

**The Corporation of the
CITY OF WHITE ROCK
BYLAW 2519**



A Bylaw to amend the
“City of White Rock Official Community Plan Bylaw, 2017, No. 2220”

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

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

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

1. Section 7.0 Growth Management, Policy 7.4.2 is deleted in its entirety.
2. Section 8.0 Land Use, **Town Centre Transition** land use designation is amended as follows:
 1. Policy 8.2.2 is amended to include the following new policy immediately after the current policy:

“Density and Height For East of Peace Arch Hospital– Allow mixed-use buildings on Finaly Street with a maximum density of 2.5 FAR in buildings of up to six storeys in height. Allow ground-oriented townhouse on Maple Street with a maximum density of 1.5 FAR in buildings of up to three storeys. On North Bluff Road, allow townhouses and low-rise buildings up to 1.5 FAR, in buildings of up to four storeys east of Lee Street, and up to three storeys west of Lee Street, with size storeys and 2.5 FAR west of Lee Street if Affordable Rental Housing is included as outlines in Policy 11.2.1.c Density and height maximum for single family homes shall be as required in the City’s Zoning Bylaw.”
3. Section 8.0 Land Use, **East Side Large Lot Infill Area** land use designation is deleted in its entirety and then renumber Section 8.0 in sequential order.
4. Section 8.0 Land Use, **Mature Neighbourhood**, Policies are amended by deleting them in their entirety:
5. Section 8.0 Land Use, **Mature Neighbourhood**, Policies are amended by adding the following:

1. Policy 8.7.1 **Uses and Building Types** – Allow single-family homes and Houseplexes. Allow secondary suites in single-detached homes;
 2. Policy 8.7.2 **Density and Height** – Allow density and height maximums for Houseplexes and single family homes as outlined in the City’s Zoning Bylaw; and
 3. Policy 8.7.3 **Urban Design** – Enhance the public and built realms, and maintain the existing residential character of established neighbourhoods with gentle infill (Houseplexes), as per the Mature Neighbourhood Houseplex Development Permit Area guidelines in Part D.
6. Schedule A (Land Use Plan) is amended in accordance with Schedule I attached herein and forming part of this bylaw.
 7. Part D **Development Permit Area Guidelines** are amended as follows:
 1. Section 22.1 Overview/Authority is amended by deleting “*East Side Large Lot Infill [Section 488(1)(e),(h),(i), and (j)]*”.
 2. Section 22.1 Overview/Authority is amended by deleting “*East Side Large Lot Infill - mixed-use, apartment, townhouse, and intensive single-family infill (varying scales)*”
 3. Section 22.1 Overview/Authority is amended by deleting “*Mature Neighbourhood Infill [Section 488(1)(e), (h),(i), and (j)]*” and inserting “*Mature Neighbourhood Houseplex Development Permit Area) [Section 488(1)(e),(h),(i), and (j)]*”.
 4. Section 22.1 Overview/Authority is amended by deleting “*Mature Neighbourhood Infill - duplexes, triplexes, and intensive single-family infill*” and inserting “*Mature Neighbourhood Houseplex – houseplex*”.
 5. Section 22.2 **Development Permit Exemptions** is amended by inserting the following
 - “One-unit residential and houseplex up to four (4) dwelling units are exempt from **Form and Character Development Permits**.”
 6. Section 22.8 **East Side Large Lare Infill Development Permit Area** is deleted in its entirety and the document is renumbered in sequential order.
 7. Section 22.8 **Mature Neighbourhood Infill Development Permit Areas** is deleted in its entirety.
 8. Add Section 22.8 **Mature Neighborhood House-Plex Development Permit Area** in accordance with Schedule II attached herein forming part of this bylaw.
 9. Schedule B (Form and Character Development Permit Areas) is amended in accordance with Schedule III attached herein and forming part of this bylaw.

10. Section 23.1 **Overview and Authority** is amended by deleting the following in its entirety:

“The properties subject to the above Environmental Development Permit Area 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 exceptions are also outlined. All definitions in the Province’s *Riparian Areas Regulations* are applicable for the Environmental (Watercourses) Development Permit Area.”

11. Section 23.1 **Overview and Authority** is amended by inserting the following:

“The properties subject to the above Environmental Development Permit Area 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 rezoning, subdivision, demolition, excavation, tree removal, and construction. Conditions of development and exceptions are also outlined. All definitions in the Province’s *Riparian Areas Regulations* are applicable for the Environmental (Watercourses) Development Permit Area.”

“**Variations** -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 variations is needed to facilitate the development proposal while attempting to satisfy the objective of preserving steep slopes, significant trees or environmentally sensitive features. Innovative site designs which are in harmony with existing healthy, mature trees and other natural features are encouraged.”

12. Section 23.3 **Environmental (Floodplain) Development Permit Area** is amended by adding the following after clause 4.:

“5. The applicant must submit a plan showing the Environmental (Floodplain) Development Permit Area in accordance with OCP Schedule C, along with any protected trees or environmental features on site, and detailing satisfactory building envelopes, with consideration of setback requirements, access, parking and circulation, and existing/ proposed rights-of-way, easements, and restrictive covenants, The plan must be reviewed and signed by the applicant; all consultants; and qualified professionals completing components of the applications.”

13. Section 23.4 **Environmental (Ravine Lands and Significant Trees) Development Permit Area** clause 4 is amended by deleting the following in its entirety:

“4. The applicants may be required to submit a plan detailing satisfactory building envelopes, with consideration of setback requirements and existing /proposed rights-of-ways, easements, and restrictive covenants. Registration of a restrictive covenant pursuant to Section 219 of the *Land Title Act* may be required.”

14. Section 23.4 **Environmental (Ravine Lands and Significant Trees) Development Permit Area** clause 4 is amended by inserting the following:

“The applicants must submit a plan showing the Environmental Development Permit Area (Ravine Lands and Significant Trees) in accordance with OCP Schedule C, along with any steep slopes, protected trees, tree protection measures, replacement trees and any other environmental features protected on site, and detailing satisfactory building envelopes, with consideration of setback requirements, access, parking and circulation, existing/proposed rights-of way, easements, and restrictive covenants. The plan must be reviewed and signed by the applicant, all consultants, and qualified professionals completing components of the application.”

15. Section 23.4 **Environmental (Ravine Lands and Significant Trees) Development Permit** clause 5 clause is amended by deleting the following in its entirety:

“Council may, as part of a development permit, vary the property line setback or building envelopes, with consideration of setback requirements of the Zoning Bylaw where it can be demonstrated that that such variance is needed to facilitate the development proposal while attempting to satisfy the objectives 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.”

16. Section 23.4 **Environmental (Ravine Lands and Significant Trees) Development Permit Area** is amended by adding the following after clause 6.:

“7. The applicants may be required to provide securities to prevent an unsatisfactory landscaping condition, an unsafe condition and/or damage to the natural environment as a result of a contravention to a condition in the Development Permit. The amount of securities will be equal to the estimated cost of rehabilitating and /or restoring the environmental area. 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.”

17. Section 23.5 **Environmental (Watercourse) Development Permit Area** clause 5 is amended by deleting the following in its entirety.

“The applicants may be required to provide securities to ensure that the 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.”

18. Section 23.5 **Environmental (Watercourse) Development Permit Area** is amended by inserting the following wording in clause 5.

“The applicants may be required to provide securities to prevent an unsatisfactory landscaping condition, an unsafe condition and/or damage to the natural environment as a result of a contravention to a condition in the Development Permit. The amount of securities will be equal to the estimated cost of rehabilitating and/or restoring the environmental area. 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.”

19. Section 23.5 **Environmental (Watercourse) Development Permit Area** clause 7 is amended by deleting the following in its entirety.

“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.”

20. Section 23.5 **Environmental (Watercourse) Development Permit Area** is amended by inserting the following wording in clause 7.

“The applicants must submit a plan showing Environmental (Watercourse) Development Permit Area in accordance with OCP Schedule C, along with the protected watercourse, SPEA as determined by a qualified environmental professional, steep slopes, and any other environmental features protected on site, erosion and

sediment control measures, and detailing satisfactory building envelopes, with consideration of setback requirements, access, parking and circulation, existing/proposed rights-of-way, easements, and restrictive covenants. The plan must be reviewed and signed by the applicant and all consultants or qualified professionals completing components of the application.”

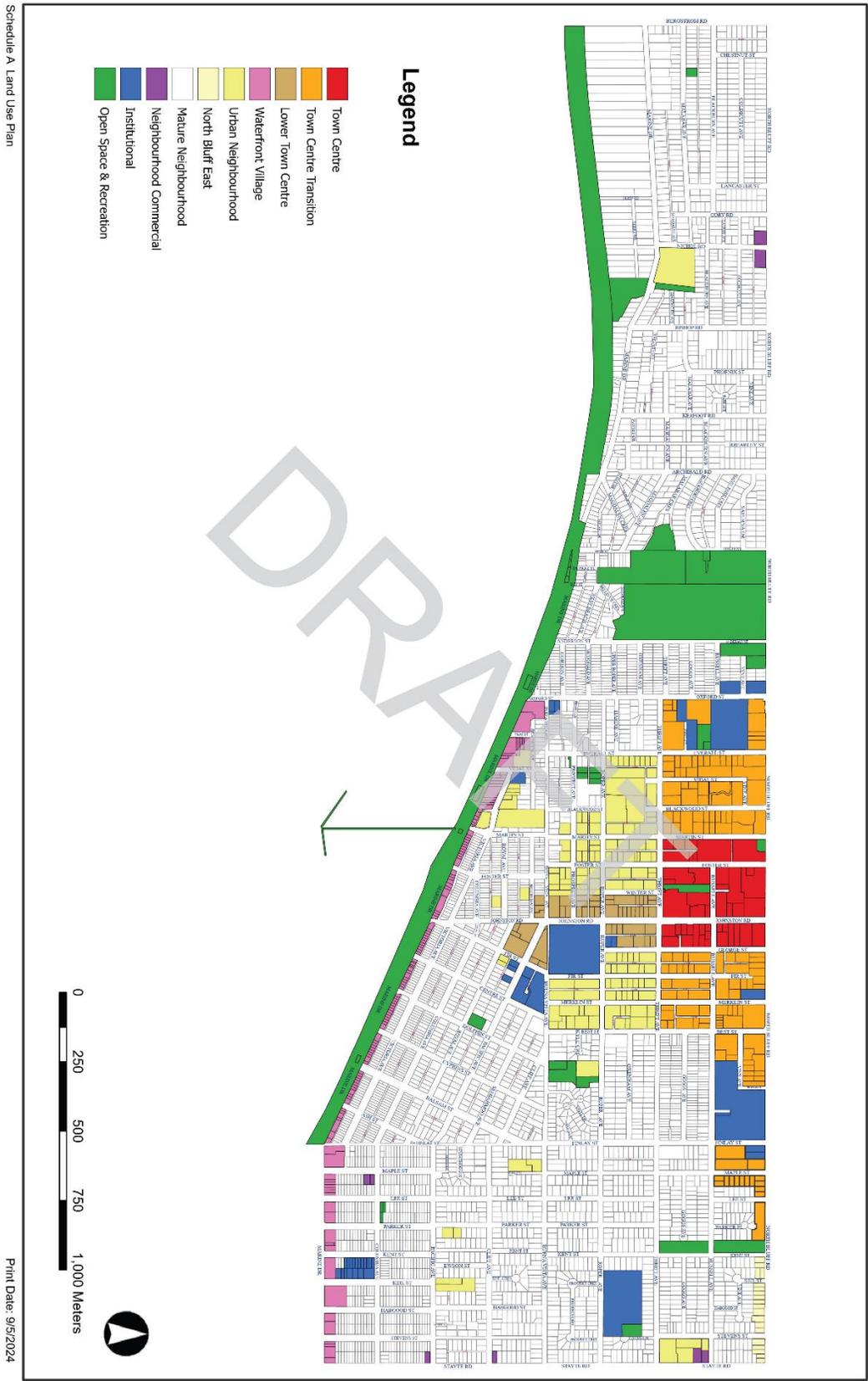
8. Delete duplex and triplex from the whole document and replace it with houseplex.
9. This Bylaw may be cited for all purposes as the “*Official Community Plan Bylaw, 2017, No. 2220, Amendment No. 4 (Development Permit Area Guidelines), 2024, No. 2519*”.

RECEIVED FIRST READING on the	23	day of	September, 2024
RECEIVED SECOND READING on the	23	day of	September, 2024
PUBLIC HEARING held on the	21	day of	October, 2024
RECEIVED THIRD READING as amended on the		day of	2024
RECONSIDERED AND FINALLY ADOPTED on the		day of	2024

Megan Knight, Mayor

Tracey Arthur, Director of Corporate Administration

Schedule "I"



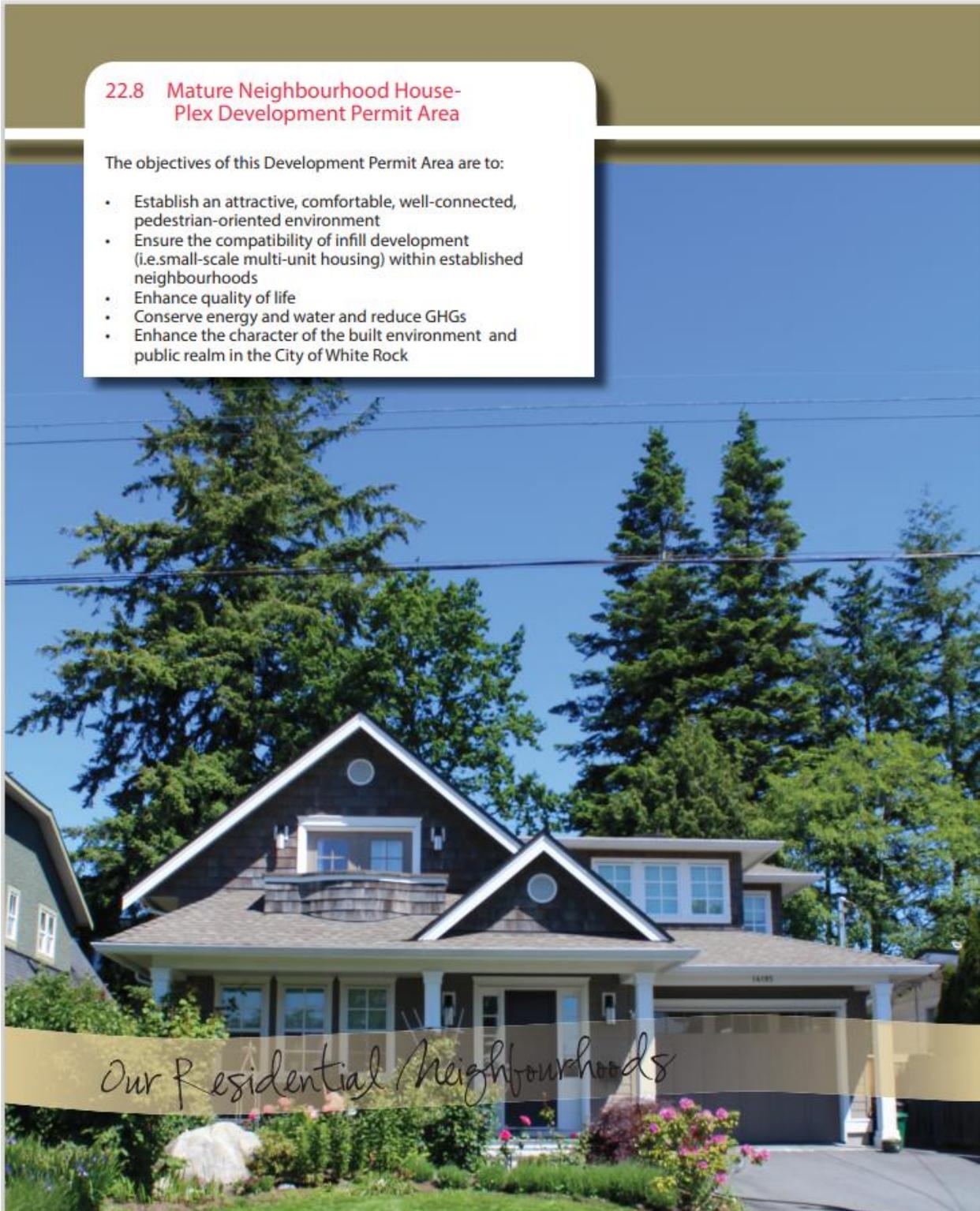
Schedule A Land Use Plan

Schedule “II”

22.8 Mature Neighbourhood House- Plex 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. small-scale multi-unit housing) 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



Schedule “II”

22.8.1 Site Context

a. Neighbourhood Connectivity

Design the site to enhance the pedestrian connections in the area. Site buildings to create through-block walking connections where appropriate. Incorporate shared pedestrian accesses where possible to minimize impervious areas.



Guideline 22.8.1 (a), Neighbourhood Connectivity.

b. Streetwall Continuity

Avoid visually impermeable fencing or other monolithic features along publicly visible edges of the site.



Guideline 22.8.1 (b), Streetwall Continuity.

c. Natural Features

Integrate the development with existing natural features topography and vegetation.

d. Habitat Connection & Preservation

Connect new landscaped areas and fragmented habitat to networks of open space and larger habitat corridors wherever possible.

e. Climate & Comfort

Maximize the benefits of sun exposure to public open spaces, nearby buildings, and dwelling units, while providing some shade for respite from heat. Limit building element projections into setback areas, streets, and amenity areas to protect solar access.

22.8.2 Site Layout & Landscape

a. Relationship to Grade

Limit the height and use of retaining walls, particularly along street frontages, parks, open spaces, ravines and other areas of the public realm. Site and orient buildings in a way that respects and works with topographical features.



Guideline 22.8.2 (b), Hierarchy of Spaces.

b. Hierarchy of Spaces

Define the spaces that are public from those that are private with elements such as: grade changes, fencing, landscaping, and other features.

c. Private Common Spaces

Integrate usable private outdoor common spaces into the site layout for gardens and other activities that promote sociability and neighbourliness between residents. Provide generous and well-designed open spaces that balance screening for privacy, while maintaining sightlines to the street and attractive interfaces with the surrounding spaces.

Schedule “II”

d. Walking Connections

Connect main entrances to house-plex units to public sidewalks, trails, and parking areas.

e. Separate Access

Consider separate accesses for house-plexes that are located on corner lots or that have street and lane accesses.

f. Rear Access

For rear-facing units, clearly identify the location of the rear entrance with a walkway that incorporates a landscape border, distinct surface treatments, and/or an entry trellis or gate.

g. Vehicle Access

Minimize paved areas with narrow, shared vehicular accesses. Separate accesses are considered for house-plexes that are located on corner lots or that have street and lane accesses.

h. Safe Vehicle Movement

Consider the design and layout of driveways to ensure safe and efficient vehicle maneuvering.

i. On-Site Parking

Promote the use of on-site parking and garages over street parking by providing adequately sized parking spaces for residents' vehicles at or above minimum Zoning Bylaw requirements, ensuring they are well-designed and easily accessible.

j. Siting Parking

Provide access to parking from a secondary street or lane, wherever possible. Incorporate parking into the natural landscape where feasible to reduce the need for lot grading.

k. Parking & Pervious Area

Minimize paved areas with narrow, shared vehicular accesses.

l. Stormwater Management

Site design should incorporate stormwater runoff mitigation features. This may include elements like raingardens, landscape strips for parking areas and permeable surface treatment, that are consistent with approved city policies and practices.



Guideline 22.8.2 (c), Private Common Spaces.



Guideline 22.8.2 (e), Separate Access.



Guideline 22.8.2 (i), On-site parking using pervious materials.

Schedule “II”

m. Low Impact Development

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. Design for narrower lanes, access roads, and driveways.



Guideline 22.8.2 (l & o), Stormwater management and Tree selection.

n. Tree Health & Preservation

Preserve existing trees especially those that are large, mature, and healthy wherever possible and incorporate them into the landscape design. Ensure all new trees are planted with sufficient soil volume, using soil cells where appropriate, and incorporate diverse native shrub layers below trees to intercept stormwater.

o. Tree Selection

Select tree species that will maximize passive solar gain, natural ventilation, and natural cooling. Prioritize the selection of native tree species such as Western Red Cedar, Common Douglas Fir, and Bigleaf Maple.

p. Plant Selection (Smart Landscaping)

Maximize the use of drought tolerant species that can withstand the seaside setting and require minimal irrigation. Avoid planting invasive species.



Guideline 22.8.2 (q), Shrubs and Hedges.

q. Shrubs and Hedges

Use only small shrubs, ornamental and turf grasses, herbaceous perennials, and groundcovers on city property and in areas within 2.0 m from the sidewalk, street curb, or road edge to maintain clear sightlines. Avoid the use of tall hedges, especially in areas adjacent to public property.

r. Passive Solar Design

Follow passive solar design principles for the orientation and siting of buildings. Maximize passive ventilation and passive cooling through building orientation.

s. Cool Materials

Where impermeable materials are used, select light coloured reflective paving materials such as white asphalt or concrete for paths and driveways to reduce heat absorption and urban heat island effect.



Guideline 22.8.2. (s), Cool Materials.

Schedule “II”

t. Signage Clarity

Provide visible and legible signage identifying building addresses at all entrances in a colour contrasting with the building, and either illuminated in periods of darkness or reflective for easy visibility at night. When building addresses are not visible from the street frontage, use directional address signs.

u. Mailbox Siting

Consider the siting of mailboxes during site design so that a front-loading lockbox is easily accessible for mail delivery and complies with Canada Post standards.

v. Space for Waste

Provide sufficient on-site 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 22.8.4 (b), Visual Interest.

22.8.4 Buildings

a. Varied Configurations

Consider alternatives to the traditional side-by-side and mirror-image house-plexes, such as front/rear and top/bottom layouts. Avoid repetition of plex-house designs and incorporate variations in massing from one building to the next and throughout a neighbourhood.

b. Visual Interest

Create visual interest with a variety of cladding colours, materials and architectural details that break up the mass of the building and give each dwelling unit in a plex-house development its own visual identity. Open verandas and peaked roofs are encouraged.

c. Roof Design

Ensure that roof elements do not dominate the building, particularly on larger buildings. Where possible, minimize the visual impact of rooftop railings, screens, and accesses.

d. Roof Orientation & Rooflines

Orient the slope of the roof in the same direction as the natural slope of the lot. Avoid roof and dormer pitches steeper than 4/12 for a gentle slope that helps protect views.



Guideline 22.8.4 (c), Roof Design.



Guideline 22.8.4 (d), Roof Orientation & Rooflines.

Schedule “II”

e. Decks, Balconies & Patios

Create meaningful, private outdoor environments that respect the privacy of surrounding neighbours and are sensitive to the local context through features like decks, balconies, and groundfloor/rooftop patios

f. Weather Protection

Incorporate weather-protection to all main entrances. This may take the form of overhangs, recesses, or awnings. A covered entry is not required to have posts or a traditional porch appearance and should fit with the architectural style of the development.

g. Garage Design and Placement

Ensure that garages do not dominate the front face of a building. If a garage faces a street, design it to be subordinate to the pedestrian entrance in terms of size, prominence on the streetscape, location, and architectural emphasis. Use landscaping to screen and soften the appearance of a garage.

h. Stairs

Design outdoor stairs with similar materials as the main building and integrate them with the building's architecture so they do not dominate the face of a building. Encourage stairs with offset runs and wider landings to break up the run's length. Use plantings and furnishings on the landings to create visual interest.

i. Efficient Homes

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.

j. Building Material

Incorporate west coast design elements with the use of natural materials, including brick, stone, concrete, exposed heavy timber, and/or steel. Avoid vinyl siding and stucco for cladding. Use rich natural tones which reflect the natural landscape and seascape as the dominant colours, with brighter colours used only as accent

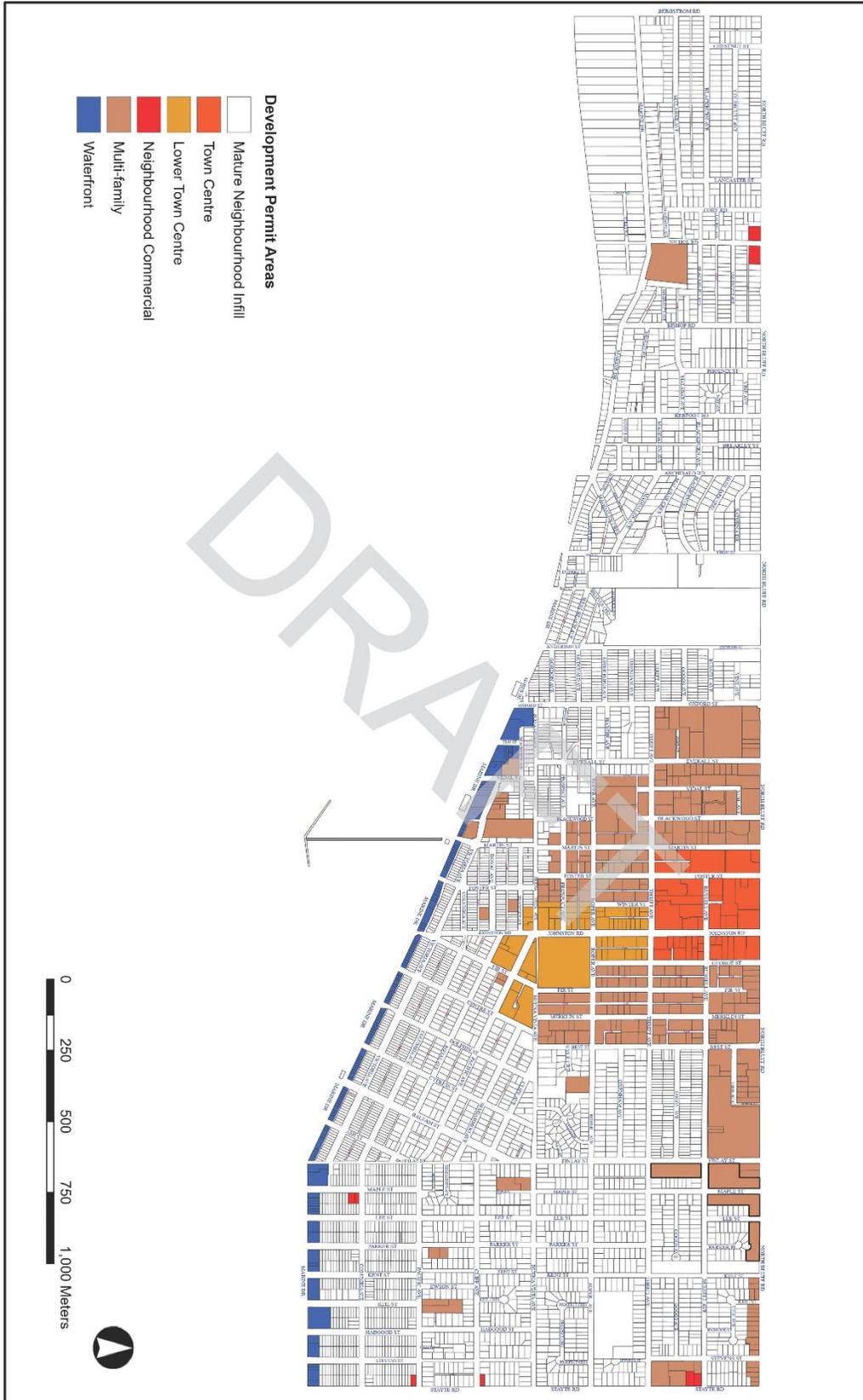


Guideline 22.8.4 (g), Garage Design and Placement.



Guideline 22.8.4 (h), Stairs.

Schedule “III”



Schedule B Form and Character Development Permit Areas

Print Date: 9/11/2024