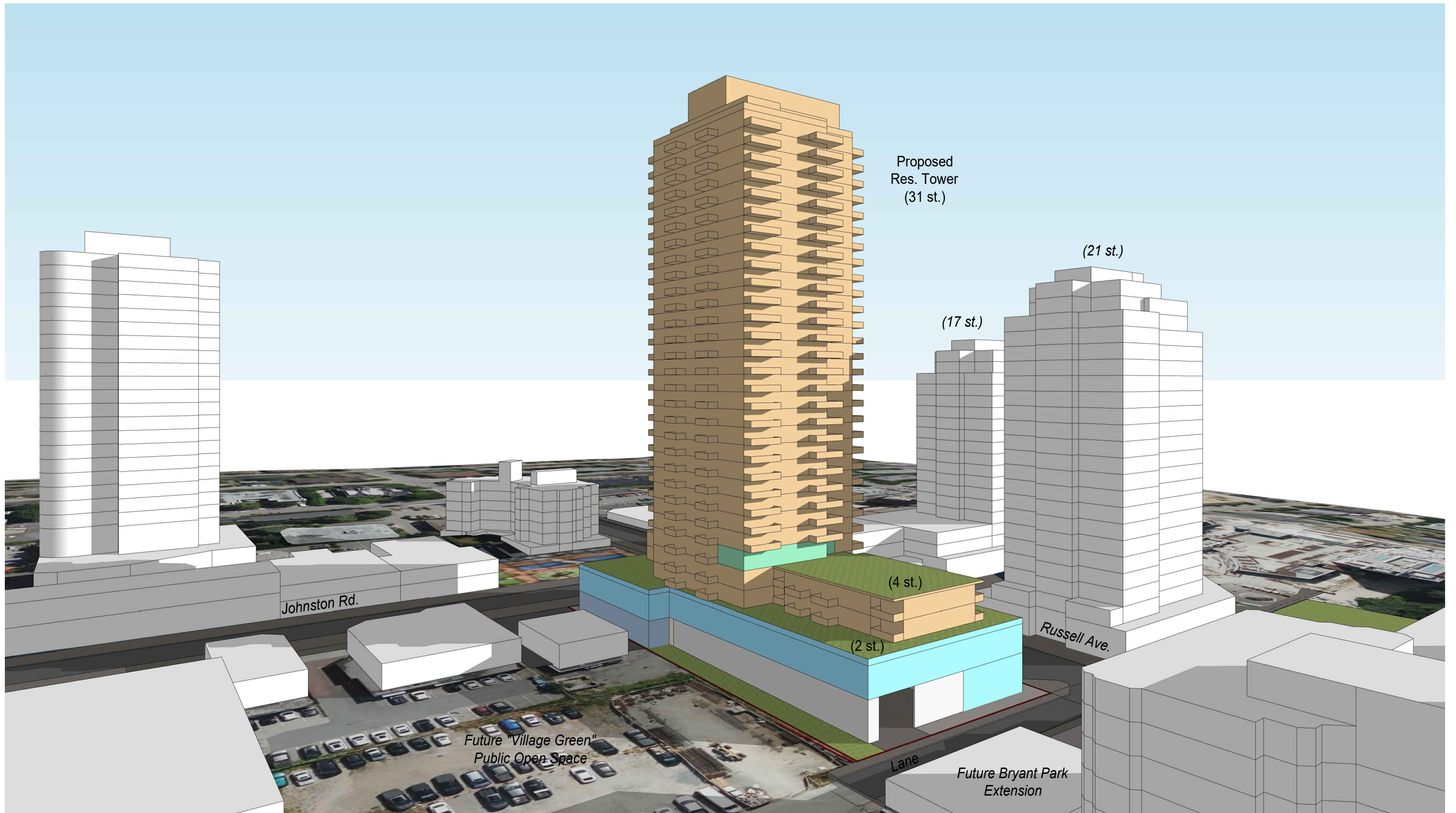
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PERSPECTIVE VIEWS: SOUTH-WEST CORNER

1513 Johnston Road, White Rock

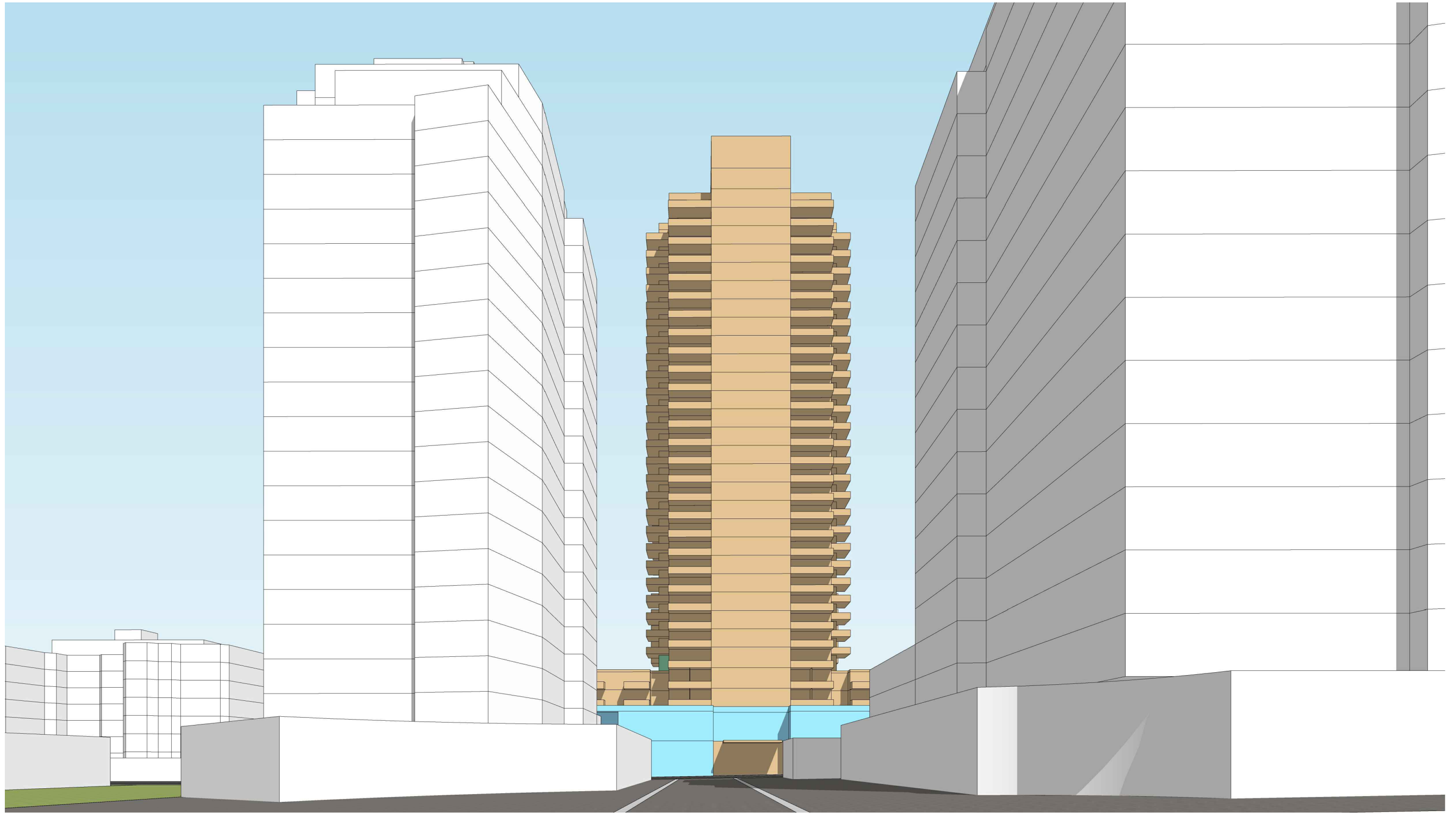
2023.06.26



PERSPECTIVE VIEWS: NORTH-WEST CORNER

1513 Johnston Road, White Rock

2023.06.26



VIEW FROM MIRAMAR PLAZA
1513 Johnston Road, White Rock
2023.06.26

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| | | |
|-------------------------------|----------|--------|
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| Gross Floor Area Summary: | FAR | Target | |
|---|-------------|------------------|----------------|
| | | Area | |
| | | s.m. | s.f. |
| Residential Rent to Buy GFA: | 1.38 | 4,904 | 52,782 |
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| Total Residential GFA: | 6.17 | 21,964.25 | 236,421 |
| Commercial GFA: | 0.29 | 1,016.50 | 10,942 |
| Total Proposed GFA: | 6.46 | 22,980.75 | 247,363 |
| Proposed Community Amenity (City Hall): | | 2,787.09 | 30,000 |

** GFA Area Exclusions:*

- > amenity space
- > bicycle storage rooms
- > mechanical / electrical rooms
- > garbage / recycling rooms
- > parking and loading areas
- > residential common stairs & elevator shafts above ground level

Proposed Development

| | Storeys | Units/Floor | Units Total | Total Floorplate Area | | Total Floor Area | | Exclusions* | | Gross Floor Area | |
|---------------------------|---------|-------------|-------------|-----------------------|--------|------------------|---------|-------------|--------|------------------|---------|
| | | | | s.m. | s.f. | s.m. | s.f. | s.m. | s.f. | s.m. | s.f. |
| Level 1 | 1 | | | | | | | | | | |
| Residential Lobby | | - | - | 247.95 | 2,669 | 247.95 | 2,669 | - | - | 247.95 | 2,669 |
| Commercial CRU | | - | - | 464.50 | 5,000 | 464.50 | 5,000 | - | - | 464.50 | 5,000 |
| Commercial Circulation | | - | - | 87.50 | 942 | 87.50 | 942 | - | - | 87.50 | 942 |
| Brewery | | - | - | 464.50 | 5,000 | 464.50 | 5,000 | - | - | 464.50 | 5,000 |
| City Hall | | - | - | 479.65 | 5,163 | 479.65 | 5,163 | 479.65 | 5,163 | - | - |
| City Hall Circulation | | - | - | 78.28 | 843 | 78.28 | 843 | - | - | - | - |
| Level 2 | | | | | | | | | | | |
| City Hall | 1 | - | - | 2,181.30 | 23,479 | 2,181.30 | 23,479 | 2,181.30 | 23,479 | - | - |
| City Hall Circulation | | - | - | 47.86 | 515 | 47.86 | 515 | 47.86 | 515 | - | - |
| Level 3-4 | | | | | | | | | | | |
| Residential: Rent to Buy | 2 | 17 | 34 | 1,547.79 | 16,660 | 3,095.58 | 33,321 | 157.12 | 1,691 | 2,938.46 | 31,629 |
| Level 5 | | | | | | | | | | | |
| Residential: Rent to Buy | 1 | 6 | 6 | 585.25 | 6,300 | 585.25 | 6,300 | 41.46 | 446 | 543.79 | 5,853 |
| Residential Amenity Space | | | | 166.90 | 1,796 | 166.90 | 1,796 | 166.90 | 1,796 | - | - |
| Level 6-7 | | | | | | | | | | | |
| Residential: Rent to Buy | 2 | 8 | 16 | 752.15 | 8,096 | 1,504.30 | 16,192 | 82.92 | 893 | 1,421.38 | 15,300 |
| Level 8-30 | | | | | | | | | | | |
| Residential: Strata | 23 | 8 | 184 | 752.15 | 8,096 | 17,299.45 | 186,210 | 953.58 | 10,264 | 16,345.87 | 175,945 |
| Level 31 | | | | | | | | | | | |
| Residential: Strata | 1 | 4 | 4 | 508.26 | 5,471 | 508.26 | 5,471 | 41.46 | 446 | 466.80 | 5,025 |
| Development Total: | 31 | | 244 | | | 27,211.28 | | 4,230.53 | 45,537 | 22,980.75 | 247,363 |

Rent to Buy Unit Mix

| | No. of Levels | Units/Floor | 1BR | 1BR+D | 2BR | 2BR+D | 3BR | 3BR+D | Total |
|---------------------|---------------|-------------|-----|-------|-----|-------|-----|-------|-------|
| Level 3-4 | 2 | 17 | 4 | 10 | 8 | 6 | 2 | 4 | 34 |
| Level 5 | 1 | 6 | 1 | 1 | 1 | 2 | 0 | 1 | 6 |
| Level 6-7 | 2 | 8 | 2 | 2 | 4 | 6 | 0 | 2 | 16 |
| Total Units: | | | 7 | 13 | 13 | 14 | 2 | 7 | 56 |
| Unit Mix: | | | 13% | 23% | 23% | 25% | 4% | 13% | 100% |
| | 5 | Target Mix: | 10% | 15% | 30% | 30% | 15% | | 100% |

Strata Unit Mix

| | No. of Levels | Units/Floor | 1BR | 1BR+D | 2BR | 2BR+D | 3BR | 3BR+D | Total |
|---------------------|---------------|-------------|-----|-------|-----|-------|-----|-------|-------|
| Level 8-30 | 23 | 8 | 23 | 23 | 46 | 69 | 0 | 23 | 184 |
| Level 31 | 1 | 4 | 0 | 0 | 0 | 0 | 0 | 4 | 4 |
| Total Units: | | | 23 | 23 | 46 | 69 | 0 | 27 | 188 |
| Unit Mix: | | | 12% | 12% | 24% | 37% | 0% | 14% | 100% |
| | 24 | Target Mix: | 10% | 15% | 30% | 30% | 15% | | 100% |

Total Unit Mix

| | No. of Levels | Units/Floor | 1BR | 1BR+D | 2BR | 2BR+D | 3BR | 3BR+D | Total |
|---------------------|---------------|-------------|-----|-------|-----|-------|-----|-------|-------|
| Level 3-4 | 2 | 17 | 4 | 10 | 8 | 6 | 2 | 4 | 34 |
| Level 5 | 1 | 6 | 1 | 1 | 1 | 2 | 0 | 1 | 6 |
| Level 6-7 | 2 | 8 | 2 | 2 | 4 | 6 | 0 | 2 | 16 |
| Level 8-30 | 23 | 0 | 23 | 23 | 46 | 69 | 0 | 23 | 184 |
| Level 31 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 4 |
| Total Units: | | | 30 | 36 | 59 | 83 | 2 | 34 | 244 |
| Unit Mix: | | | 12% | 15% | 24% | 34% | 1% | 14% | 100% |
| | 29 | Target Mix: | 10% | 15% | 30% | 30% | 15% | | 100% |

Required Parking (P1-P5)

| | Stalls per unit | Units / Area | Required | Provided |
|---------------------------------------|-----------------|--------------|----------|----------|
| Commercial CRU | 1 stall /37 sm | 465 | 13 | 13 |
| Brewery | 1 stall /37 sm | 465 | 13 | 13 |
| City Hall | 1 stall /37 sm | 2661 | 72 | 72 |
| Accessible (incl. in above) | 1 per 100 | 98 | 1 | 1 |
| Van Accessible (incl. in above) | 1 per 100 | 98 | 1 | 1 |
| Non-residential Total Parking: | | | 98 | 98 |
| Res. Unit Parking | 1.2 | 244 | 293 | 293 |
| Accessible (incl. in above) | 5 + 1 per 100 | 293 | 3 | 3 |
| Van Accessible (incl. in above) | 5 + 1 per 100 | 293 | 3 | 3 |
| Res. Visitor | 0.3 | 244 | 73 | 73 |
| Accessible (incl. in above) | 1 per 100 | 73 | 1 | 1 |
| Van Accessible (incl. in above) | 1 per 100 | 73 | 1 | 1 |
| Total Parking Stalls: | | | 464 | 464 |

P1: 73
P2: 101
P3: 103
P4: 103
P5: 84

Bicycle Parking

| | Stalls per unit | Units | Required | Provided |
|----------------------|-----------------|-------|----------|----------|
| Residential Class I | 1 | 244 | 244 | 244 |
| Residential Class II | 0.2 | 244 | 49 | 49 |

Loading

| | Bays per unit | Units / Area | Required | Provided* |
|---------------|---------------|--------------|----------|-----------|
| Residential | 1 | 244 | 1 | 1 |
| Commercial | 0.2 | 3590 | 4 | 3 |
| Total: | | | 5 | 4 |

Units Target Areas:

| | Min. | | Max. | |
|---------------|-------|------|--------|------|
| | s.m. | s.f. | s.m. | s.f. |
| 1BR: | 53.42 | 575 | 58.06 | 625 |
| 1BR+D: | 64.10 | 690 | 67.35 | 725 |
| 2BR: | 76.65 | 825 | 83.61 | 900 |
| 2BR+D: | 85.94 | 925 | 92.90 | 1000 |
| 3BR / 3BR +D: | 99.87 | 1075 | 104.52 | 1125 |

