

A Bylaw to amend the

1. THAT Schedule 'B' of the *White Rock Zoning Bylaw, 2024, No. 2506*, as amended, is further amended by rezoning the following lands:

as shown on the map in Schedule “1” attached hereto, from the ‘RS-1 SSMUH Residential Zone’ to the ‘CD- 72 Comprehensive Development Zone (1589 Maple Street).’

2. THAT *White Rock Zoning Bylaw, 2024, No. 2506* is further amended as follows:

(1) by adding to the Table of Contents for ‘Section 7.0 Comprehensive Development “CD” Zones’, ‘Section 7.72 CD-72 Comprehensive Development Zone (1589 Maple Street)’, and,

(2) by adding the attached Schedule “2” to ‘Section 7.0 Comprehensive Development “CD” Zones’, ‘Section 7.72 CD-72 Comprehensive Development Zone (1589 Maple Street)’.

3. This bylaw may be cited for all purposes as “*White Rock Zoning Bylaw, 2024, No. 2506, Amendment (CD-72 1589 Maple Street), 2025, No. 2543*”.

PUBLIC INFORMATION MEETING held this 21st day of March, 2023

RECEIVED FIRST READING on the _____ day of _____

RECEIVED SECOND READING on the _____ day of _____

PUBLIC HEARING prohibited pursuant to *Local Government Act* Section 464 (3)

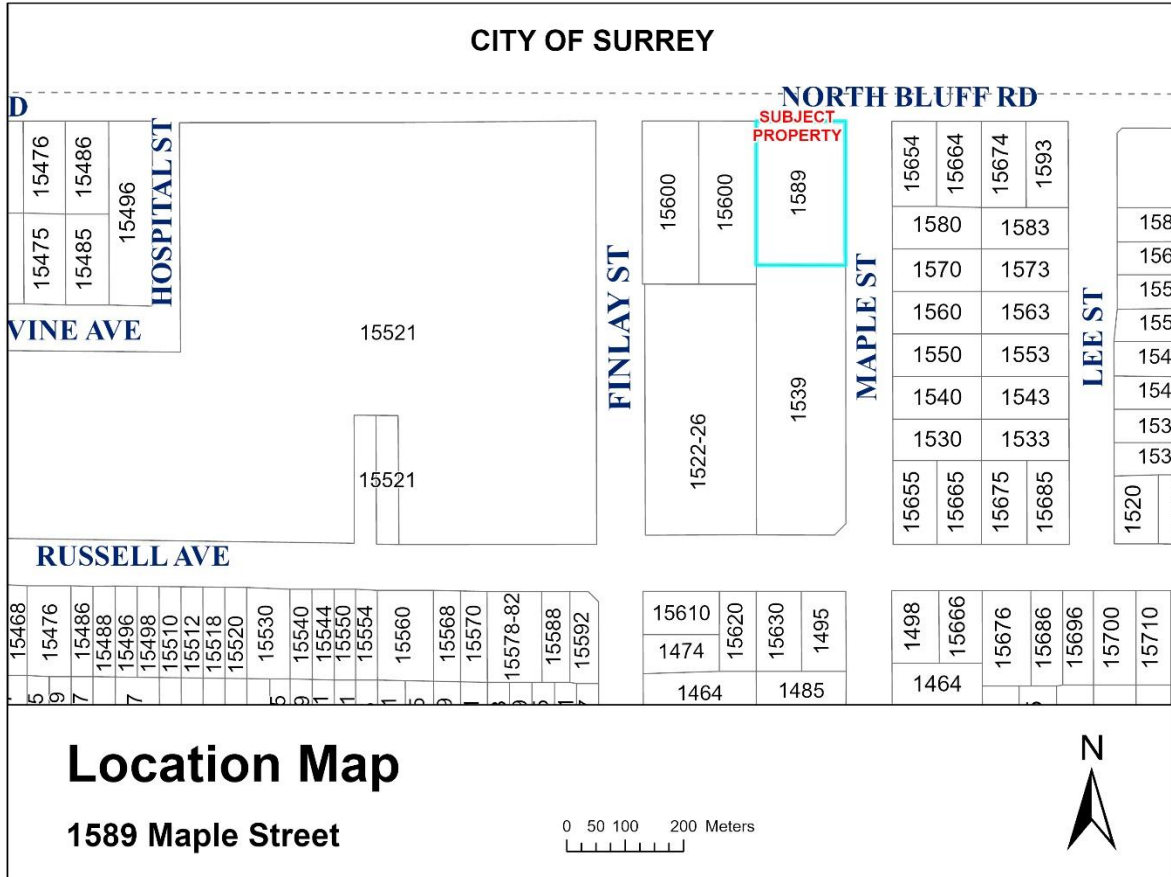
RECEIVED THIRD READING on the _____ day of _____

RECONSIDERED AND FINALLY ADOPTED on the _____ day of _____

Mayor

Director of Corporate Administration

Schedule "1"



Schedule “2”

7.72 CD-72 COMPREHENSIVE DEVELOPMENT ZONE (1589 Maple Street)

INTENT

The intent of this zone is to accommodate the development of a multi-unit residential building on a site of approximately 2,436 square meters (26,221 square feet or 0.602 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-72 zone shall not exceed 53 %.

3. Density:

Maximum *gross floor area* shall not exceed 6,048.5 m² (65,107.70 ft²), the maximum *residential floor area* shall not exceed 5,030.35 m² (54,147.96 ft²), and the maximum number of *dwelling units* shall not exceed 78, comprised as follows:

- (a) BASE DENSITY: Maximum *gross floor area* shall not exceed 1.5 times the *lot area*, and the maximum number of *dwelling units* shall not exceed 47 units.
- (b) ADDITIONAL (BONUS) DENSITY: Despite section 7.72.3.a.(i), the reference to the maximum *gross floor area* of “1.5 times the *lot area*” shall be increased to a higher density to not exceed a maximum *gross floor area* of 6,048.5 m² (2.48 FAR; or *gross floor area ratio*) when a contribution of **\$327,438.27** has been provided to the Community Amenity Reserve Fund to assist with the provisions of amenities in the *Community Amenity Reserve Fund Bylaw No. 2190* as amended, and a housing agreement has been filed with the Land Titles Office on the subject real property to secure sixteen (16) *dwelling units* for a period of fifteen (15) years as having maximum rents set at least 20% below 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.

4. Building Height:

- (a) The *principal building* for *multi-unit residential use*, inclusive of elevator shafts, stair housing, and all mechanical equipment, shall not exceed the maximum geodetic height of 118.14 metres. For reference, the *average natural grade* applicable to the development is 94.22 metres geodetic; and,
- (b) The *principal building* shall not exceed six (6) *storeys*.

5. **Siting Requirements:**

- (a) The minimum *setbacks* are as follows:
 - (i) Setback from front (north) lot line = 3.80 metres
 - (ii) Setback from rear (south) lot line = 6.00 metres
 - (iii) Setback from interior (west) lot line = 3.27 metres
 - (iv) Setback from exterior (east) lot line = 2.40 metres
- (b) Notwithstanding the above, balconies and canopies may encroach by up to 0.71 metres into the required front (north) lot line setback, 0.56 metres into the required rear (south) lot line setback, and 1.07 metres into the required exterior side (east) lot line setback.
- (c) Despite section 7.72.5 (a) and (b), limited portions of the *principal building* and exterior walkways are permitted within the minimum setbacks in accordance with the Plans prepared by DF Architecture Inc. with revision date August 16, 2024, attached hereto and on file at the City of White Rock.

6. **Standard and Accessible Off-Street Parking:**

Off-Street Parking for *multi-unit residential use* shall be provided in accordance with Section 4.14, with a total minimum of one hundred and seventeen (117) parking spaces to be provided as follows:

- (a) A minimum of ninety-four (94) spaces shall be provided to serve the residential *dwelling units* in the *multi-unit residential use*.
- (b) A minimum of twenty-three (23) spaces shall be provided for visitors and marked as “visitor”.
- (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) A minimum of three (3) of the required one hundred and seventeen (117) spaces shall be provided as accessible parking spaces, shall be clearly marked, and must have a minimum length of 5.5 metres. Two (2) of these accessible parking spaces shall be provided as van-accessible spaces with a minimum width of 3.4 metres, and the other one (1) space shall have a minimum width of 2.5 metres. Each accessible parking space must be located adjacent to a shared or non-shared access aisle having a minimum width of 1.5 metres.
- (e) 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.

7. **Off-Street Loading:**

- (a) Notwithstanding any provision within Section 4.15 to the contrary, one (1) loading space shall be provided for a *multi-unit residential use* with the minimum dimensions of this space being 3.0 metres wide and 9.0 metres long; and,
- (b) The access and egress route to and from the loading space must have a vertical clearance of 3.7 metres.

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 78 Class I spaces shall be provided; and,
- (b) A minimum of 16 Class II spaces shall be provided.

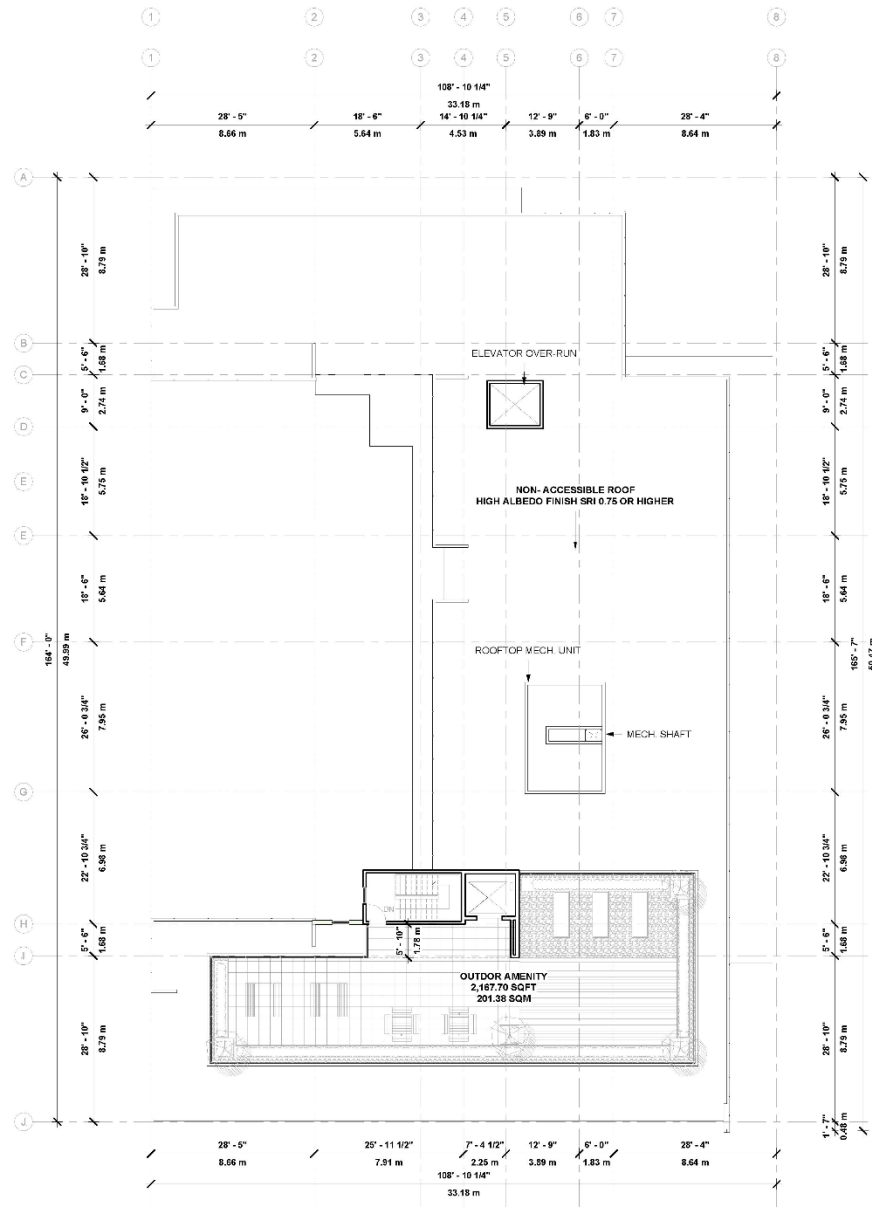
9. Electric Vehicle Parking:

Electric Vehicle (EV) parking shall be provided in accordance with Section 4.17, with the minimum number of EV parking spaces required as follows:

- (a) A minimum of eight (8) stalls must be provided with an *energized outlet* capable of providing a Level 2 charge or higher for electric vehicle charging; and,
- (b) A minimum of eight (8) stalls shall feature *roughed-in electric charging infrastructure*, including an electrical outlet box located within 3 metres of the parking space.

10. 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 DF Architecture Inc. with revision date May 26, 2025, 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.





1 EAST ELEVATION
A-300, 1/8" = 1'-0"

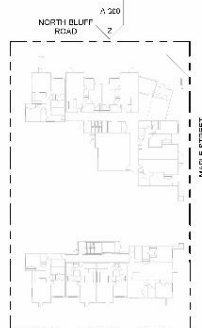


2 NORTH ELEVATION
A-300, 1/8" = 1'-0"

SCHEDULE OF FINISHES

1. SMOOTH FINISH HARDIE PANEL, RTY REGLET REVEAL SYSTEM COLOR TO MATCH J11 0593 CRISP WHITE - REVEAL COLOR MATCHED	3. SOFFIT - WOODTONE RUSTIC SERIES PROFILE COLOR: SUMMER WHEAT
2. SMOOTH FINISH HARDIE SHIP LAP SIDING COLOR TO MATCH JH 0553 CRISP WHITE	4. ARCHITECTURAL FINIS - CONCRETE
3. SMOOTH FINISH HARDIE PANEL, RTY REGLET REVEAL SYSTEM COLOR TO MATCH SW 7660 EARL GREY - REVEAL COLOR MATCHED	5. GLASS JAMMING C-CANAL CANOPY FRAME COLOR TO MATCH STANDARD BLACK WITH TRANSPARENT GLASS
4. SMOOTH FINISH HARDIE SHIP LAP SIDING COLOR TO MATCH SW 7660 EARL GREY	6. FLASHINGS COLOR TO MATCH J11 0593 CRISP WHITE
5. SMOOTH FINISH HARDIE PANEL, RTY REGLET REVEAL SYSTEM COLOR TO MATCH BM 1803 GRAPHITE - REVEAL COLOR MATCHED	7. FLASHINGS CONCRETE CAPPING
6. BR CK - MUTUAL MATERIAL COLOR: COAL CREEK	8. FLASHINGS COLOR TO MATCH: BM 1803 GRAPHITE
7. ALUMINUM SIDING - BLACK METALLIC FINISH	9. FLASHINGS COLOR TO MATCH: SW 7660 EARL GREY
8. SOLID CORE WOOD DOORS PAINTED TO MATCH COLOR: AL13 - SD347 COSALT	10. FLASHINGS COLOR TO MATCH: BRICK
9. PAINTED VINYL WINDOWS COLOR: STANDARD BLACK	11. WINDOW WALL SYSTEM COLOR: (TRANSPARENT) MILLION COLOR TO MATCH: BM 1803 GRAPHITE OR EQUIVALENT
10. SLIDING DOOR SYSTEM COLOR: (TRANSPARENT) COLOR: STANDARD BLACK	12. POWDER COATED ALUMINUM HAILING COLCH: (TRANSPARENT) COLOR
11. WINDOW WALL SYSTEM COLOR: (TRANSPARENT) MILLION COLOR TO MATCH: BM 1803 GRAPHITE OR EQUIVALENT	13. PRIVACY SCREEN - TINTED GLASS AND STANDARD BLACK ALUMINUM MULLION
12. POWDER COATED ALUMINUM HAILING COLCH: (TRANSPARENT) COLOR	14. SMOOTH FINISH HARDIE SHIP LAP SIDING COLOR TO MATCH BM 1803 GRAPHITE

NOTES:



ISSUED FOR DP SUBMISSION

DATE: 2023-05-26	BY: J. D. ARCHITECTURE INC.
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DF ARCHITECTURE INC.

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TEL: 604-291-1111
WWW.DFARCHITECTURE.COM

GROUP 161

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TEL: 604-291-1111
WWW.GROUP161.COM

Project Name
MULTI FAMILY DEVELOPMENT 1589
MAPLE STREET, WHITE ROCK, BC

OVIEDO PROPERTIES LTD.
101/102, 8310-130 STREET,
SURREY, BC

DESIGNED BY: GA
CHECKED BY: NN
DATE: 2023-05-26
BY: J. D. ARCHITECTURE INC.

ELEVATIONS

REVISION: 1
A-300 L N
DATE: 2023-05-26

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2023-05-26 - REV. DP PER CITY COMMENTS

