

THE CORPORATION OF THE  
**CITY OF WHITE ROCK**



**DEVELOPMENT VARIANCE PERMIT NO. 438**

1. This Development Variance Permit No. 438 is issued to **1371 Blackwood Street Holdings Ltd** as the owner and shall apply only to ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the City of White Rock, in the Province of British Columbia, and more particularly known and described as:

Legal Description:

Lot 49, Plan NWP37159, Section 10, Township 1, New Westminster Land District

PID: 007-530-161

As indicated on Schedule A

2. This Development Variance Permit No. 438 is issued pursuant to the authority of Section 498 of the *Local Government Act, R.S.B.C. 2015, Chapter 1* as amended, and in conformity with the procedures prescribed by "White Rock Planning Procedures Bylaw, 2017, No. 2234," as amended.
3. The provisions of "White Rock Zoning Bylaw, 2012, No. 2000 as amended, is varied as follows:
  - (a) To allow two new dwelling units on the property within the existing buildings, Section 4.14.1 is varied to reduce the minimum off-street parking supply requirement applicable to an "Apartment" use, within the lands subject to this Permit, from 1.2 spaces per dwelling unit, plus 0.3 spaces per dwelling unit for visitor parking (75 total spaces), to 58 spaces for 50 dwelling units, including one space located immediately north of the subject property at 1371 Blackwood Street.
4. Said lands shall be developed strictly in accordance with the terms and conditions and provisions of this Development Variance Permit and any plans and specifications attached to this Development Variance Permit which shall form a part hereof.
5. Terms and Conditions:
  - (a) The development shall generally conform to the drawings attached hereto as Schedule B, being the Site Plan drawing prepared by Durante Kreuk Ltd. dated March 27, 2020 with most recent revision (No. 2) dated November 2, 2020.

- (b) Where the holder of this Development Variance Permit does not receive final approval of a building permit for the proposed development within two (2) years after the date this Permit was issued, the Permit shall lapse, unless the Council, prior to the date the Permit is scheduled to lapse, has authorized the extension of the Permit.
- (c) If the new parking space provided on the property to the north (1371 Blackwood Street) is no longer available to residents at the subject property, one of the two new dwelling units enabled by this Development Variance Permit shall not be occupied by a new tenancy until such time as a replacement parking space has been established on the subject property to the satisfaction of the Director of Planning and Development Services.

6. This permit does not constitute a Sign Permit, or a Building Permit.

Authorizing Resolution passed by the Council on the \_\_\_\_\_ day of \_\_\_\_\_ 2021.

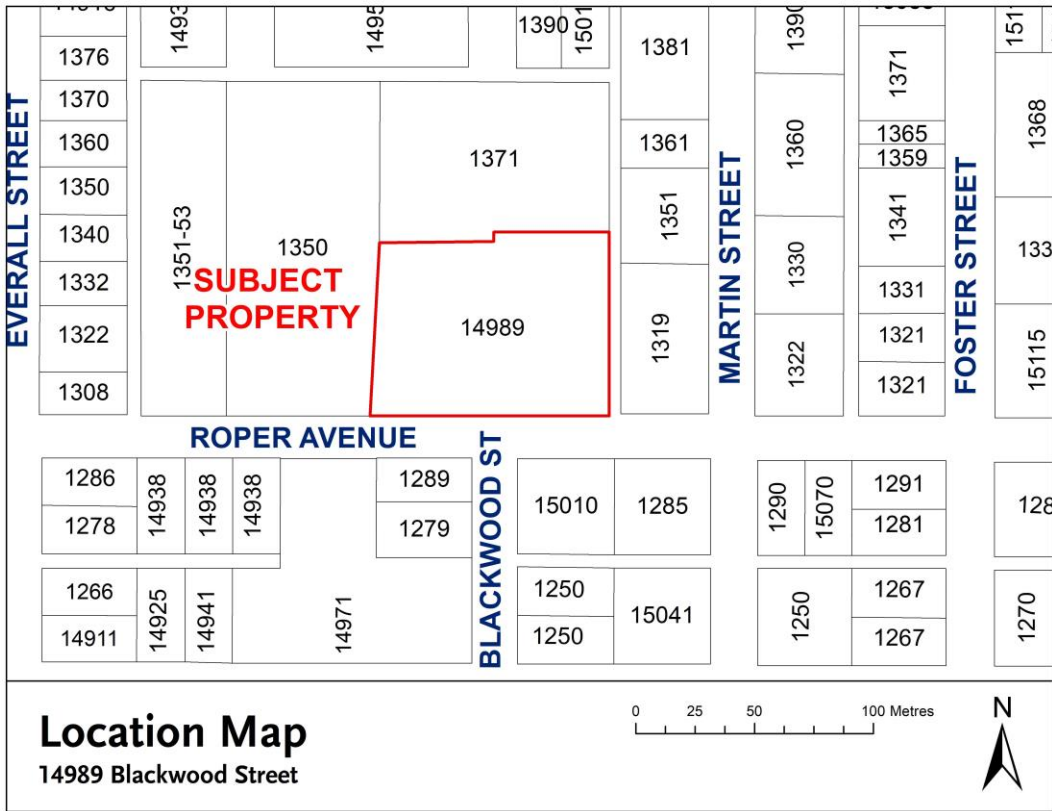
This development variance permit has been executed at White Rock, British Columbia, the \_\_\_\_\_ day of \_\_\_\_\_ 2021.

The Corporate Seal of THE CORPORATION  
OF THE CITY OF WHITE ROCK was hereunto  
affixed in the presence of:

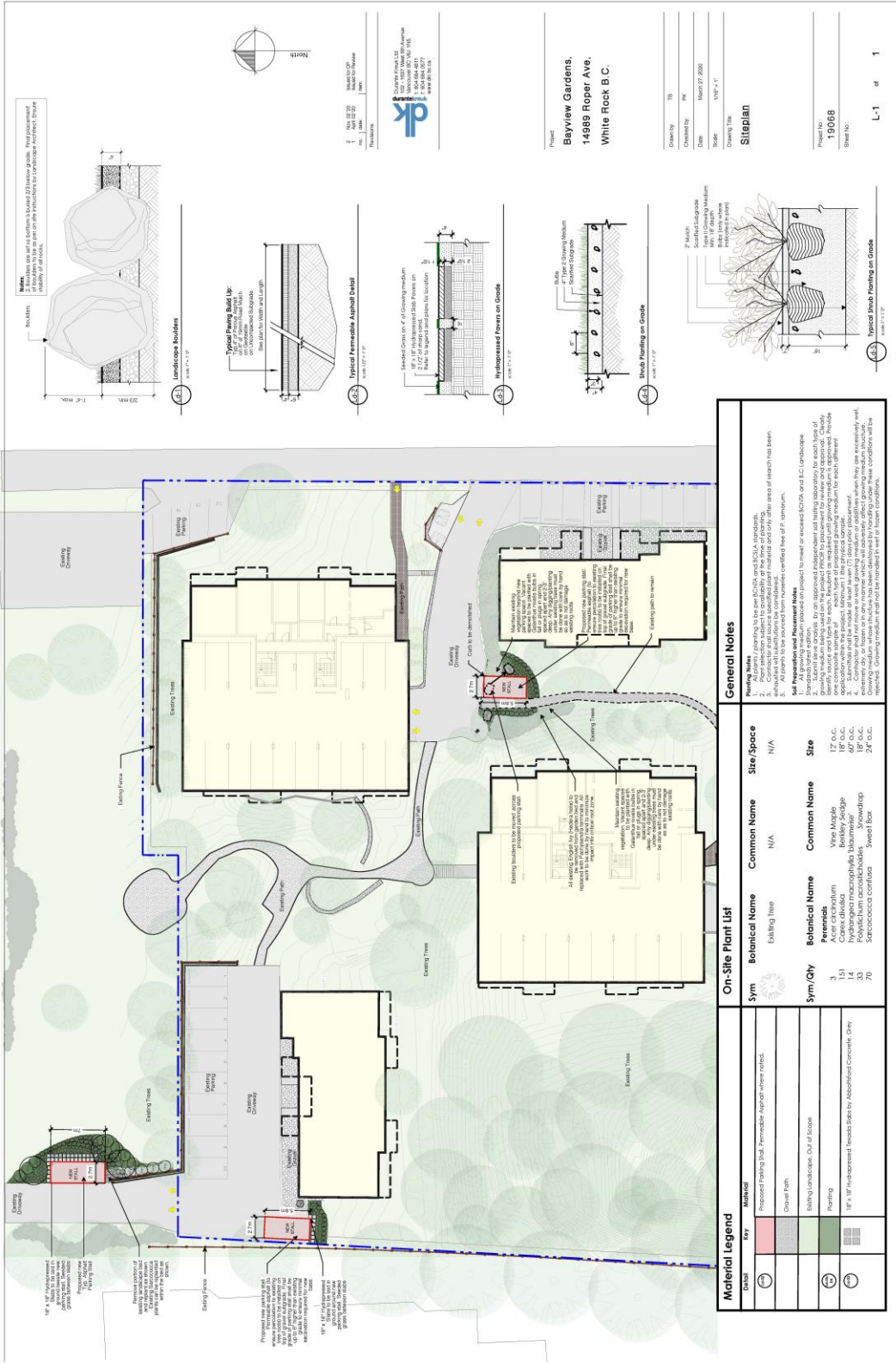
\_\_\_\_\_  
Mayor – Darryl Walker

\_\_\_\_\_  
Director of Corporate Administration – Tracey Arthur

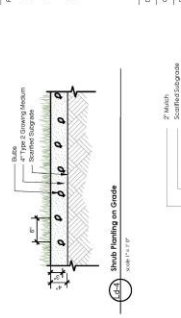
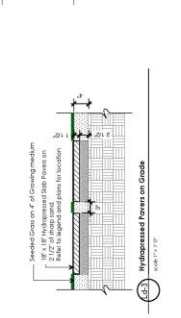
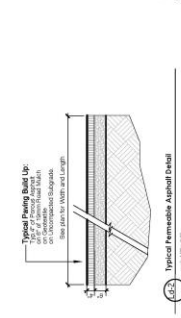
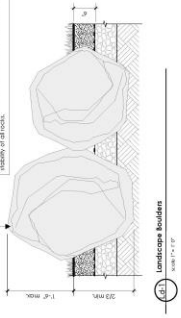
## Schedule A Location Map



# Schedule B Site Plan



**Notes:**  
1. All trees to be planted in accordance with the LCA and the LCA Schedule B. The planting of trees shall be in accordance with the LCA and the LCA Schedule B. The planting of trees shall be in accordance with the LCA and the LCA Schedule B.



**Project:**  
Bayview Gardens,  
14989 Roper Ave,  
White Rock B.C.

**Client:** TR

**Contract No.:** PK

**Date:** March 27, 2020

**Drawing Title:** Site Plan

**Project No.:** 19068

**Sheet No.:** L-1 of 1

Material Legend		On-Site Plant List		General Notes	
Detail	Key	Sym	Botanical Name	Common Name	Size/Space
(Symbol)	Proposed Parking Lot, Kerbside Asphalt where noted.	(Symbol)	Existing Tree	N/A	N/A
(Symbol)	Existing Driveway	(Symbol)	Existing Tree	N/A	N/A
(Symbol)	Existing Landscape, Out of Scope	(Symbol)	Perennials	View Angles	12" O.C.
(Symbol)	Planting	(Symbol)	Acer spicatum	View Angles	12" O.C.
(Symbol)	100mm compacted subgrade	(Symbol)	Cornus alba	View Angles	12" O.C.
(Symbol)	100mm compacted fill	(Symbol)	Polystichum acrostichoides	Snowdrift	18" O.C.
(Symbol)	100mm concrete slab	(Symbol)	Sarcococca confusa	Sweet Box	24" O.C.

**Planting Notes:**  
1. All trees to be planted in accordance with the LCA and the LCA Schedule B. The planting of trees shall be in accordance with the LCA and the LCA Schedule B. The planting of trees shall be in accordance with the LCA and the LCA Schedule B.

**Soil Preparation and Placement Notes:**  
1. All soil to be prepared in accordance with the LCA and the LCA Schedule B. The soil preparation shall be in accordance with the LCA and the LCA Schedule B. The soil preparation shall be in accordance with the LCA and the LCA Schedule B.