

**The Corporation of the
CITY OF WHITE ROCK
BYLAW No. 2439**



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

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

1. THAT Schedule C of the *White Rock Zoning Bylaw, 2012, No. 2000* as amended is further amended by rezoning the following lands:

Lot 8 Section 10 Township 1 New Westminster District Plan NWP13684
PID: 007-208-677
(1441 Vidal Street)

Lot 2 Section 10 Township 1 New Westminster District Plan NWS2236
PID: 001-267-761
(1443 Vidal Street)

Lot 1 Section 9 Township 1 New Westminster District Plan NWS2236
PID: 001-267-744
(1445 Vidal Street)

Lot 1 Section 10 Township 1 New Westminster District Plan EPP46879
PID: 029-484-413
(1465 Vidal Street)

Lot 41 Section 10 Township 1 New Westminster District Plan NWP35379
PID: 007-223-480
(14937 Thrift Avenue)

as shown on Schedule "1" attached hereto, from the 'RS-1 One Unit Residential Zone' and the 'RT-1 Two Unit (Duplex) Residential Zone' and the 'CD-32 Comprehensive Zone' to the 'CD-68 Comprehensive Development Zone (Thrift/Vidal Street).'

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

(1) by adding to the Table of Contents for ‘Schedule B (Comprehensive Development Zones)’, Section 7.68 CD-68 Comprehensive Development Zone (Thrift/Vidal)’, and

(2) by adding the attached Schedule “2” to ‘Schedule B (Comprehensive Development Zones)’ Section 7.68 CD-68 Comprehensive Development Zone (Thrift/Vidal)’.

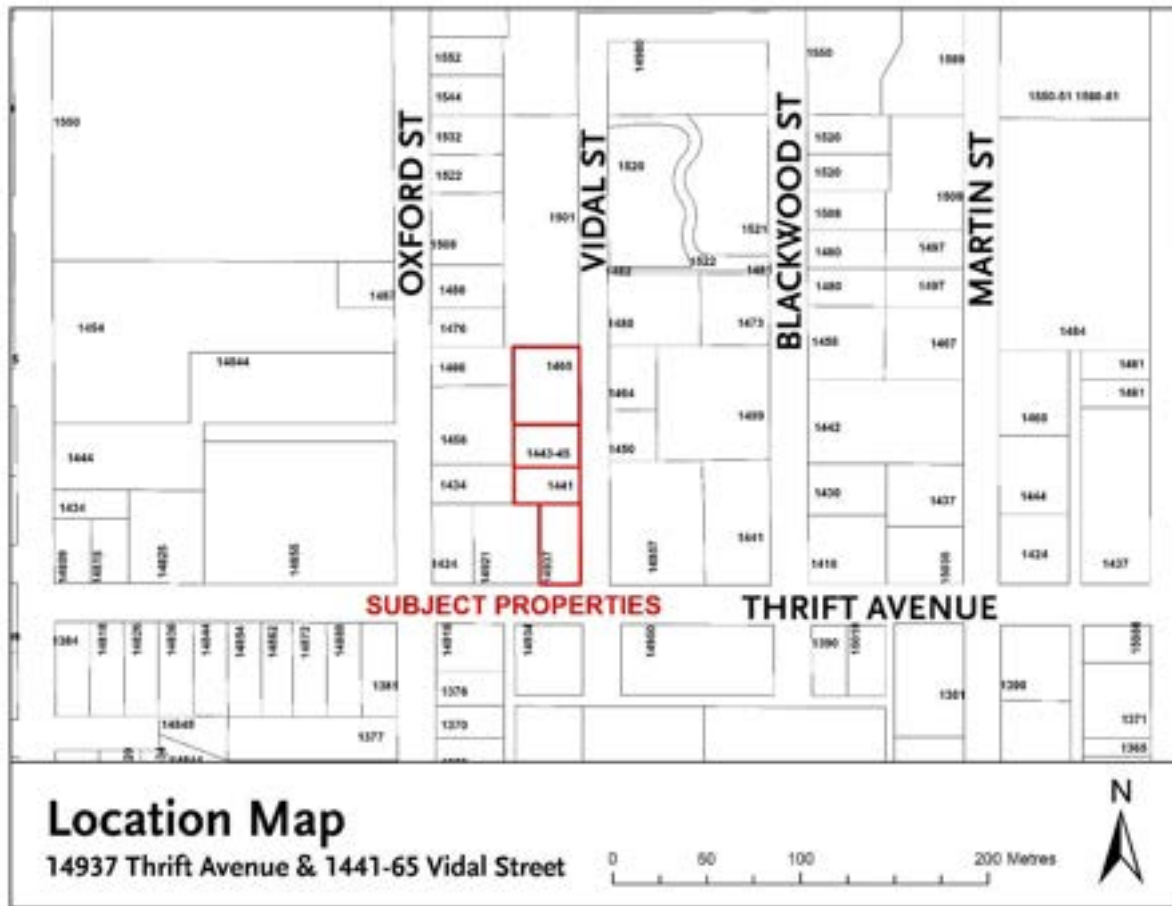
3. This bylaw may be cited for all purposes as “*White Rock Zoning Bylaw, 2012, No. 2000, Amendment (CD-68 – 14937 Thrift Avenue and 1441, 1443-45, 1465 Vidal Street) Bylaw, 2022, No. 2439*”.

Public Information Meeting held this	20 th day of	August, 2020
Read a first time this	day of	, 2022
Read a second time this	day of	, 2023
Considered at a Public Hearing this	day of	, 2023
Read a third time this	day of	, 2023
Adopted this	day of	, 2023

Mayor

Director of Corporate Administration

Schedule "1"



Schedule “2”

7.68 CD-68 COMPREHENSIVE DEVELOPMENT ZONE (Thrift/Vidal)

INTENT

The intent of this zone is to accommodate the development of a multi-unit rental residential building on sites of approximately 3,875.4 square meters (41,714 square feet or 0.958 acres), with the provision of affordable housing and a housing agreement bylaw in accordance with section 482 of the *Local Government Act*.

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) The maximum *lot coverage* in the CD-68 zone is 39.6 %.
3. Density:
 - (a) Maximum *gross floor area*, shall not exceed 9,477.5 m² (102,015 ft²), maximum *residential floor area* shall not exceed 7,911 m² (85,154 ft²), and the maximum number of *dwelling units* shall not exceed 139, comprised as follows:
 - (i) BASE DENSITY: Maximum *gross floor area*, excluding amenity areas, shall not exceed 1.5 times the *lot area*, and the maximum number of *dwelling units* shall not exceed 70.
 - (ii) ADDITIONAL (BONUS) DENSITY: Despite section 7.68.3.a.(i), the reference to the maximum *gross floor area* of “1.5 times the *lot area*” shall be increased to a higher density of a maximum of 9,477.5 m² (102,015 ft²) of *gross floor area* (2.45 FAR; or *gross floor area ratio*) when a contribution of \$604,715.45 has been provided to the Community Amenity Reserve Fund to assist with the provisions of amenities in the following table, and a housing agreement has been filed with the Land Titles Office on the subject real property to secure **one hundred and thirty-nine** (139) *dwelling units* as rental tenure for the life of the building, with fourteen (14) of these *dwelling units* being secured for a period of **15** years as having maximum rents set at the average rent for a private apartment in White Rock as indicated by the most current rental market report from Canada Mortgage and Housing Corporation.

#	Amenity
1	New public open space and walkways
2	Improvement of existing open space and walkways
3	Special needs or non-market affordable Housing
4	Public Art

5	Waterfront improvement, including civic parking facilities
6	People movement infrastructure to link Uptown to the Waterfront

4. Regulations for Height and Siting of Building and Structures:

- (a) The *principal building* for *multi-unit residential use*, inclusive of elevator shafts, stair housing, and all mechanical equipment, shall not exceed a *height* of 123.08 metres geodetic;
- (b) The *principal building* shall not exceed six (6) *storeys*; and
- (c) The minimum *setbacks* for *multi-unit residential uses* are as follows:
 - (i) Setback from front (south) lot line = 24.36 metres
 - (ii) Setback from rear (north) lot line = 6.83 metres
 - (iii) Setback from interior (west) lot line = 7.87 metres
 - (iv) Setback from exterior (east) lot line = 5.27 metres
 - (v) Setback from interior side (south) lot line = 8.08 metres
 - (vi) Setback from interior side (west) lot line = 3.09 metres

5. Parking:

Parking for *multi-unit residential use* shall be provided in accordance with Section 4.14, with a total minimum of **two hundred and nine (209)** parking spaces to be provided as follows:

- (a) A minimum of **one hundred and sixty-seven (167) spaces** shall be provided to serve the residential *dwelling units* in the *multi-unit residential use*.
- (b) A minimum of **forty-two (42) spaces** shall be provided for visitors and marked as “visitor”.
- (c) A minimum of five (5) of the required **two hundred and nine (209)** spaces shall be provided as accessible parking spaces and shall be clearly marked as such and shall have a minimum length of 5.5 metres. Of the five accessible parking spaces, four spaces shall be provided as a van-accessible loading space with a minimum width of 2.8 metres, and the other one space shall have a minimum width of 2.5 metres, provided that the four parking spaces have a shared or non-shared access aisle with a minimum width of 1.5 metres.
- (d) The minimum height clearance at the accessible parking spaces and along the vehicle access and egress routes from the accessible parking spaces must be at least 2.3 metres to accommodate over-height vehicles equipped with a wheelchair lift or ramp.

6. 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 153 Class I spaces shall be provided
- (b) A minimum of 30 Class II spaces shall be provided

7. Loading:

- (a) One loading space shall be provided for a *multi-unit residential use* in accordance with Section 4.15

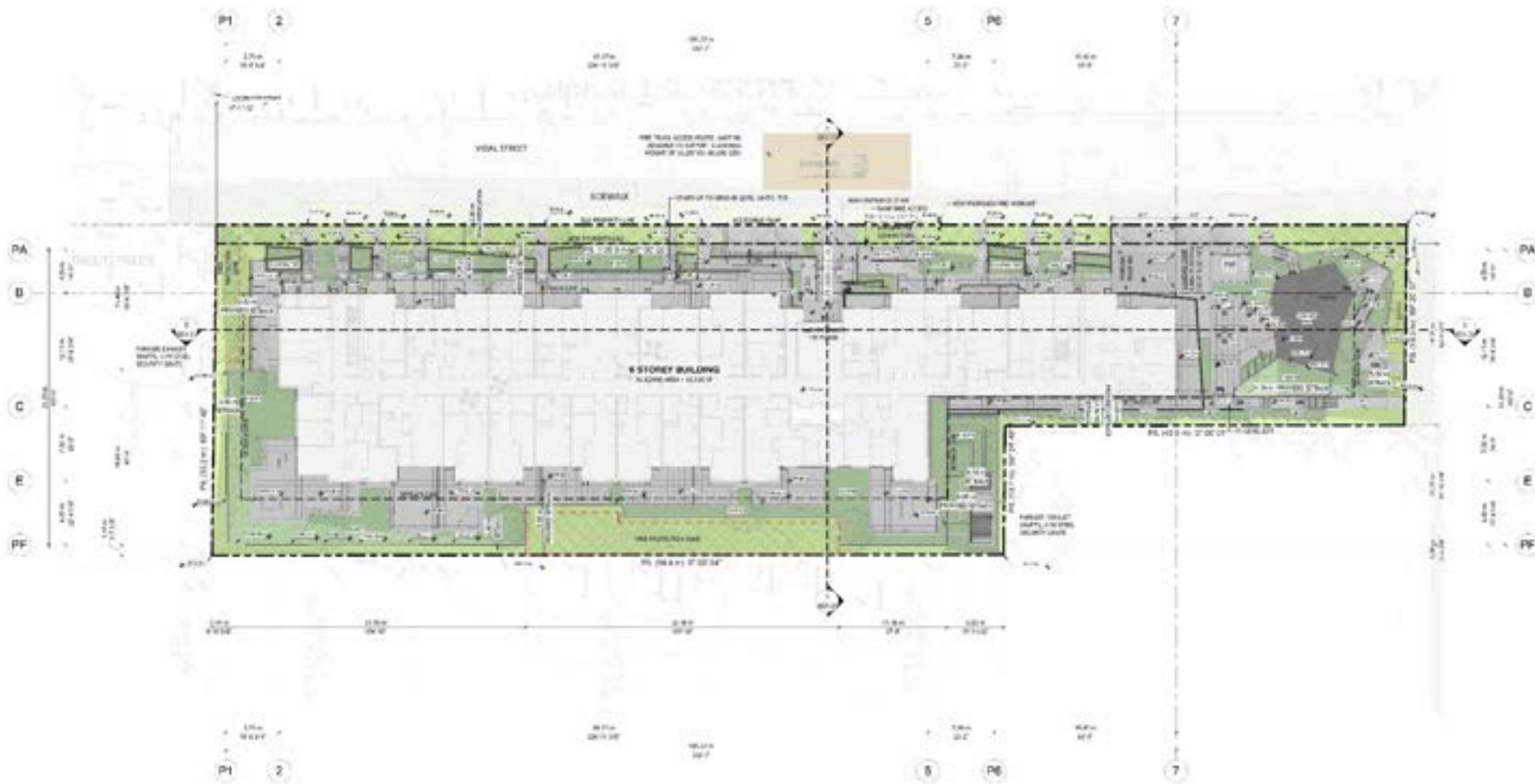
8. Electric Vehicle Parking:

Electric Vehicle (EV) parking shall be provided in accordance with Section 4.17, with the total minimum of **two-hundred and nine (209)** parking spaces to be provided as EV parking spaces as follows:

- (a) A minimum of twenty-five (25) stalls must be provided with an *energized outlet* capable of providing a Level 2 charge or higher for electric vehicle charging.
- (b) The remaining **one-hundred and eighty-four (184)** stalls shall feature *roughed-in electric charging infrastructure*.

9. General:

Development in this zone shall substantially conform to the Plans prepared by Keystone Architecture dated **July 06, 2023**, and titled *Re-Issued for Development Permit* that are attached hereto and on file at the City of White Rock.







east perspective elevation



west perspective elevation



Architectural elevation drawing of the proposed 10-story building at 1000 S. 1st Avenue. The drawing shows the building's facade with various floor levels and structural details. Key features include:

- Floor Levels (Left Side):**
 - TO UNFINISHED ROOF: 123.86'-0"
 - TO ROOF: 117.80'-0"
 - 9th LEVEL: 114.54'-0"
 - 8th LEVEL: 111.50'-0"
 - 4th LEVEL: 106.45'-0"
 - 3rd LEVEL: 105.40'-0"
 - 2nd LEVEL: 102.35'-0"
 - 1st LEVEL: 99.30'-0"
 - PT. LEVEL: 96.45'-0"
 - FG. LEVEL: 93.30'-0"
- Structural Details:** The drawing shows a multi-story building with a central entrance area, large windows, and a flat roof. The building is situated on a sloping site, with the ground level (FG. LEVEL) indicated at the bottom left.
- Orientation:** The drawing is oriented with North (N) at the top, indicated by a dashed line and the letter 'N'.

east elevation (facing Vidal St.)



south perspective elevation



north perspective elevation



east elevation (facing Vidal St.)

1995-1996

[illegible]



north elevation (facing highrise)

1/16" = 1'-0"

MATERIAL LEGEND	
101	CEMENT BOARD (SMOOTH PANEL, DOWNSIDE) (TRIM ALUM, REVEALS) - WHITE MASONRY - COLOR: WHITE GRAY (REVEAL COLOR: EMERALD)
102	CEMENT BOARD (SMOOTH PANEL, DOWNSIDE) (TRIM ALUM, REVEALS) - WHITE MASONRY - COLOR: WHITE GRAY (REVEAL COLOR: VIO-BONE WHITE)
103	ALUMINUM EXTERIOR CLADDING (4" CHANNEL/ROOFING) - UNDERLAYER: COLOR: DARK RED/STAIN POLYSTYRENE
104	NATURAL STONE VENEER - COLOR: MONTICONTI SANDSTONE
105	ALUMINUM FACED (SMOOTH PANEL) - MOUNTED PANEL: COLOR: TYPICAL COLOR: TYPICAL BLACK
106	ALUMINUM FACED (SMOOTH PANEL) - MOUNTED PANEL: COLOR: TYPICAL COLOR: TYPICAL BLACK
107	CEMENT BOARD (SMOOTH PANEL, DOWNSIDE) (TRIM ALUM, REVEALS) - WHITE MASONRY - COLOR: WHITE GRAY (REVEAL COLOR: EMERALD)
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118	CEMENT BOARD (SMOOTH PANEL, DOWNSIDE) (TRIM ALUM, REVEALS) - WHITE MASONRY - COLOR: WHITE GRAY (REVEAL COLOR: VIO-BONE WHITE)
119	CEMENT BOARD (SMOOTH PANEL, DOWNSIDE) (TRIM ALUM, REVEALS) - WHITE MASONRY - COLOR: WHITE GRAY (REVEAL COLOR: EMERALD)
120	CEMENT BOARD (SMOOTH PANEL, DOWNSIDE) (TRIM ALUM, REVEALS) - WHITE MASONRY - COLOR: WHITE GRAY (REVEAL COLOR: VIO-BONE WHITE)



west elevation (facing townhouses)

1/16" = 1'-0"







roof deck - plaza & elevator lobby



roof deck - trellis seating area & picnic area



roof deck - green roof & plaza



ground level greenspace - street view



ground level greenspace - aerial view

